

# MINUTES

## MAINLAND PLANNING COMMISSION

MARCH 6, 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  
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

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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

#### February 7, 2012 - Regular Meeting

Upon a motion made by Mr. Buck Crosby and seconded by Mr. Buddy Hutchinson, the Minutes of the *February 7<sup>th</sup>* Regular Meeting were approved and unanimously adopted.

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#### **Agenda - deferrals, withdrawals, postponements, additions, change order of presentation**

Mr. Hainley stated that agenda items *PV2340, ZM2337, SP2339* are interrelated and could perhaps be discussed simultaneously; however, they each require separate action. The Planning Commission concurred.

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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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**PV2340 - Peppertree Crossing Phase II**

Consider a request to approve vacating a portion of Peppertree Crossing Phase II final plat. The portion to be vacated includes lots 19-38, all rights-of-way, and common areas. The property is zoned Planned Development. J. R. Wright, applicant.

**ZM2337 - The Reserve at Altama Phase II**

Consider a request to rezone from PD Planned Development to MR Medium Residential for 4.25 acres described as the eastern portion of Peppertree Crossing Phase II. The property has 103 ft. of frontage on Altama Avenue. The purpose of the request is to expand an adjacent multi-family development. South Shore II, LLC, applicant for PC2, LLC, owner.

**SP2339 - The Reserve at Altama Phase II**

Consider a request to approve a site plan for a 44 unit apartment development on 4.25 acres. The property is located on the west side of Altama Avenue directly north of the existing Reserve Apartments. This property is currently known as a portion of Peppertree Crossing Phase II. The property is zoned PD Planned Development. Tidewater Engineering, agent for J.R. Wright, owner.

Mr. Peter Schoenauer, agent, was present for discussion. Mr. J. R. Wright was also present.

During the staff's presentation, Mr. Landon stated that the three applications referenced above involve the same property and are listed under the same ownership. A complete explanation of each request is outlined in the staff's report contained in the Planning Commission packages for review. These reports are also contained in designated files and are available to the public. Mr. Landon stated that staff recommends the following:

- 1) Approval of *PV2340* subject to meeting all requirements.
- 2) Approval of *ZM2337* to rezone from PD Planned Development to MR Medium Residential for 4.25 acres.
- 3) Approval of *SP2339* subject to meeting all requirements and with the condition that vacating the plat and the rezoning be approved by the Board of Commissioners.

During discussion, Ms. Liane Brock expressed concerns about the location of the proposed wall listed on the site plan, specifically its proximity to the six lots facing the wall and the lack of space for a landscaped buffer. It was pointed out by staff that the location of the proposed wall is not a regulatory requirement. Mr. Schoenauer explained that the wall was offered by the applicant who has agreed to place it anywhere suitable to the Peppertree homeowners. He is also proposing to leave enough room for landscaping on either side of the wall. (It was noted that several homeowners of

Peppertree Crossing were in attendance and seemingly agreed with Mr. Schoenauer's comments.)

There was no one present to oppose either of these applications.

Following discussion, a motion was made by Mr. Buddy Hutchinson to recommend approval of **PV2340** subject to meeting all requirements. The motion was seconded by Mr. Tim Murphy and unanimously adopted.

A motion was made by Mr. Tim Murphy to recommend approval of **ZM2337** to rezone from Planned Development to Medium Residential for 4.25 acres. The motion was seconded by Mr. Buck Crosby and unanimously adopted.

A motion was made by Mr. Terry Carter to approve **SP2339** with the condition that the rezoning and vacating the plat are approved by the Board of Commissioners subject to meeting all technical requirements. The motion was seconded by Ms. Liane Brock and unanimously adopted. However, a "friendly amendment" was offered to the motion by Mr. Buddy Hutchinson suggesting that the wall be placed in a position suitable to all parties involved. The amendment was accepted and seconded by Ms. Liane Brock, and the vote was unanimous.

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**SP2330 (M) Diversified Fabricators & Erectors**

Consider a request to approve phased expansion of a site plan for a project that consists of two parcels totaling 5.2 acres for a business that fabricates and erects metal structures; Phase I is to add a paint shop behind the existing building. Phases II and III are to expand the building and add parking. The property is located on the north side of Glyndale Drive adjacent to CSX railroad. The property is zoned LI (Limited Industrial). Parcel IDs: 03-13222 & 03-03678. Kip Goodbread of EMC Engineering Services, agent for Mac Lithratt, Diversified Fabricators, owner.

Mr. Kip Goodbread was present for discussion.

The staff's report was included in the packages for review and was presented by Mr. Paul Forgey as follows:

Diversified Fabricators & Erectors is a business that fabricates and erects metal structures. The proposal is for a phased site plan to expand the existing business. Phase I is to add a paint shop behind the existing building. Phases II and III are to expand the building and add parking.

Engineering will require that all storm facilities in the first phase be completed prior to proceeding to the next phase. Also, the site is served by Brunswick-Glynn County Joint Water & Sewer for utilities.

The existing site is accessed by way of Glyndale Drive, with no anticipated additional average daily travel trips to be generated than currently is the case.

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: Yes, required information was submitted.***
- 2) The proposed uses, buildings and structures are in accordance with the requirements of this Ordinance and other ordinances of Glynn County. ***Staff Comment: Yes, the proposed uses are in keeping with zoning and other applicable ordinances.***
- 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: Yes, adequate provisions are made as listed above.***
- 4) Adequate provisions are made to control the flow of storm water from and across the site. ***Staff Comment: Yes, adequate provisions are made to control the flow of storm water from and across the site.***
- 5) Adequate provisions are made to protect trees that are selected to remain as depicted on the site plan. ***Staff Comment: Yes, this is addressed in that the existing site was cleared during previous development.***
- 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: Yes, this industrially zoned site is located between a rail line and a power easement. Based on adjacent and nearby uses and zoning districts, buffers are not indicated.***
- 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: Yes, adequate provisions were made to control outdoor lighting, with no issues identified or anticipated for the expansion submittal.***
- 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 requirements are not applicable, and property is maintained by one owner.***
- 9) Adequate provisions are made for water supply, fire protection, and sewage collection and treatment. ***Staff Comment: Yes, no issues remain***

*to be resolved regarding water supply, fire protection, or sewage collection and treatment.*

Mr. Forgey stated that staff recommends that **SP2330 (M)** be approved subject to meeting ordinance and building requirements, as applicable, during development.

During discussion, Mr. Tim Murphy asked if the applicant had indicated a plan or a time-table for implementing Phases I, II and III. Mr. Forgey stated that he's not sure but he believes that the site plan is good for two years, which means that the applicant would have to have everything done within two years or revise the site plan.

Mr. Murphy had additional questions about the drainage improvements. He stated that it appears that the drainage is fine for putting in the 5000 sq. ft. outdoor paint facility but it is not in place for Phases II and III. Mr. Forgey stated that the drainage issues would be worked out with the engineering staff during the actual construction of the two phases. Mr. Murphy stated that it seems odd that Phase I is totally unrelated to Phases II and III. He feels that this should have been a Phase I only application and then perhaps the applicant should have come back with Phase II and Phase III instead of linking them all together.

During a brief presentation, Mr. Kip Goodbread stated that he is not sure about the exact timetable for all three phases but it is his understanding that the paint shop is the immediate project based on anticipated future work from a larger manufacturer. Regarding the drainage, he explained that typically they don't do all of the drainage designs for the site plan. Stormwater run-off is handled on the first building but the final details will be done later.

Following discussion, a motion was made by Mr. Buddy Hutchinson to approve **SP2330 (M)** subject to meeting ordinance and building requirements, as applicable, during development. The motion was seconded by Mr. Terry Carter and unanimously adopted.

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**SP2328 - J & M Recycling**

Consider a request to approve a site plan for the construction of a 13,000 sq. ft. warehouse for an existing salvage yard for a property consisting of 8.91 acres. The property is located on the east side of Highway 341 approximately 700 ft. south of Grants Ferry Road. This request also includes a variance from the entrance drive paving requirements. The property is zoned BI Basic Industrial. Parcel ID: 03-07379. James Morris, applicant.

Mr. Kevin Higgins, agent, 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 new 13,000 sq. ft. warehouse as part of the expansion of an existing salvage yard. Other improvements to the property include providing a 6 ft. tall opaque screen, entrance paving, drainage improvements and other infrastructure additions. The applicant has also asked for a variance to requirement that the access way to the new structure be paved. Community Development recommends that the pavement be extended to the property line as shown on the site plan.

According to transportation staff, the applicant will use and improve existing access. Engineering concerns will be addressed during the building permit phase.

The site is will be served by well and septic tank and will require proper permitting from the Department of Environmental Health.

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 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 is required to screen the development with a 6 ft. opaque fence prior to issuance of a Certificate of Occupancy as required in the previous zoning case.***
- 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. Fire and Environmental Health will be required to approve permit.*

Mr. Landon stated that staff recommends that **SP2329** be approved subject to meeting all requirements, and that the requested variance be approved for the entrance drive as long as the access is paved the length of the right-of-way.

Mr. Terry Carter asked if there will be a deceleration lane with this project. Mr. Hainley stated that the applicant is satisfied with the existing drive.

Mr. Murphy questioned staff's comments with respect to drainage issues. Mr. Bill Jenkins of Environmental Services reported that the applicant has an active accurate septic and drainfield plan.

There being no further discussion, a motion was made by Mr. Buck Crosby to approve **SP2328** subject to meeting all requirements, and that the requested variance be approved for the entrance drive as long as the access is paved the length of the right-of-way. The motion was seconded by Mr. Buddy Hutchinson and unanimously adopted.

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### **SUP2334 - Plaid Moose Maze**

Consider a request for a special use permit for a place of public assembly under Section 704.3 of the Zoning Ordinance. The property is located at the intersection of Highway 82 and Telephone House Road. The purpose of the special use permit is to allow outdoor recreation and festival activities. Parcel ID: 02-01966. Property owned by David Kauderer.

Mr. Cameron Owens, agent, was present for discussion.

In presenting the staff's report, Mr. Landon explained that this is a request to provide a corn maze and fall festival. The applicant intends to use this site for farming/agricultural based activities. FA zoning provides for "community fairgrounds" and "public assembly" as a Special Use as long as there is a minimum of 5 acres. Other accessory uses may include rides, games, and food service. Necessary approvals and permits will be required.

The Department of Environmental Health must approve well and septic service, and also any food service.

Mr. Landon stated that staff recommends approval of *SUP2334* subject to meeting all requirements.

Chairman Brunson pointed out that the amount of acreage is not specifically described. Mr. Landon noted this error and stated that it would be corrected.

Ms. Liane Brock wanted to know how long the Special Use Permit would last. Mr. Landon stated that the applicant has asked for three (3) months, but this can be clarified in the motion. Mr. Cameron Owens stated that he's hoping that the special use runs with the land. Mr. Hainley explained that the Planning Commission could specify in the recommendation that the permit is not to exceed three months.

There was no one present to oppose this request.

At the end of discussion, a motion was made by Mr. Terry Carter to recommend approval of *SUP2334* subject to meeting all requirements and given that the applicant has three (3) months per year continuously to operate the event. The motion was seconded by Mr. Buck Crosby and unanimously adopted.

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There being no further business to discuss, the meeting was adjourned at 6:55 p.m.