

MINUTES
CALLED MEETING
MAINLAND PLANNING COMMISSION
JUNE 8, 2010 - 9:15 A.M.
Harold Pate Building, 1725 Reynolds Street, Bwk., GA

- MEMBERS PRESENT:** Gary Nevill, Chairman
Bill Brunson, Vice Chairman
Jason Counts
Buddy Hutchinson
Julie H. Martin
- ABSENT:** Buck Crosby
Ryan Lawrence
- STAFF PRESENT:** David Hainley, Community Development Director
York Phillips, Planning Manager
Janet Loving, Admin/Recording Secretary

Chairman Gary Nevill called the meeting to order at 9:15 a.m.

SP1934 Parkers Convenience Store

Consider approval of a site plan for a 675 sq. ft. storage building with dumpster pad as an addition to a convenience store on a 27,282 sq. ft. lot located on the west side of Altama Avenue, south of its intersection with Altama Connector. The property is zoned Planned Development and is in the Regional Mall Planned Development. Parcel ID: 03-10549. Don Hutchinson, agent for Patrick Parker, owner.

Mr. Hutchinson and Mr. Parker were present for discussion.

In presenting the staff's report, Mr. Phillips pointed out that this item was continued from the June 1st MPC meeting. In researching the property, he stated that staff tried to determine the situation with respect to the 4 ft. access on the car wash building, adjacent to the applicant's property. Staff did not find any variances for the property. The building was constructed in 1986. The boundary of parcel one was later expanded and subsequently split.

Mr. Phillips explained that there is a provision in the Mall PD Text that lists the side setback as zero or 10 ft. but the reason for this is not clear. Staff is of the opinion that it was permitted based on the zero foot setback. One solution to help the situation is to allow the storage building to be moved closer to the private access easement. This would be a shift from 4 ft. to maybe 7 or 8 ft. Currently, the setback is 10 ft. There is a small area that needs to be retained for maintenance, etc. Ms. Julie Martin asked if this would eliminate the need to shift the building to the east. Mr. Hainley replied yes.

Mr. Don Hutchinson stated that Mr. Parker is in agreement with the solution to move the building all the way back to the curb and not impact the adjacent property. Mr. Cameron Shadron, adjacent property owner, also concurred.

Following discussion, a motion was made by Mr. Buddy Hutchinson, seconded by Mr. Bill Brunson and unanimously adopted to approve application **SP1934** with the zero lot line change.

SP1941 Gateway Behavioral Services Phases 2 and 3

Clinic and Administrative Complex - Consider approval of a revised site plan on property consisting of a total of 8.401 acres located west of Golden Isles Parkway (Spur 25), north of Scranton Road, east of Terry Drive and south of South Goodbread Road. Access is from Center Drive and Coastal Village Drive. The revision will allow construction of a Health Services Center and Town Square Gazebo (Phase 2), and an Administrative Building, a Maintenance Building, and additional Residential Buildings (Phase 3). The property is zoned Planned Development. Parcel ID: 03-23459 and 03-23338. Gateway Behavioral Health Services, agent for Gateway Behavioral Health Services and Glynn County, owners.

Ms. Barbara Myers was present for discussion.

Mr. Phillips presented the site plan and explained how it has evolved since the original approval in 2008. According to the staff's report, the residential complex to the west of this property is completed. The subject property, part of which is designated for the administrative complex, is undeveloped and wooded.

Staff conducted a quick review of the proposed plan and comments to this affect were included in the packages for the Planning Commission's review.

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 will be met when the Planning and Engineering comments are addressed, and can be addressed before permits are issued.**

- 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, or will be met when the access easement across Phase 3 is resolved.**
- 4) Adequate provisions are made to control the flow of storm water from and across the site. **Staff Comment: This requirement has been met.**
- 5) Adequate provisions are made to protect trees that are selected to remain as depicted on the site plan. **Staff Comment: This requirement has been met.**
- 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 will be met when the Planning comments are addressed.**
- 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, or will be met through the building permit site plan review.**
- 8) Open space, as required, has been provided and appropriate means are proposed to assure maintenance of common areas and facilities. **Staff Comment: This requirement has been met.**
- 9) Adequate provisions are made for water supply, fire protection, and sewage collection and treatment. **Staff Comment: This requirement has been met, or will be met through the building permit site plan review.**

Mr. Phillips stated that staff's recommendation is for approval of *SP1941* with the following conditions:

1. Board of Commissioners approval is required.
2. After approval, a corrected site plan should be submitted reflecting the Planning and Engineering comments. This submittal will be reviewed with the building permits.
3. The fence and buffer will be corrected per the action of the Mainland Planning Commission at its meeting of May 11, 2010. This will be completed no later than November 11th as specified in the MPC action. There will be no extension of the fitness trail within the required buffer.

During a brief presentation, Ms. Myers confirmed that the walking trail has been taken out and the fence has been extended to the 8 ft. requirement. She is soliciting the Planning Commission's approval at this time.

Ms. Margie Wendel, adjacent property owner, expressed dissatisfaction with having a "drug place in a neighborhood where people live." She is also displeased with the lack of consideration for the residents' concerns when this application was submitted for public hearing. Chairman Nevill explained to Ms. Wendel that this is something that was actually approved several years ago. It was toned-down considerably from the first application. Ms. Wendel stressed that the public was not made aware of this request. However, Mr. Jason Counts pointed out that several public meetings were conducted on this application and several residents from Ms. Wendel's neighborhood showed up, voiced their concerns, submitted comments and actually made suggestions at those meetings. Mr. Buddy Hutchinson elaborated on the first submittal and the items that the Planning Commission and the applicant agreed to disallow, but Ms. Wendel was adamant that this type of facility should not be in a residential neighborhood.

In an effort to convince Ms. Wendel that this development would not be invasive, Mr. Brunson stated that he would welcome it in his neighborhood. He also feels that the improvements will help with the water issues in the area.

At the end of discussion, a motion was made by Mr. Buddy Hutchinson to recommend approval of application *SP1941* for Gateway Behavioral Services Phases 2 and 3 with the following conditions:

1. Board of Commissioners approval is required.
2. After approval, a corrected site plan should be submitted reflecting the Planning and Engineering comments. This submittal will be reviewed with the building permits.
3. The fence and buffer will be corrected per the action of the Mainland Planning Commission at its meeting of May 11, 2010. This will be completed no later than November 11th as specified in the MPC action. There will be no extension of the fitness trail within the required buffer.

The motion was seconded by Mr. Bill Brunson. Voting Aye: Mr. Bill Brunson, Mr. Jason Counts, Mr. Buddy Hutchinson and Ms. Julie Martin. Abstained From Voting: Mr. Gary Nevill.

There being no further business to discuss, the meeting was adjourned at 9:45 a.m.