

# MINUTES

## MAINLAND PLANNING COMMISSION

JUNE 5, 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  
Larissa Harris  
Tim Murphy

**ABSENT:** Terry Carter  
Buck Crosby

**STAFF PRESENT:** Paul Forgey, Planning Manager  
Eric Landon, Planner II  
Janet Loving, Admin/Recording Secretary

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

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### MINUTES

May 1, 2012 - Regular Meeting

May 8, 2012 - Called Meeting

Upon a motion made by Mr. Buddy Hutchinson and seconded by Mr. Tim Murphy, the Minutes of the *May 1<sup>st</sup> Regular Meeting* were approved and unanimously adopted.

A motion was made by Ms. Liane Brock to approve the Minutes of the *May 8<sup>th</sup> Called Meeting* with the deletion of the Invocation and the Pledge of Allegiance. The motion was seconded by Mr. Buddy Hutchinson and unanimously adopted.

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

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**ZM2386 - 7535 Blythe Island Highway/Skippers Café**

Consider a request to rezone from Forest Agricultural to Highway Commercial for 1.631 acres located on the north side of Blythe Island Highway approximately 500 ft. east of its intersection with Highway 17. Parcel ID: 02-00721. Property owned by Elmo Taylor.

Mr. Elmo Taylor 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 vacant piece of property located within the increasingly busy intersection of Highway 17, Highway 82, and Blythe Island Highway. The surrounding properties have already been rezoned for commercial uses over the past 40 years. This property is the only remaining non-commercial zoned parcel at this intersection.

Engineering comments and issues will be addressed when this parcel begins the development process, which will include a Planning Commission Site Plan. Fire and police comments will also be resolved during the site plan process.

The property will be accessed from Blythe Island Highway. Due to its location, 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 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 land development pattern of the area.**

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

**There are few practical uses for FA zoning at this location.**

- 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 located in a Regional 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.

**No.**

Mr. Landon stated that staff recommends approval of application **ZM2386** to rezone from Forest Agricultural to Highway Commercial for 1.631 acres.

During a brief presentation, Mr. Elmo Taylor explained that he is requesting this zoning change so that his property is consistent with surrounding property in the area. He also feels that the property will be better utilized in the future as commercial.

Noting that the property is not the site of a restaurant, Mr. Tim Murphy wanted to know why it is called Skippers Café. Mr. Taylor was not sure, but he believes that there was a restaurant on the property at one time.

There was no one present to oppose this request. At the end of discussion, a motion was made by Mr. Buddy Hutchinson to recommend approval of application **ZM2386** to rezone from Forest Agricultural to Highway Commercial for 1.631 acres. The motion was seconded by Ms. Liane Brock and unanimously adopted.

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**SP2360 - Peachtree Pest Control**

Consider a request to approve a site plan for the construction of a pole barn for the storage of vehicles on a 0.805 acre parcel. The property is located on the north side of Cypress Mill Road just east of its intersection with Carteret Road. Parcel ID: 03-02997. Property owned by Stephen Arnold.

Mr. Jimmy Arnold was present for discussion.

According to the staff's report, this request is to construct a pole barn for the storage of vehicles. This structure has already been partially constructed. The applicant was notified by the Building Inspection Department that it was located in the setback and required site plan approval. The applicant has since worked with Community Development and has agreed to move the structure out of the setback and to obtain site

plan approval. The relocation of the structure and pylons is shown in the “detail” on the top right section of the 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: 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: This site plan 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.***
- 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 that ***SP2360*** be approved subject to meeting all requirements.

Ms. Liane Brock wanted to know if the roof line would move back as well. Mr. Landon replied yes. He also advised that the ordinance allows the eaves to encroach up to 18 inches.

Mr. Murphy stated that this property is surrounded by residential property. He asked Mr. Arnold if there were any issues with the neighbors. Mr. Arnold replied no. He stated that he advised the neighbors of his intentions but no one voiced any opposition. He respectfully asked for the Planning Commission's approval at this time.

Following discussion, a motion was made by Ms. Larissa Harris to approve **SP2360** subject to meeting all requirements. The motion was seconded by Mr. Tim Murphy and unanimously adopted.

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There being no further business to discuss, the meeting was adjourned at 6:15 p.m.