

DRAFT/MINUTES

MAINLAND PLANNING COMMISSION

SEPTEMBER 4, 2012 - 6:00 P.M.

Historic Courthouse, 701 G Street

MEMBERS PRESENT: Bill Brunson, Chairman
Buddy Hutchinson, Vice-Chairman
Liane Brock
Terry Carter
Buck Crosby
Larissa Harris
Tim Murphy

STAFF PRESENT: David Hainley, Community Development Director
Paul Forgey, Planning Manager
Eric Landon, Planner II
Janet Loving, Admin/Recording Secretary

Chairman Brunson called the meeting to order and the invocation was given, followed by the Pledge of Allegiance.

MINUTES

August 7, 2012 Regular Meeting

August 14, 2012 Called Meeting

Upon a motion made by Mr. Terry Carter and seconded by Mr. Buck Crosby, the Minutes of the **August 7th Regular Meeting** were approved and unanimously adopted.

A motion was made by Mr. Buddy Hutchinson to approve the Minutes of the **August 14th Called Meeting**. The motion was seconded by Mr. Tim Murphy. Voting Aye: Mr. Bill Brunson, Ms. Liane Brock, Mr. Terry Carter, Ms. Larissa Harris, Mr. Buddy Hutchinson and Mr. Tim Murphy. Abstained From Voting: Mr. Buck Crosby.

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

ZM2444 Coastal Village

Consider a request to rezone from R9 Single-family to Planned Development 7.945 acres located between Bel Air Circle and Spur 25. Parcel ID: 03-04003. Gateway Behavioral Health Services, applicant for Glynn County Development Authority, owner.

Ms. Barbara Myers, Administrative Director for Gateway Behavioral Health Services, was present for discussion.

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

The intent of this rezoning is to expand the existing Gateway Behavioral Health Services campus. The existing facilities provide residential, clinical, office space, and other accessory uses. The request includes 7.94 acres that will be accessed from the existing campus. A 50 ft. buffer is proposed to be provided adjacent to any residentially zoned property, along with a fence, as provided on the existing development.

Included in the proposed acreage of this application is a portion of Goodbread Road, which is currently county right-of-way. The applicant has submitted to the County Commission for this portion of right-of-way to be abandoned.

Engineering, Fire and Police comments and issues will be addressed when this parcel begins the development process (construction plans). Also, Engineering is working with the applicant with the abandonment for Goodbread Road.

This project will be required to use JWSC utilities.

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 the adjacent development. The property is located along a major corridor and has proposed buffers for adjacent residential uses.

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

The proposed change is a continuation of the existing development to the south. The applicant has proposed buffers to protect adjacent residential property owners.

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

Yes, it is currently permitted to allow single-family homes.

- 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, the access is from an internal private drive. Utilities to be provided by JWSC.

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

Yes, this property is identified as Regional Center on the Future Land Use Map, and directly adjacent to a Corridor (Spur 25) on the Comprehensive 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 recommends approval of application **ZM2444** to rezone from R9 Single-family to PD Planned Development for 7.945 acres located between Bel Air Circle and Spur 25 with the following condition: The abandonment of Goodbread Road must be approved by the Board of Commissioners prior to any construction.

Chairman Brunson noted that under Prohibited Uses in the Development (VII), only Tracts A and B are listed. However, he stated that Tract C should also be included with the same prohibited uses; no juvenile detention and no drug court facilities allowed, which was pointed out by Mr. Hutchinson as being listed as prohibited uses in a previous approval in conjunction with this development. Staff concurred.

During a brief presentation, Ms. Barbara Myers requested approval of this rezoning which she stated would allow them to proceed with the project.

There were several adjacent property owners present, none of which were opposed to this request; however, they did express concerns about the proposed fence and the buffer, as well as maintenance and ownership of an existing road (Center Drive).

It was pointed out that the applicant is proposing an 8 ft. chain linked fence (similar to the existing fence) along with a 50 ft. buffer adjacent to the residential property, 20 ft. of which is undisturbed. Mr. Gary Nevill explained that there is a pipeline just inside of the northern property line that falls completely on the Gateway property and drains to the north. The fence is farther to the south, and there is approximately 20 ft. between the fence and the property line.

Questions about maintenance and ownership of Center Drive were brought up at this time. Also, Mr. Driggers (adjacent property owner) asked if there were any limitations as to how much development could be served by a private road. Mr. Nevill confirmed that Center Drive is a private road. It is a right-of-way and not an access easement, and as such, there are no limitations to the number of sites that could be served by this road.

Regarding maintenance to the road, Mr. Hainley explained that staff had a request from the owner of Center Drive approximately one year ago to run the street into the county system, which is done on occasion. Staff provided a list of items to the owner that would have to be done in order to accomplish this request; however staff did not receive a response as to whether or not the owner would provide the improvements. Mr. Driggers stressed that there needs to be some type of resolution concerning this road before continuing to add parcels. Also, there are two additional larger tracts that will be developed eventually. Members of the Planning Commission agreed that the road issue needs to be resolved. Mr. Hainley stated that he believes the ownership is listed as Center Street, LLC (Limited Liability Company) but he is not sure how it was set up. Some time ago he met with a gentleman from St. Simons who was the main contact. Mr. Hainley agreed to do additional research, obtain more information on the condition of the road and try to re-contact the owner in an effort to resolve this issue.

Ms. Myers stated that she understands that the road issue needs to be settled but she is asking the Planning Commission to proceed with the zoning at this time and deal with the road at the site plan approval phase of the project. Ms. Liane Brock agreed and added that the site plan is the appropriate time to thoroughly address the road issue.

At the end of discussion, a motion was made by Mr. Buddy Hutchinson to recommend to the Board of Commissioners approval of application **ZM2444** to rezone from R9 Single-family to PD Planned Development for 7.945 acres located between Bel Air Circle and Spur 25 subject to the following: 1) The abandonment of Goodbread Road must be approved by the Board of Commissioners prior to any construction; and 2) There shall be no drug court or juvenile detention facilities in Tract A, Tract B or Tract C of this development. The motion was seconded by Ms. Liane Brock and unanimously adopted.

ZM2430 Capital Square

Consider a request to rezone from FC Freeway Commercial to PD Planned Development and amend a PD to allow a mixture of commercial and residential uses. The property is located south of Venture Drive and west of the I-95 southbound on-ramp at Exit 38. Parcel ID: 03-26509, 03-03351, 03-12452. Southern Real Property, Inc., owner

There was no one present to represent this request. Therefore, a motion was made by Mr. Buddy Hutchinson, seconded by Mr. Buck Crosby and unanimously adopted to defer this item until the next regular meeting of the Mainland Planning Commission.

SP2432 Zion Primitive Baptist Church

Consider a request to approve a site plan for the construction of a 928 sq. ft. social hall addition and 360 sq. ft. portico on a 0.53 acre parcel. The property is located one-quarter mile southeast of US Highway 341 on the south side of Old Jesup Road. Parcel ID: 03-10800. Peter Schoenauer, Tidewater Engineering, Inc., agent for Bob Chapman, CEO of Zion Primitive Baptist Church, 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. Forgey:

This request is to construct a Social Hall and Portico addition to Zion Primitive Baptist Church. §704.2(5) of the Glynn County Zoning Ordinance permits a church, synagogue, temple or other place of worship in an FA zoning district. §609.2 (a) & (b), *Uses Customarily Accessory to Church Buildings*, allow religious education and activity buildings.

Parking standards are based upon one space per every four seats in the main sanctuary, resulting in a required eighteen parking spaces. Nineteen parking spaces, including a handicapped space, are depicted.

Utilities will be provided via private well and 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: Two large oak trees are depicted on the site plan and are to remain.**

- 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: This 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: Open space is provided as depicted on the site plan.**

- 9) Adequate provisions are made for water supply, fire protection, and sewage collection and treatment. **Staff comment: This requirement has been met.**

Mr. Forgey stated that staff recommends approval of *SP2432*, Zion Primitive Baptist Church, subject to meeting all requirements.

Following a brief presentation by Mr. Schoenauer, a motion was made by Mr. Terry Carter to approve *SP2432*, Zion Primitive Baptist Church, subject to meeting all requirements. The motion was seconded by Mr. Tim Murphy and unanimously adopted.

SP2429 Auto Zone

Consider a request to approve a site plan for the construction of a 7,381 sq. ft. retail building on a 1.22 acre parcel. The property is located on the west side of Highway 341 north of Crispen Boulevard. Parcel ID: 03-06093. Crispen Development LLC, owner.

Mr. Jeff Wilkerson was present for discussion.

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

This request is to construct a 7,381 sq. ft. retail shopping store which has frontage on Highway 341. The property will share access with an existing commercial development to the south (CVS Drug Store).

Utilities to be provided by Joint Water and Sewer Commission.

The applicant is working with the Fire Department to provide necessary protection to this site which can be resolved at the time of a building permit.

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, subject to review by Engineering as part of the building permit process.**
- 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.**
- 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's property is adjacent to similar zoning/uses to the side and rear. It has direct frontage on right-of-way which requires a type "E" buffer as specified in Section 613 of the Zoning Ordinance.**

- 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 during the building permit process.**

Mr. Landon stated that staff recommends approval of *SP2429* subject to meeting all requirements.

Following review, a motion was made by Mr. Buddy Hutchinson to approve *SP2429* subject to meeting all requirements. The motion was seconded by Mr. Buck Crosby and unanimously adopted.

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