

MINUTES

MAINLAND PLANNING COMMISSION SEPTEMBER 7, 2010 - 6:00 P.M. Historic Courthouse, 701 G Street

MEMBERS PRESENT: Gary Nevill, Chairman
Bill Brunson, Vice Chairman
Buddy Hutchinson
Julie H. Martin

ABSENT: Jason Counts
Buck Crosby
Ryan Lawrence

STAFF PRESENT: David Hainley, Community Development Director
York Phillips, Planning Manager
Eric Landon, Planner II
Janet Loving, Admin/Recording Secretary

Chairman Gary Nevill called the meeting to order at 6:00 p.m.

MINUTES

July 6th Regular Meeting
July 13th Called Meeting

A motion was made by Ms. Julie Martin to approve the Minutes of the *July 6th Regular Meeting*. The motion was seconded by Mr. Buddy Hutchinson. Voting Aye: Mr. Buddy Hutchinson, Ms. Julie Martin and Mr. Gary Nevill. Mr. Brunson did not attend the July 6th Meeting and therefore abstained from voting.

A motion was made by Mr. Bill Brunson to approve the Minutes of the *July 13th Called Meeting*. The motion was seconded by Mr. Buddy Hutchinson. Voting Aye: Mr. Bill Brunson, Mr. Buddy Hutchinson and Mr. Gary Nevill. Ms. Julie Martin did not attend the July 13th Meeting and therefore abstained from voting.

PP1693 South Brunswick Crossing

Consider approval of a preliminary plat for a subdivision consisting of 9.765 acres. The property is located northwest of the intersection of Highway 17 South and the driveway for the Flying J Truck Stop (across from Dungeness Drive). The property is zoned Freeway Commercial (FC). Parcel ID: 02-00747. Atlantic Survey, agent for South Brunswick Crossing LLC, owner.

Mr. Peter Schoenauer, Tide Water Engineering; Mr. Ernie Johns, Atlantic Surveyors; and Mr. John Lavender, Owner were present for discussion.

The following staff’s report was included in the packages for review and was presented by Mr. Landon:

The proposed request is for the creation of a commercial subdivision consisting of a new public road (South Brunswick Crossing), three commercial properties, and a common area. All of the areas described consist of 9.765 acres. The property will be accessed from Highway 17 South, and will require a permit from GDOT.

Engineering comments will have to be addressed prior to construction plan approval.

Utilities for this site will be provided by the Joint Water & Sewer Commission (JWSC). Additional fire hydrants to be provided as required.

Mr. Landon stated that staff recommends approval of application **PP1963** subject to meeting all requirements.

Chairman Nevill wanted to know what exactly is planned to be located on the site. Mr. Lavender stated that they have been discussing this with a national fast food restaurant, but nothing is certain at this time.

Following discussion, a motion was made by Mr. Buddy Hutchinson to approve application **PP1963** subject to meeting all requirements. The motion was seconded by Ms. Julie Martin and unanimously adopted.

There being no further business to discuss, the meeting was adjourned at 6:03 p.m.