

MINUTES

MAINLAND PLANNING COMMISSION

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

Historic Courthouse, 701 G Street

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

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

March 2, 2010 **Regular Meeting**

March 23, 2010 **Called Meeting**

Upon a motion made by Mr. Buddy Hutchinson and seconded by Mr. Bill Brunson, the Minutes of the *March 2nd Regular Meeting* and the Minutes of the *March 23rd Called Meeting* were approved and unanimously adopted.

XS1771 - Harold G. Smith Property

Request for a variance to the easement width requirement under Section 602.6 of the Glynn County 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.

There was no one in attendance to represent this request. Chairman Nevill placed the item at the end of the agenda for review pending arrival of a representative.

SP1756 Gateway Center Lot 1, Parcel CR-4

Consider approval of a site plan for a convenience store and retail space. The project consists of a 3,500 sq. ft. building with gasoline pumps and an ATM machine. The property is located on the southwest corner of Glyngo Parkway and Canal Road. Parcel ID: 03-15749. Don Hutchinson, agent for Kushal Properties, LLC, owner.

Mr. Don Hutchinson was present for discussion.

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

This request is for a combination convenience/retail use. The property is located within the Golden Isles Gateway PD and is to be developed using Highway Commercial standards.

The applicant has reserved a 10 ft. strip of land along Canal Road and a triangular shaped piece at the corner of Canal and Glyngo Parkway for future right-of-way. A 10 ft. buffer is required along Glyngo Parkway.

The site will be served by public utilities (JWSC). Engineering staff found this proposed project compliant.

The property has frontage on both Canal Road and Glyngo Parkway, an access will be provided for each street. Based on the Institute of Transportation Engineers guidelines, the proposed project will generate 2,985 average daily trips (542 average daily trips per fueling station (5) = 2,710) + (6,250 sq. ft. retail x 44 average daily trips per 1,000 sq. ft. = 275).

The Fire Department requires the location of existing fire hydrants to be shown, or new ones to be added to meet regulations.

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: This requirement has been met with the exception of an elevation. (A letter of explanation regarding the building elevation was submitted by the applicant and included in the packages for review.)**
- 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 not 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, subject to review by Engineering as part of the review of the building permit.**
- 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: The applicant will provide buffer as required in the ordinance (type “e”) adjacent to parking.**
- 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.**
- 8) Open space, as required, has been provided and appropriate means are proposed to assure maintenance of common areas and facilities. **Staff Comment: N/A**
- 9) Adequate provisions are made for water supply, fire protection, and sewage collection and treatment. **Staff Comment: This requirement will be met during the building permit process.**

Mr. Landon stated that staff recommends that *SP1756* Gateway Center Lot 1 be deferred until a complete application is submitted, including an elevation as required in Section 619 of the County Zoning Ordinance.

During a brief presentation, Mr. Don Hutchinson explained that he does not have an elevation of the building because of the expense of hiring an architect before approval of the site plan. He stated that according to the code, “who’s to say what the building is supposed to look like.” He stated that they are not proposing to put up a metal building. Instead, it will be a very nice strip center with a convenient store and gas pumps. Mr. Hutchinson stated that he is soliciting the Planning Commission’s approval with the condition that the building elevation be approved at the technical review stage of the site plan.

For clarification, Chairman Nevill pointed out that basically what Mr. Hutchinson is saying is that there will be no permits issued from the county until the architectural plans are approved. He then asked Mr. Hutchinson how long it would take to get the architectural plans. Mr. Hutchinson stated he believes that the applicant has spoken with an architect and he assumes that they will start right away, which should take approximately 2 to 3 weeks. The plan would then come back to the Planning Commission for review and approval.

Mr. Brunson stated that he understands the applicant’s dilemma and he doesn’t want to see anybody spend any more money than they actually have to, but the members of the Planning Commission spent an onerous amount of time developing the standards of Section 619 and cannot just “toss it out.” Mr. Hutchinson stated that he is merely asking for a conditional approval so that he can proceed with the project. The elevation portion of the site plan can come back for review and approval by the Planning Commission.

Mr. Crosby agreed with Mr. Brunson, adding that a number of hours have gone into developing the ordinance, and granting a conditional approval in this case would be like taking a step backwards; one that he is not willing to do. Thereupon, he made a motion to defer **SP1756** Gateway Center Lot 1 until a complete application is submitted, including an elevation as required in Section 619 of the Glynn County Zoning Ordinance. However, the motion died for lack of a second. A motion was then made by Mr. Brunson to approve **SP1756** Gateway Center Lot 1 with the condition that the applicant is to bring back the building elevation to the Planning Commission for approval. Mr. Brunson commented that he understands Mr. Crosby’s point, but he is also sensitive to the economy of today and stated that perhaps Section 619 needs to be re-examined. The motion was seconded by Mr. Jason Counts. Discussion continued.

Mr. Buddy Hutchinson agreed with both points of view. He stated that the Planning Commission is a governing body that requires a little “give and take” and nothing is written in stone. He stated that he doesn’t want to move backwards, but he certainly doesn’t want anyone to incur any additional or unnecessary costs. For the record, Mr. Buddy Hutchinson stated that to the best of his knowledge he is in no way related to Mr. Don Hutchinson.

At the end of discussion, the following vote was taken on the motion for approval with the noted condition: Voting Aye: Mr. Bill Brunson, Mr. Jason Counts, Mr. Buddy Hutchinson, Mr. Ryan Lawrence and Mr. Gary Nevill. Voting Nay: Mr. Buck Crosby and Ms. Julie Martin.

SP1772 Humane Society, Phase II

Consider approval of a site plan for the Humane Society of Coastal GA. The project consists of a 21,178 sq. ft. building on an 8 acre parcel. The property is located on the west side of Highway 17 North, approximately 900 ft. south of its intersection with Glynco Parkway. The property is zoned Forest Agricultural. Parcel ID: 03-00148, 03-00149. Tidewater Engineering Inc, agent for Humane Society of Coastal GA, owner.

Mr. Peter Schoenauer was present for discussion.

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

This is a request for a new Humane Society building. An expansion project was approved by the Planning Commission in October of 2009; however, the applicant now wishes to construct a new facility to replace the existing structure.

Engineering staff, as well as fire and police, found this project compliant for the Planning Commission’s review. The site will be served by public utilities (JWSC).

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: 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, subject to review by Engineering as part of the review of the building permit.**

- 5) Adequate provisions are made to protect trees that are selected to remain as depicted on the site plan. **Staff Comment: There are trees that will have to be removed where the proposed building footprint will be located and in the adjacent parking lot.**
- 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: No buffer required.**
- 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 process.**
- 8) Open space, as required, has been provided and appropriate means are proposed to assure maintenance of common areas and facilities. **Staff Comment: N/A**
- 9) Adequate provisions are made for water supply, fire protection, sewage collection and treatment. **Staff Comment: This provision has been met.**

Mr. Landon stated that staff recommends that *SP1772* Humane Society of South Coastal Georgia be approved subject to meeting all requirements.

Following a brief discussion, a motion was made by Mr. Buddy Hutchinson, seconded by Mr. Jason Counts and unanimously adopted to approve *SP1772* Humane Society of South Coastal Georgia subject to meeting all requirements.

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 of Golden Isles Engineering Consultants, agent for Scott Slade of Coastal Retail Partners, LLC, owner.

There was no one present to represent this request. It was also noted that there was still no one present for application *XS1771*. Mr. Hainley suggested adding these items to the agenda for the upcoming MPC called meeting, which is scheduled for April 13th. Thereupon, a motion was made by Ms. Julie Martin, seconded by Mr. Bill

Brunson and unanimously adopted to place items *SP1760* and *XSI771* on the agenda for the upcoming MPC called meeting scheduled for Tuesday, April 13th at 9:00 a.m., at the Harold Pate Building, 1725 Reynolds Street, Brunswick, GA.

There being no further business to discuss, the meeting was adjourned at 6:24 p.m.