

# **MINUTES**

## **MAINLAND PLANNING COMMISSION**

**August 7, 2012 - 6:00 P.M.**  
**Historic Courthouse, 701 G Street**

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**MEMBERS PRESENT:** Bill Brunson, Chairman  
Buddy Hutchinson, Vice-Chairman  
Liane Brock  
Buck Crosby  
Tim Murphy

**MEMBERS ABSENT:** Terry Carter  
Larissa Harris

**STAFF PRESENT:** David Hainley, Community Development Director  
Paul Forgey, Planning Manager  
Eric Landon, Planner II  
Gail Wendel, Admin Tech/Recording Secretary

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Chairman Brunson called the meeting to order and announced the news that Ernie Johns had passed away. He asked that before the invocation was given, that we observe a moment of silence. The invocation was then given, followed by the Pledge of Allegiance.

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## **MINUTES**

### **July 3, 2012 Regular Meeting**

Mr. Buck Crosby moved to approve the minutes and Mr. Buddy Hutchinson seconded. All present voted in favor.

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Chairman Brunson gave a brief recap of the rules, voting procedure and audience participation in discussing agenda items.

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**ZM2408 Cobblestone v.2**

Consider a request to rezone from FA (Forest Agricultural) to PD (Planned Development) for 10 acres located east of Live Oak Lane and north of Buck Swamp Road. Parcel ID: 02-02159. Sunbelt Inc., owner.

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

This is a request to rezone from FA (Forest Agricultural) to PD (Planned Development) for 10 acres located east of Live Oak Lane and north of Buck Swamp Road.

**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 request is consistent with surrounding development.**

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

**The proposed change is consistent with the proposed land development pattern of the area.**

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

**Yes, FA can also be developed as single-family.**

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.

**None.**

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

**Yes, this property is identified 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.

**Yes, this property should have been included in the previous 2006 zoning case. An error on the application that was not discovered by staff resulted in this parcel remaining as FA.**

Mr. Landon stated that staff recommends approval of application ZM2408 to rezone from FA (Forest Agricultural) to PD (Planned Development) for 10 acres located east of Live Oak Lane and north of Buck Swamp Road.

Chairman Brunson asked if anyone present wished to speak in favor or in opposition of the request.

Mr. Ronnie Perry asked if the applicant is Glynn County Board of Commissioners and Mr. Hainley replied that it is. Mr. Perry then asked who the owner is and Mr. Hainley replied that Sunbelt Inc. is the owner. Mr. Perry pointed out that the web site had “water and sewer to be provided by Glynn County” and asked if that meant that Glynn County was going to run it. Mr. Hainley replied that we would not.

Vice-Chairman Hutchinson moved to approve application ZM2408 to rezone from FA (Forest Agricultural) to PD (Planned Development) for 10 acres located east of Live Oak Lane and north of Buck Swamp Road and Mr. Crosby seconded. All present voted in favor.

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**SP2412 – 125 Altama Connector**

Consider a request to approve a site plan for the construction of a 4,200 square foot retail building and associated parking on a 1.25 acre parcel, with public water and sewer utilities. The property is located at a physical address of 125 Altama Connector. Parcel ID: 03-19235. Kip Goodbread of EMC Engineering Services, Inc., agent for Shawn McCleskey of Brunswick Altama LLC, owner.

Mr. Kip Goodbread was present for discussion.

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

Consider a request to approve a site plan for construction of a 4,200 square foot retail building and associated parking on a 1.25 acre property with public water and sewer facilities. The property is located at a physical address of 125 Altama Connector.

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 and approval 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 site has been previously cleared. Landscaping per the zoning text is to be provided as referenced on the plans in Note #18.**

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 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 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: Not applicable.**

9) Adequate provisions are made for water supply, fire protection, and sewage collection and treatment.

**Staff comment: This requirement will be met upon completion of construction and inspection during the building permit process.**

Mr. Forgey stated that staff recommends that SP2412 located at 125 Altama Connector be approved subject to meeting all requirements.

Chairman Brunson asked if anyone present wished to speak in favor or in opposition of the request. Hearing none, he asked for a motion.

Mr. Crosby moved to approve SP2412 located at 125 Altama Connector subject to meeting all requirements and Mr. Murphy seconded. All present voted in favor.

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**SUP2417 100 Commerce Center**

Consider a request for a special use permit to allow a flea market on 3.75 acre property zoned PD (Planned Development). The property is located on the west side of Martin Palmer Drive approximately 700 feet south of its intersection with Candler Drive. Parcel ID: 03-12662. Glynn Property Rentals LLC, applicant.

Mr. Joe Fendig was present for discussion.

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

Consider a request for a special use permit to allow a flea market on 3.75 acre property zoned PD (Planned Development). The property is located on the west side of Martin Palmer Drive approximately 700 feet south of its intersection with Candler Drive.

The adopted PD text allows for flea markets as a Special Use in this PD under the following conditions:

1. The lot must be of 3 acres or more;
2. All sales area to be under roof or in permanently designated sales areas;
3. Customer parking shall be provided at a rate of 1 space for each 200 sq. ft. of sales area;
4. All customer access drives shall be required to be paved;
5. A protective buffer of at least 6 feet shall be provided to visibly separate from all property lines.
6. Any other conditions as determined by the County Commission to satisfy Section 904.3 of the Zoning Ordinance.

Sections 904 of the Zoning Ordinance are the considerations when approving a Special Use. They include; parking, traffic impacts, signage, screening/buffers, hours of operation, lighting, access to property, and compatibility with surrounding land uses. The application can be approved as submitted, or conditions can be added as necessary to protect the public interest.

Mr. Landon stated that Staff recommends that SUP2417 be approved subject to the following conditions;

1. That the hours of operation be limited to weekends only;
2. That all sales shall occur indoors;
3. All signage temporary and permanent will have to be permitted.

Ms. Brock asked Mr. Landon if the parking is sufficient and he replied that with the condition that the hours be limited to weekend use, then the numbers work.

Ms. Brock also asked how long the Special Use Permit lasts and Mr. Landon replied that it is open ended but the text gives the Planning Commission the authority to add further conditions.

Ms. Brock further asked what PD-G stands for and Mr. Landon replied that it was for Planned Development – General. However, currently we do not use the suffix on the end of the PD zonings and that all of them are simply “Planned Development.”

Mr. Joe Fendig, representing the property owners, stated that the owners are very particular and will be very careful concerning who will be allowed to run the operation.

Chairman Brunson asked if anyone present wished to speak in favor or in opposition of the request.

Ms. Joan Campbell, with the Somersby Pointe Homeowners Association, asked if the stalls will be permanent or if trucks will be unloading on Saturday and Sunday mornings and what the hours of operation are. Mr. Fendig stated that he understood the hours are from 8:00 am to 5:00 pm and that he doubted that anyone would be there much earlier than that. He also stated that for right now, he did not think that it would be a permanent operation.

Mr. Perry stated that he wrote this PD text years ago and that he has no problems with the flea market, his concern was that if the vendors start setting up table in the parking lot to use for sales or create an unsightly product, would this permit be revocable? Mr. Hainley stated that if the applicant violated the conditions, we would take appropriate action through the courts. Mr. Perry also stated that there should be a 6’ fence or barrier, and there is now an insufficient natural barrier. There was further discussion on this. There was also extensive discussion on the current PD text, what is required for a flea market, and protecting the adjacent property owners.

Mr. Crosby moved to defer this item in order to answer the concerns and Vice-Chairman Hutchinson seconded. Vice-Chairman Hutchinson, Mr. Crosby, and Mr. Murphy voted in favor. Chairman Brunson and Ms. Brock voted against. Motion was carried to defer the item.

Chairman Brunson asked Mr. Hainley when we can meet and he suggested Tuesday, August 14, 2012 at 9:00 a.m. It was agreed that we would meet then.

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The meeting was adjourned at 6:50 p.m.  
Minutes Transcribed by Gail Wendel