

MINUTES

MAINLAND PLANNING COMMISSION JANUARY 5, 2010 - 6:00 P.M. Historic Courthouse, 701 G Street

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

ABSENT: Jason Counts

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

Chairman Gary Nevill called the meeting to order and the invocation was given, followed by the Pledge of Allegiance. He then gave a brief recap of the rules, voting procedures and audience participation in discussing agenda items.

Minutes

December 1, 2009 Regular Meeting
December 8, 2009 Called Meeting
December 8, 2009 Joint Meeting

A motion was made by Mr. Bill Brunson to approve the Minutes of the **December 1st Regular Meeting**. The motion was seconded by Mr. Buddy Hutchinson. Voting Aye: Messrs. Brunson, Crosby, Hutchinson, Lawrence and Nevill. Ms. Julie Martin did not attend the December 1st Meeting and therefore abstained from voting.

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

Agenda

Upon staff's request (per the applicant), a motion was made by Ms. Julie Martin to defer Application **ZM1707** Nettles Funeral Home PD. The motion was seconded by Mr. Buck Crosby and unanimously adopted. This item will be reviewed for action at the February 2nd MPC Regular Meeting, beginning at 6:00 p.m.

ZM1721 Ballard Plaza PD

Consider a request to rezone from Local Commercial (LC) to Planned Development (PD) for property consisting of 2.17 acres located on the north side of Community Road (SR 303), approximately 380 ft. east of its intersection with Old Jesup Road. The property also has frontage on Old Jesup Road approximately 240 ft. north of the intersection with Community Road. The project involves a change in uses and parking standards for the existing shopping center, and accommodates a future phase. Parcel ID: 03-04848. Property owned by S&F Development. *This item continued from the December 1st meeting.*

Mr. Jimmy Fullard was present for discussion.

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

The existing shopping center was constructed in 2007 under the LC zoning, which is relatively restrictive. Several changes have subsequently occurred in the area, including the rezoning of the parcel immediately to the north from residential to planned development, and rezoning of property directly across Community Road from residential to general commercial. The existing zoning limits the ability to establish an amusement center at this site, and the parking is restricted so that spaces cannot be jointly used by different businesses that operate at different times of day.

The owner desires to provide for the development of a business that would allow social events (including dances and receptions) as well as the operation of a pool room. In addition, the owner would like to be able to count parking that is used for retail and office uses during the day to be used for these other activities after normal business hours. Finally, the concept plan for the property accommodates an additional building which will need to be supported by parking.

The expansion of the uses allowed is consistent with the evolution of the area from residential and limited commercial uses to more general commercial uses.

According to engineering staff, there are no physical changes to the site in the current proposal. An engineering review will be needed at the time any additional buildings are planned.

The proposed changes will not affect overall traffic in comparison to the existing approved development. Traffic counts for 2002 for Old Jesup Road indicate a daily volume of 1,800 trips, with a projection of 7,200 for 2030. For Community Road, the 2002 count is 3,400 and the projection for 2030 is 8,400.

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 zoning is consistent with development in the area.

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

The proposed zoning is consistent with developments in the area and will not adversely affect the usability of nearby property.

- 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.

The proposed use will not change the impact on existing county infrastructure as the nature of the development will not change.

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

This site is located in the Central Glynn Future Development Area and is shown as Medium Density Residential on the Future Land Use Map.

- Whether there are other existing or changing conditions affecting the use and development of the property, which give supporting grounds for approval or disapproval.

The nature and scale of commercial development at the Old Jesup Road/Community Road intersection has changed, indicating more intense commercial development is appropriate.

Mr. Phillips stated that staff recommends approval of application **ZM1721** from LC to PD together with the PD Text and the PD Master Plan. Approval includes use of the original site plan in lieu of a site plan prepared by a licensed professional.

Mr. Brunson was curious as to how the local commercial zoning passed the parking requirements. Mr. Phillips stated that local commercial is the original zoning in this case. The parking requirement would be unchanged by virtue of the rezoning. All of the various commercial districts have the same parking standard. He explained that the parking table on the plan does not include all of the parking that is actually on the property. There is enough parking on the existing property to support the existing building and activities. The change in use to allow an amusement center would increase the requirements for parking, but that would be solved by the joint use arrangement. Chairman Nevill commented that he doesn't foresee any problems with parking.

There was no one present to oppose this request.

Following a brief discussion, a motion was made by Mr. Bill Brunson recommending approval of application **ZM1721** from LC to PD together with the PD Text and the PD Master Plan. Approval includes use of the original site plan in lieu of a site plan prepared by a licensed professional. The motion was seconded by Mr. Buck Crosby and unanimously adopted.

It was noted that the next two agenda items would be discussed simultaneously but would require separate action. Chairman Nevill read both items into the record as follows:

PP1735 (M) Pentecostal Holiness Church Tract

Consider approval of a preliminary plat for four parcels to support a church and other future uses on approximately 8.45 acres located on the south side of Old Jesup Road at physical addresses 10 Agape Lane (proposed Lot 1), 1875 Old Jesup Road (Lot 2), 1841 Old Jesup Road (Lot 3) and 15 Agape Lane (Lot 4), approximately 1,700 ft. northwest of its intersection with Cate Road. Parcel ID 03-05791. Sam Massad of PB Copeland and Associates, agent for Holiness Pentecostal Church Trustees, owner.

SP1727 (M) Pentecostal Holiness Church Site Plan

Consider approval of a site plan for a building [on proposed Lot 1 of PP1735 (M)] with associated parking, drive aisles, ingress and egress, drainage, public water and private sewer utilities. The 3.1 acre project is located on the south side of Old Jesup Road at a physical address of 1861 Old Jesup Road, approximately 1,700 ft. northwest of its intersection with Cate Road, and consists of a 12,000 sq. ft. church sanctuary and social hall. The property is zoned General Commercial. Parcel ID: 03-05791. Peter Schoenauer of Tidewater Engineering, agent for Pentecostal Holiness Church Trustees, owner.

Mr. Sam Massad of PB Copeland and Associates and Mr. Peter Schoenauer of Tidewater Engineering were present for discussion.

Mr. Phillips explained that the subdivision design contemplates future uses for expansion of church facilities and/or commercial. The site design also allows for future church expansion and/or future commercial uses. Public utilities are not currently available; private facilities will be used in the interim.

Mr. Phillips stated that proposing one single access for all four parcels is satisfactory and is in-keeping with planning principles.

The following findings are associated with the site plan: Under Section 619.4 (a) of the Zoning Ordinance the Planning Commission 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: The application, site plan and other submitted information are complete.**
- 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 uses proposed immediately are allowed in General Commercial zoning, a zoning district that has a variety of uses that can also allow flexibility in future development of the property.**
- 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: As noted previously the site plan as well as the proposed subdivision make adequate provisions for ingress, egress, off street parking, loading, and traffic flow such as may be reasonably anticipated for proposed Lot 1 as well as the remainder of the property.**
- 4) Adequate provisions are made to control the flow of storm water from and across the site. **Staff comment: Plans submitted for drainage were found acceptable and will be revised as needed and appropriately updated if future portions of the property are developed.**
- 5) Adequate provisions are made to protect trees that are selected to remain as depicted on the site plan. **Staff comment: Specimen trees were depicted on the site plan as required. They are located and shown in “Future Development” and “Storm Water Management.”**
- 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 property is adjacent to General Commercial zoned properties, and Forest Agricultural zoned properties not developed or approved as residential. GC zoning does not**

require buffers. Service area screening including the dumpster will occur at construction plan stage.

- 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: Adequate provision will be made.**
- 8) Open space, as required, has been provided and appropriate means are proposed to assure maintenance of common areas and facilities. **Staff comment: Open space is not required. At this time there is only one owner so common facilities maintenance is not an issue.**
- 9) Adequate provisions are made for water supply, fire protection, and sewage collection and treatment. **Staff comment: Water supply for fire protection will require a storage facility because public water is not presently available to the site. Sewage collection will be by septic system as sewer lines are not available.**

Mr. Phillips stated that staff's recommendation for the Preliminary Plat and the Site Plan for the Pentecostal Holiness Church is for approval subject to meeting all requirements.

Following a brief discussion, a motion was made by Mr. Buddy Hutchinson for approval of **PP1735 (M)** Pentecostal Holiness Church Tract. The motion was seconded by Mr. Buck Crosby and unanimously adopted.

A motion was made by Ms. Julie Martin for approval of **SP1727 (M)** Pentecostal Holiness Church Site Plan subject to meeting all requirements. The motion was seconded by Mr. Buddy Hutchinson and unanimously adopted.

SP1743 (M) Lord Eye Center

Consider approval of a site plan for an eye care medical office with associated parking, drainage, and public utilities. The 0.96 acre project is located at the corner of Altama Avenue and Suburban Drive. The property is zoned Office Commercial with stipulations. Parcel ID: 03-02506. Peter Schoenauer of Tidewater Engineering, agent for Dr. Whit Lord, owner of Lord Eye Center.

Mr. Schoenauer and Dr. Lord were present for discussion.

Mr. Phillips presented a site plan described as being very similar to the plan presented for the zoning of this property, which shows the Spur and Altama Avenue, Suburban Drive, the parking lot layout and several other features of the area. He pointed out that during the middle of last year this property was zoned for office commercial with

the following stipulations: 1) uses to be limited to professional, business and/or medical office use; 2) maximum one-story building; 3) size limited to 4,500 sq. ft.; 4) installation and maintenance of a 25 ft. wide undisturbed landscaped buffer and 8 ft. privacy fence; and 5) no right turns at the parking lot entrance. In addition, Suburban Drive is a local street that must meet “collector street” requirements, and as such, there is a plan to dedicate an additional strip along the street.

Mr. Phillips stated that the applicant has complied with the use requirement, and the landscaped buffers and privacy fence requirement as stipulated. Also, the no right turn sign is in place, and there is a 5 ft. wide strip set aside to allow for widening of the right-of-way. He stated that staff recommends approval of *SPI1743 (M)*, Lord Eye Center, subject to meeting all requirements along with approval of the reduction in the required parking based on the reservation of an area for future additional parking if needed. (Indicated on the site plan as areas that could be converted from greenspace to parking if deemed necessary by the Planning Commission.)

Ms. Julie Martin expressed concerns about the height of the cupola and she wanted to know if it is in compliance with the regulations. She also had concerns about there being a second floor to the facility. Mr. Peter Schoenauer explained that the portion of the building that Ms. Martin is referring to as a cupola is an architectural feature. He stated that it is not an uncommon feature in commercial or residential applications. He stressed that there will be no office space in that particular area and pointed out that the site does not permit any additional space to be utilized as a second floor. Dr. Whit Lord presented several pictures of what the actual building would look like with this architectural feature (in contrast with the schematic drawing), as well as one-story residences with a similar design feature. He re-emphasized that what he is proposing is a one-story facility that the neighborhood would be proud of.

At the end of discussion, a motion was made by Mr. Ryan Lawrence to approve *SPI1743 (M)*, Lord Eye Center, subject to meeting all requirements including approval of a reduction in the required parking based on reservation of an area for future addition of parking if needed. The motion was seconded by Mr. Buddy Hutchinson. Voting Aye: Mr. Bill Brunson, Mr. Buddy Hutchinson, Mr. Ryan Lawrence, Ms. Julie Martin and Mr. Gary Nevill. Voting Nay: Mr. Buck Crosby.

An audience member (and resident of Suburban Subdivision) asked who the residents should contact regarding traffic from a safety standpoint, emphasizing that the residents do not want speed bumps but would rather have the road closed off to thru traffic. Chairman Nevill advised them to contact Mr. Hainley and the Glynn County Engineering office for additional assistance with this subject matter.

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