

**MINUTES**  
**CALLED MEETING**  
**MAINLAND PLANNING COMMISSION**  
**March 23, 2010 9:00 A.M.**  
**Harold Pate Building, 1725 Reynolds Street, Bwk, GA**

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**MEMBERS PRESENT:** Gary Nevill, Chairman  
Bill Brunson, Vice Chairman  
Jason Counts  
Buck Crosby  
Buddy Hutchinson  
Ryan Lawrence

**ABSENT:** Julie H. Martin

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

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Chairman Gary Nevill called the meeting to order at 8:58 a.m.

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**SP1764 Toucan Ale House**

Consider approval of a site plan for an addition to an existing restaurant. The request is for a 998 square foot addition to the existing Toucan Ale House. The property is located on the southwest corner of Venture Drive and Perry Lane Road and zoned Freeway Commercial (FC). Parcel ID 03-15033. Property owned by Ron Sawyer.

Mr. Sawyer was present for discussion.

Mr. Landon reported that this property contains an existing restaurant that the owner wishes to expand. The expansion consists of a porch to be located across the west side of the existing building. The business is a permitted use and meets the requirements.

The property has frontage on both Venture Drive and Perry Lane Road and is served by public water and sewer facilities.

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: All required information was submitted.**
- 2) The proposed uses, buildings and structures are in accordance with the requirements of this Ordinance and other ordinances of Glynn County. **Staff comment: The proposed uses, buildings, and structures are in accordance with Glynn County requirements.**
- 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: There are existing provisions for ingress and egress, off-street parking, loading and the flow of traffic.**
- 4) Adequate provisions are made to control the flow of storm water from and across the site. **Staff comment: There are existing provisions to control the flow of storm water from and across the site.**
- 5) Adequate provisions are made to protect trees that are selected to remain as depicted on the site plan. **Staff comment: N/A**
- 6) Adequate provisions are made to buffer intensive uses and to screen all service areas from view of the adjacent properties and streets. **Staff comments: N/A - The business already exists.**
- 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: Outdoor lighting will be controlled as to its location, intensity and direction.**
- 8) Open space, as required, has been provided and appropriate means are proposed to assure maintenance of common areas and facilities. **Staff comment: N/A**
- 9) Adequate provisions are made for water supply, fire protection, and sewage collection and treatment. **Staff comment: Adequate provisions are made for water supply, fire protection and sewage collection, and treatment in the public water and sewer is available to the site and will be used by the development.**

Mr. Landon stated that staff recommends approval of *SP1764*, Toucan Ale House, subject to meeting all requirements.

Following review, a motion was made by Mr. Bill Brunson to approve *SP1764*, Toucan Ale House, subject to meeting all requirements. The motion was seconded by Mr. Buddy Hutchinson and unanimously adopted.

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There being no further business to discuss, the meeting was adjourned at 9:02 a.m.