

**MINUTES**  
**CALLED MEETING**  
**MAINLAND PLANNING COMMISSION**  
**APRIL 13, 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  
Buddy Hutchinson  
Ryan Lawrence  
Julie H. Martin

**ABSENT:** Buck Crosby

**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 9:00 a.m.

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**ZM1775 Family Life Church**

Consider a request to rezone from R-9 Single-Family to Planned Development, property consisting of 4.3 acres on the south side of Highway 303 approximately 500 ft. east of its intersection with Picket Landing. The property has approximately 575 ft. of frontage on Highway 303. The proposed PD would generally allow commercial uses. Parcel ID: 03-16454. Chris Foster, agent for FLC of the Golden Isles Inc.

Mr. Chris Foster was present for discussion.

In presenting the staff's report, Mr. Landon explained that the applicant is requesting a Planned Development that closely matches Local Commercial with a few exceptions; most notably, the additional use of a funeral home/crematorium. There is an existing structure and parking lot on the property that could accommodate a commercial use.

The applicant has proposed to prohibit some uses such as a bar, tattoo parlor, and mechanic shop. Also, the applicant wishes to use the exiting access on Highway 303. All development on this property will require the applicant to conform to the requirements of the Water Resources Protection Ordinance.

The property has frontage on Blythe Island Highway 303. This segment of Highway 303 currently has 18,250 daily trips based on data provided by GDOT.

The site is currently served by a well and septic tank, but the PD text indicates that JWSC utilities will be used on the site.

**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 development is consistent with the existing use on the site and the development in the area. The property is located on a significant transportation corridor. In addition, there is an existing structure and parking lot that could accommodate a variety of commercial uses as it currently exists.**

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

**The proposed development is consistent with the mixed corridor of Highway 303. The surrounding zoning and uses is a mixture of residential, industrial, and commercial facilities.**

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

**Yes, the property is currently being used as a church.**

- 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 significantly impact existing county infrastructure. The property has frontage on a state highway. In fact, the property has already been developed in a manner that would accommodate commercial uses.**

- 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 as a Village Center 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.

**None.**

Mr. Landon stated that staff's recommendation is for approval of application **ZM1775** to rezone from R-9 One-Family Residential to Planned Development.

It was noted that no one was present to oppose this request.

Following a brief discussion, a motion was made by Mr. Jason Counts to recommend approval of application **ZM1775** to rezone from R-9 One-Family Residential to Planned Development. The motion was seconded by Mr. Buddy Hutchinson. Voting Aye: Mr. Bill Brunson, Mr. Jason Counts, Mr. Buddy Hutchinson, Ms. Julie Martin and Mr. Gary Nevill. Abstained From Voting: Mr. Ryan Lawrence.

Mr. Phillips advised that this item will be forwarded to the Board of Commissioners for final action at its May 20<sup>th</sup> meeting, beginning at 6:00 p.m.

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**XS1771 - Harold Goldsmith Property**

Request for a variance to the easement width requirement under Section 602.6 of the Subdivision Regulations to allow a private access easement with a 40 ft. width to serve a single lot. The standard width requirement is 60 ft. The project involves establishment of a new easement for an existing one acre property located off Old CCC Road. Parcel ID: 02-01680. Sam Massad of PB Copeland and Associates, agent for Shirley Rainge and Harold G. Goldsmith, applicants, Steve and Rosa Anderson, owners, and Gloria Mack, easement grantor.

Mr. Sam Massad was present for discussion.

Mr. Phillips reported that this is a request to establish a new easement for an existing one acre property, which presently does not have a legally established easement. Gloria Mack, the easement grantor, has agreed to allow a 40 ft. access easement to the owners of the property.

Engineering commented on signatures and other aspects of the project that are to be addressed prior to legal recording of the easement, however for purposes of this project specifically, a variance must be approved before the easements can be recorded.

In general, residential properties generate an average of 10 traffic trips per day. This project is for an easement to an existing residential lot. The properties involved in the project will utilize well and septic systems.

Mr. Phillips stated that staff's recommendation is for approval of application *XS1771 (M)* variance request to allow a 40 ft. access width to serve a single lot for the Rainge-Goldsmith property.

Mr. Sam Massad gave a brief presentation and a general discussion followed. Afterward, a motion was made by Ms. Julie Martin, seconded by Mr. Jason Counts and unanimously adopted to approve application *XS1771 (M)* variance request to allow a 40 ft. access width to serve a single lot for the Rainge-Goldsmith property.

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### **SP1760 Offshore Auto Sales**

Consider approval of a site plan for a used vehicle sales lot with an office. The project consists of a 528 sq. ft. modular building with used vehicle inventory display areas, drive aisles for traffic circulation, and required paved parking on a partially paved and graveled irregular shaped lot. Approval includes partial waiver of the requirement that parking be paved. The property is located on the east side of Highway 341 at 5012 New Jesup Highway, approximately 190 ft. north of its intersection with Glyndale Drive. The property is zoned Freeway Commercial. Parcel ID: 03-04165. Ray Richard, Golden Isles Engineering Consultants, agent for Scott Slade of Coastal Retail Partners, LLC, owner.

Mr. Scott Slade and Mr. Ken Hickcox were present for discussion.

In presenting the staff's report, Mr. Phillips explained that this request is for the installation of a 528 sq. ft. modular building for an office from which to sell used vehicles. The vehicle inventory display areas are outlined with assigned drive aisles for traffic circulation to be on the partially paved and graveled irregular shaped lot, and also required paved parking that is handicapped accessible adjacent to the building.

Engineering commented on the need for a traffic circulation plan on site and labeling or descriptions as to paving and graveled areas. It was later clarified that the site would be paved only where required to provide for accessibility of handicapped parking but would otherwise remain as is. Accordingly, a variance request from paved parking is placed on the right hand lower side of the plans. A general vehicle inventory area has been delineated.

The property has frontage on Highway 341 near its intersection with Interstate 95. There are two curb cuts plus cross access cuts on both sides of the property specifically to the Kentucky Fried Chicken restaurant to the north and Friendly Express to the south.

Access and curb cuts, and the traffic circulation design were considered by the applicant as well as county staff to create the pattern outlined on the plans. The Institute of Transportation Engineers guidelines do not contain “used vehicle sales” to refer to so as to obtain reliable comparison data with which to estimate the volume of traffic that might be generated by the project.

The site will be served by public utilities via Joint Water and Sewer Commission (JWSC).

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: The site plan has been revised to contain the required information.**
- 2) The proposed uses, buildings and structures are in accordance with the requirements of this Ordinance and other ordinances of Glynn County. **Staff Comment: For the most part, the buildings and structures will be in accordance; however, as noted a variance for paving of all parking, vs. only handicapped parking as proposed, is being requested.**
- 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 was reviewed and found acceptable for this business only. Any new use would require a new site plan application and plans to be considered due to the integration of these plans with the site plan and parking for the adjacent property.**
- 4) Adequate provisions are made to control the flow of storm water from and across the site. **Staff Comment: Engineering has reviewed the site and requested the variance for paved parking. As noted above, a new use in the future for this lot would require a new site plan submittal and full review including storm water control and flow across the site.**
- 5) Adequate provisions are made to protect trees that are selected to remain as depicted on the site plan. **Staff Comment: No trees exist on the site at present.**
- 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 vehicle inventory area proposed is not adjacent to the public roadway and a landscaped buffer is not required with this proposed site configuration.**

- 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: Lighting is not anticipated to have an adverse effect upon adjoining commercially zoned properties.**
- 8) Open space, as required, has been provided and appropriate means are proposed to assure maintenance of common areas and facilities. **Staff Comment: Cross access easements and agreements are to be obtained to provide for this requirement.**
- 9) Adequate provisions are made for water supply, fire protection, and sewage collection and treatment. **Staff Comment: The proposed provisions for utilities, fire protection, and sewage collection and treatment are adequate for the proposed use.**

Mr. Phillips stated that staff recommends approval of *SP1760 (M)* Offshore Auto Sales with approval of a variance from the paved parking requirement (other than handicapped accessible parking). Staff also suggests including the stipulation that any new use in the future require a new site plan submittal per Section 619 of the Glynn County Zoning Ordinance.

Chairman Gary Nevill asked how many vehicles would there be on the lot. Mr. Ken Hickcox, operator of the car lot, stated that there would be 15 cars on the lot.

Mr. Jason Counts wanted to know if any of these changes would alter the parking lot next to Los Arcos. Mr. Scott Slade replied no, which is one of the reasons he wanted this issue settled. He pointed out that when he was given a CO for Los Arcos he was later told that there was not enough parking provided. He stated that he is actually solving two problems at one time; 1) establishing the parking for Los Arcos; and 2) collecting an income off of the property. Mr. Slade stated that he would like to have the paving installed, but he is not in a position to do so at this time.

At the end of discussion, a motion was made by Mr. Bill Brunson, seconded by Mr. Jason Counts and unanimously adopted to approve *SP1760 (M)* Offshore Auto Sales with the request for a variance from the paved parking requirement (other than handicapped accessible parking) with the stipulation that any new use for the lot will require a new site plan submittal to be reviewed per Section 619 of the Glynn County Zoning Ordinance.

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There being no further business to discuss, the meeting was adjourned at 9:18 a.m.