

# MINUTES

## MAINLAND PLANNING COMMISSION

JUNE 1, 2010 - 6:00 P.M.

Historic Courthouse, 701 G Street

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

**ABSENT:** Jason Counts  
Buck Crosby

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

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

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## MINUTES

**May 4, 2010 Regular Meeting**

**May 11, 2010 Called Meeting**

A motion was made by Mr. Buddy Hutchinson to approve the Minutes of the *May 4<sup>th</sup> Regular Meeting*. The motion was seconded by Mr. Bill Brunson. Voting Aye: Mr. Bill Brunson, Mr. Buddy Hutchinson and Mr. Gary Nevill. Mr. Ryan Lawrence and Ms. Julie Martin did not attend the May 4<sup>th</sup> meeting and therefore abstained from voting.

A motion was made by Mr. Buddy Hutchinson, seconded by Mr. Bill Brunson and unanimously adopted to approve the Minutes of the *May 11<sup>th</sup> Called Meeting*.

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**ZM1785 Arco (Brunswick Cellulose)**

Consider a request to rezone three parcels from R-6 One-Family Residential to Basic Industrial (BI). The property consists of three parcels totaling 0.91 acres, as follows: *Parcel A*: 0.55 acres located on the south side of Griffith Street on the east side of Tupelo Street (address 30 Griffith Street, Parcel ID: 03-08318); *Parcel B*: 0.18 acres located on the west side of Ross Road approximately 185 feet south of its intersection with Griffith Street (address 3945 Ross Road, Parcel ID: 03-08315); and *Parcel C*: 0.18 acres located on the west side of Ross Road approximately 175 feet south of its intersection with Ash Street (address 3813 Ross Road, Parcel ID: 03-08305). Property owned by Brunswick Cellulose, Inc.

Mr. Randal Morris was present for discussion.

In presenting the staff’s report, Mr. Phillips pointed out the area of property that was rezoned two years ago in order to accommodate future plan expansion; however, in the course of the process, several parcels in the area were not included because they were not owned by the applicant at the time. The current proceeding is an attempt to address the situation, and in doing so, a parcel that was not included in the original zoning has been acquired by Brunswick Cellulose. In discussions with Mr. Morris, staff suggested that he request a deferral to a date and time certain which would allow the opportunity to include the parcel and pertinent information in the planning packages, re-advertise the request and proceed with the application.

During a brief presentation, Mr. Morris requested that this application be deferred as suggested by staff. There being no further discussion, a motion was made by Ms. Julie Martin to defer application **ZM1785** Arco (Brunswick Cellulose) to the July 6<sup>th</sup> MPC meeting beginning at 6:00 p.m. The motion was seconded by Mr. Buddy Hutchinson and unanimously adopted.

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**SP1633 Millhouse Restaurant Addition II**

Consider approval of a revised site plan for a 1,548 sq. ft. addition to a restaurant located on the south side of Glynco Parkway, east of its intersection with Golden Isles Parkway. A site plan was previously approved for a 790 sq. ft. addition, but the addition was not constructed. The previous action included approval of a reduction in parking by 15 spaces (to 142 total spaces). The proposed plan adds 4 spaces to maintain the same number of reduced spaces. The property is zoned Planned Development and is within the Golden Isles Gateway Planned Development. Parcel ID: 03-14291. Don Hutchinson, agent for Dixon Management Group, Inc., owner.

Mr. Hutchinson was present for discussion.

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

This site is located in the Central Glynn Future Development Area, and is shown in an Activity Center. This designation is considered appropriate for commercial development in existing commercial areas. The adopted Future Land Use Map shows this site in a Regional Center.

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: 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 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 will be met through the building permit.**
- 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.**

Mr. Phillips stated that staff recommends approval of application *SPI633* to revise a site plan to allow an addition to an existing restaurant and to approve the adjustment in the number of parking spaces.

Following a brief discussion, a motion was made by Mr. Bill Brunson, seconded by Ms. Julie Martin and unanimously adopted to approve application *SP1336* to revise a site plan to allow an addition to an existing restaurant and to approve the adjustment in the number of parking spaces.

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**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 was present for discussion.

According to the staff’s report, this proposal would add a storage building and dumpster pad on the side of the parcel. There would be no affect on parking demand and the location of the building would not affect on-site traffic circulation.

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.**
- 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 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 will be met through the building permit.**
- 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.**

Mr. Phillips stated that staff's recommendation is for approval.

During a brief presentation, Mr. Don Hutchinson agreed with staff's findings that what is being proposed would not affect parking or on-site traffic circulation. He stated that he measured the area in question to be sure that they would not block the entrance of the car wash located adjacent to the applicant's property.

Mr. Cameron Shadron, owner of property located at 5693 Altama Avenue, stated that he is opposed to the site plan as presented because he believes what the applicant is proposing would partially block off the traffic flow into his automatic car wash bay, as well as create a staking problem with cars waiting to enter the bay. He distributed photographs to substantiate his findings and elaborated on the history of the property dating back twenty-five years to when the car wash and the convenience store was one property.

Mr. Shadron also expressed concerns about safety with respect to the location of the proposed dumpster which would interfere with the ability of his customers to line up properly with the bay, along with other problems associated with the dumpster, i.e., trash piling up, foul odors, and subjecting his customers to all of this.

Mr. Shadron stated that he is not necessarily opposed to the applicant having a storage building and a dumpster enclosure but not in front of his business. His suggestion would be for the applicant to reduce the size of the building footprint and/or move the proposed structure at least 25 ft. toward Altama.

During the course of discussion, it was noted that there appears to be an ongoing dispute between the applicant and the adjacent property owner, and although Mr. Shadron has reasonable concerns, it was made clear that the applicant has met all requirements for site plan approval. Therefore, several members of the Planning Commission suggested that Mr. Shadron and Mr. Parker sit down perhaps with a mediator and try to reach an agreement that would satisfy both parties hopefully before action is taken on the application. Mr. Shadron concurred. Mr. Hutchinson stated that he would convey this to Mr. Parker.

At the end of discussion, a motion was made by Ms. Julie Martin, seconded by Mr. Bill Brunson and unanimously adopted to defer this application to a called meeting on Tuesday, June 8<sup>th</sup> beginning at 9:00 a.m. at the Harold Pate Building, 1725 Reynolds Street, Brunswick, Georgia.

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There being no further business to discuss, the meeting was adjourned at 6:40 p.m.