

# **DRAFT/MINUTES**

## **MAINLAND PLANNING COMMISSION**

**DECEMBER 6, 2011 - 6:00 P.M.**

**Historic Courthouse, 701 G Street**

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**MEMBERS PRESENT:** Bill Brunson, Chairman  
Buddy Hutchinson, Vice-Chairman  
Terry Carter  
Buck Crosby  
Larissa Harris  
Julie Hunter Martin  
Tim Murphy

**STAFF PRESENT:** David Hainley, Community Development Director  
Paul Forgey, Planning Manager  
Janet Loving, Admin/Recording Secretary

**ALSO PRESENT:** Commissioner Mary Hunt, BOC

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Chairman Brunson called the meeting to order and the invocation was given, followed by the Pledge of Allegiance.

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## **MINUTES**

**November 1, 2011 Regular Meeting**

Upon a motion made by Mr. Buck Crosby and seconded by Ms. Julie Martin, the Minutes of the *November 1<sup>st</sup> MPC Regular Meeting* were approved and unanimously adopted.

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At this time, Chairman Brunson gave a brief recap of the rules, voting procedure and audience participation in discussing agenda items.

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### **ZM2300 M Crossfit Brunswick**

Consider a request to rezone from Limited Industrial (LI) zoning district to Planned Development (PD) zoning district Tract 17, a 1.034 acre property located in Key Industrial Park on the west side of Key Circle Drive of Community Road in Brunswick. The purpose of the request is to allow physical fitness training facilities with Limited Industrial uses currently allowed. Parcel ID: 03-13600. Rebecca Ramsey and Gerry Peck, agents for Elliott Robinson of Rebecca Rose Robinson Trust, owners.

Ms. Rebecca Ramsey and Mr. Gerry Peck were present for discussion.

The following report from staff was included in the packages for the Planning Commission's review and was presented by Mr. Paul Forgey:

The rezoning intends to repurpose the existing building to allow a physical fitness training facility.

According to the records, the existing lot was platted in 1993; the building erected in 1997 and housed a glass company. The building is rectangular with loading docks, and has three units. Addresses of the units are 145, 147 and 149 Key Circle Drive, Brunswick, Georgia.

CrossFit Brunswick was advised that they had secured a business registration for their physical fitness facility. However, after their lease was signed and interior remodel begun, they discovered that a physical fitness training facility use was not listed as an allowed use under Limited Industrial zoning.

After some discussion with county staff, the applicant requested and received permission from the property owner to allow them to apply for a rezoning to Planned Development in order to change allowed uses in their zoning district to include their business.

Rebecca Ramsey, agent for CrossFit Brunswick, cooperated with the owner and with county staff to formulate the required materials, such as a zoning text that would allow the owner to retain applicable light industrial zoning uses, while specifically adding the physical fitness training facility use.

Efforts were made to secure an accurate property survey from the owner's records stored out of state. After several attempts, when no survey was discovered, staff allowed submission of an old property sketch, with boundary measurements applied, and a building footprint and parking spaces superimposed, as a visual representation of the CrossFit Brunswick Master Plan. The sketch was then marked "Not to Scale."

CrossFit Brunswick would be considered Land Use 492, Health Fitness Club. Only one observation (sample) was made based on 1,000 ft. of gross floor area, with no related plots (i.e. graphs) for the data. The following was stated: "Users are cautioned to use data with care because of the small sample size."

The property will be served by well and septic system. No life safety or fire protection issues were raised by Fire or Police Departments.

**In conformance with Section 1103 of the Glynn County Zoning Ordinance, the following findings of fact are to be considered in making a decision on a request for rezoning:**

- Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.

**The zoning proposed will permit a use suitable in view of the use and development of adjacent and nearby property.**

- Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.

**The zoning proposal will not adversely affect the existing use or usability of adjacent or nearby property.**

- Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.

**Yes, it has a reasonable use.**

- Whether the zoning proposal will result in a use, which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

**No, the zoning proposal will not increase the intensity of use nor cause excessive or burdensome use of existing streets, transportation facilities, or schools.**

- Whether the zoning proposal is in conformity with the policy and intent of the Comprehensive Land Use Plan.

**Yes, however the Comprehensive Land Use Plan, being “broad brush” or general in nature, did not specifically contemplate light industrial uses now allowed in the Key Industrial Park area.**

- Whether there are other existing or changing conditions affecting the use and development of the property, which give supporting grounds for approval or disapproval.

**Yes, the requested rezoning is a retrofit use to allow a physical fitness training facility in a building developed for light industrial use. According to**

**their application, CROSSFIT staff typically seeks such areas that are considered adaptable to their business.**

Mr. Forgey stated that staff recommends approval of application **ZM2300 (M)** to allow the existing layout and proposed uses described in the CrossFit Brunswick Planned Development Text.

Mr. Jake Jacobs was present to speak in favor of this request. Mr. Jacobs is the owner of “Community Glass Company” located next door to the applicant’s property. He also made very positive comments about the agents who are representing the owners in this case.

It was noted that no one was present to oppose this request.

Following review, a motion was made by Mr. Buddy Hutchinson to recommend approval of application **ZM2300 (M)** to allow the existing layout and proposed uses described in the CrossFit Brunswick Planned Development Text. The motion was seconded by Mr. Buck Crosby and unanimously adopted.

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**SP2310 Reserve at Altama Phase II (amendment)**

Consider a request to amend an approved site plan for a project consisting of 104 multi-family residential units on 11.76 acres. The property is located on the west side of Altama Boulevard behind the existing Reserve at Altama Development. The property is zoned Medium Residential (MR) and Planned Development (PD). Parcel ID 03-00913, 03-19836, 03-19834. This request includes a variance from Section 602.4(a) of the Glynn County Subdivision Regulations. Property owned by South Shore II, LLC.

Mr. Peter Schoenauer of Tidewater Engineering, Inc. was present for discussion.

The following report from staff was included in the packages for review and was presented by Mr. Forgey:

This request is to develop a multi-family development on currently vacant parcels. This site was previously approved at the September MPC meeting for a multi-family development. The applicant is amending the request to include two new parcels and to modify the access. The proposed number of dwelling units in this project has not changed from the September approval.

The previous access was from Altama Avenue and through the existing apartment complex. The applicant wishes to provide access from the existing Commerce Drive. In order to use Commerce Drive for this project, a variance will have to be provided from Section 602.4(a) of the Glynn County Subdivision Regulations. The proposed traffic

would warrant the access drive to be constructed as a sub collector. The required right-of-way width is 60 ft. and a minimum paving width of 20 ft.

Commerce Drive currently has a 50 ft. right-of-way and a paved width of 24 ft. Therefore the minimum right-of-way width requires a variance. The applicant and staff agree that Commerce Drive is adequate for this development.

According to the ITE Traffic Generation Manual, this site is anticipated to generate 699 daily trips (6.72 trips per dwelling unit x 104 units proposed). Apartment trips are calculated as a lower rate than traditional single family (land use 220 apartment).

The site is will be served by JWSC utilities. Also, it is anticipated that approximately 52 school aged children will live in this development.

Under Section 619.4 (a) of the Zoning Ordinance, the Planning Commission's review shall be guided by the following standards and criteria:

- 1) The application, site plan, and other submitted information contain all the items required under this Section. **Staff comment: This requirement has been met.**
- 2) The proposed uses, buildings and structures are in accordance with the requirements of this Ordinance and other ordinances of Glynn County. **Staff comment: This requirement has been met.**
- 3) Adequate provisions are made for ingress and egress, off-street parking, loading, and the flow of traffic, which may reasonably be anticipated. **Staff comment: This requirement has been met.**
- 4) Adequate provisions are made to control the flow of storm water from and across the site. **Staff comment: This requirement has been met, subject to review by Engineering as part of the review of the building permit.**
- 5) Adequate provisions are made to protect trees that are selected to remain as depicted on the site plan. **Staff comment: One specimen tree has been located. The applicant has stated their desire to preserve this tree.**
- 6) Adequate provisions are made to buffer intensive uses and to screen all service areas from view of the adjacent properties and streets. **Staff comment: This requirement has been met.**
- 7) Adequate provisions are made to control the location, intensity, and direction of all outdoor lighting so that it will not have an adverse effect upon adjoining properties. **Staff comment: This requirement has been met.**

- 8) Open space, as required, has been provided and appropriate means are proposed to assure maintenance of common areas and facilities. **Staff comment: Not applicable.**
- 9) Adequate provisions are made for water supply, fire protection, and sewage collection and treatment. **Staff comment: This requirement will be met during the building permit process. Fire and JWSC will be required to approve permit.**

Mr. Forgey stated that staff recommends approval of *SP2310*, including a variance to Section 602.4 of the Glynn County Subdivision Regulations, subject to meeting all requirements.

Mr. Peter Schoenauer gave a brief presentation and a general discussion followed. Afterward, a motion was made by Ms. Julie Martin to approve *SP2310*, including a variance to Section 602.4 of the Glynn County Subdivision Regulations, subject to meeting all requirements. The motion was seconded by Mr. Tim Murphy and unanimously adopted.

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### **2012 Meeting Schedule**

Due to Election Day being Tuesday, November 6, 2012, the MPC Meeting date was changed to Tuesday, November 13<sup>th</sup>. A motion was then made by Mr. Buddy Hutchinson, seconded by Mr. Buck Crosby and unanimously adopted to approve the *2012 MPC Meeting Schedule* with the noted change.

### **Nominating Committee**

Chairman Brunson appointed Mr. Tim Murphy and Mr. Buddy Hutchinson as the *Nominating Committee* for the selection of 2012 Officers.

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In other business, Chairman Brunson announced that Ms. Julie Martin was recently elected Commissioner of the South Ward in the City of Brunswick, and as such, she is required to relinquish her seat on the Glynn County Mainland Planning Commission. On behalf of the MPC members and staff, Chairman Brunson thanked Ms. Martin for her dedication and efforts toward making Glynn County a premier place to live and work. Ms. Martin thanked the members and staff for all of their support during her tenure on the Mainland Planning Commission.

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There being no further business to discuss, the meeting was adjourned at 6:25 p.m.