

MINUTES

MAINLAND PLANNING COMMISSION

JULY 6, 2010 - 6:00 P.M.

Historic Courthouse, 701 G Street

MEMBERS PRESENT: Gary Nevill, Chairman
Jason Counts
Buddy Hutchinson
Ryan Lawrence
Julie H. Martin

ABSENT: Bill Brunson
Buck Crosby

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

June 1st Regular Meeting

June 8th Joint Meeting

June 8th Called Meeting

A motion was made by Mr. Buddy Hutchinson to approve the Minutes of the **June 1st Regular Meeting**. The motion was seconded by Ms. Julie Martin. Voting Aye: Mr. Buddy Hutchinson, Mr. Ryan Lawrence, Ms. Julie Martin and Mr. Gary Nevill. Mr. Counts did not attend this meeting and therefore abstained from voting.

A motion was made by Mr. Buddy Hutchinson to approve the Minutes of the **June 8th Joint Meeting** and the Minutes of the **June 8th Called Meeting**. The motion was seconded by Ms. Julie Martin. Voting Aye: Mr. Jason Counts, Mr. Buddy Hutchinson, Ms. Julie Martin and Mr. Gary Nevill. Mr. Lawrence did not attend these meetings and therefore abstained from voting.

ZM1785 Arco (Brunswick Cellulose)

Consider a request to rezone four parcels from R-6 One-Family Residential to Basic Industrial (BI). The property consists of a total of 1.28 acres, as follows: Parcel A: 0.55 acres located on the south side of Griffith Street on the east side of Tupelo Street (Parcel ID: portion of 03-08313); Parcel B: 0.18 acres located on the west side of Ross Road approximately 185 feet south of its intersection with Griffith Street (Parcel ID: portion of 03-08313); Parcel C: 0.18 acres located on the west side of Ross Road approximately 175 feet south of its intersection with Ash Street (Parcel ID: portion of 03-08275); and Parcel D: 0.37 acres located on the west side of Tupelo Street, south of its intersection with Griffith Street (Parcel ID: portion of 03-08313). Property owned by Brunswick Cellulose, Inc. (*This item was continued from the June 1st meeting.*)

Mr. Randal Morris was present for discussion.

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

In 2008 a large area of Arco (formerly a residential area) was rezoned to accommodate the long-term development of the Brunswick Cellulose facility. The initial use will be for a “drop yard” for the storage of freight containers going to and from this industry. The drop yard is now under development. At the time, several parcels had not been acquired by the company and could not be included in the rezoning. This request adds those parcels to the overall BI zoning.

This case was scheduled for consideration at the June 1st MPC Meeting. However, in the course of preparing for the hearing it was determined that one additional parcel was eligible for inclusion, so the case was continued to allow that parcel to be added.

Engineering and transportation issues are being addressed through the site plan and construction plan review process, as well as construction inspections.

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 proposed use is consistent with the development of nearby property.

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

No.

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

Yes.

- 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.

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

Yes.

- 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 area has shifted from residential to industrial use in recent years.

Mr. Phillips stated that staff recommends approval of application **ZM1785** to rezone the subject parcels from R-6 One Family Residential to Basic Industrial (BI).

There was no one present to oppose this request.

Following review, a motion was made by Ms. Julie Martin recommending to the Board of Commissioners approval of application **ZM1785** to rezone the subject parcels from R-6 One Family Residential to Basic Industrial. The motion was seconded by Mr. Jason Counts and unanimously adopted.

SP1947 Glynn Iron and Metal

Consider approval of a site plan for a building addition, a new canopy, and a new rail siding for property consisting of 11.02 acres at the end of B&F Road north of the CSX Rail Line, approximately 1,200 feet from its intersection with Perry Lane Road. The property address is 205 B&F Road and is zoned General Industrial. Parcel ID 03-05492. Don Hutchinson, agent for Hinson Exchange Co. LLC, owner.

Mr. Don Hutchinson was present for discussion.

According to the staff's report, this site is located in the Central Glynn Future Development Area and its designation is considered appropriate for commercial/

industrial development. The adopted Future Land Use Map shows this site as a Corridor Mixed-Use.

The proposed site plan is for a 5,000 sq. ft. expansion of the existing business and the addition of a future rail siding from the existing CSX Rail Line at the southern portion of the property. The existing building is located within the required 50 ft. setback, which means that the structure is an existing non-conforming building and will require a variance from the Board of Appeals (BOA) prior to any construction. The applicant is aware of the variance requirement and has submitted an application to be reviewed by the BOA at its June 8th meeting.

Access to the site is provided by a private access easement from B&F Road. Rail access may also be provided to the south. The applicant has already received approval from Glynn County Environmental Health for a new septic system.

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: Not applicable.**
- 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: The use of the property is to remain as it currently 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: The use of the property is not requested to be changed.**

- 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. Landon stated that staff recommends approval of application *SP1947* with the condition that a variance is approved by the Board of Appeals prior to a building permit being issued for construction, and subject to all other requirements.

Mr. Counts asked how long had the non-conforming structure been on the site. Mr. Hutchinson replied that it's been there for at least 30 or 40 years.

At the end of discussion, a motion was made by Mr. Jason Counts to approve application *SP1947* with the condition that a variance is approved by the Board of Appeals prior to a building permit being issued for construction, and subject to all other requirements being met. The motion was seconded by Mr. Buddy Hutchinson. Voting Aye: Mr. Jason Counts, Mr. Buddy Hutchinson, Mr. Ryan Lawrence and Ms. Julie Martin. Abstained From Voting: Mr. Gary Nevill.

There being no further business for discussion, the meeting was adjourned at 6:15 p.m.