

# MINUTES

## MAINLAND PLANNING COMMISSION

APRIL 2, 2013 - 6:00 P.M.

Historic Courthouse, 701 G Street

-----

**MEMBERS PRESENT:** Bill Brunson, Chairman  
Buddy Hutchinson, Vice-Chairman  
Thomas Boland, Sr.  
Tim Murphy  
Eddie Wildsmith  
John Williams

**ABSENT:** Larissa Harris

**STAFF PRESENT:** David Hainley, Community Development Director  
Janet Loving, Admin/Recording Secretary

-----

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

-----

### MINUTES

#### March 5, 2013 - Regular Meeting

Upon a motion made by Mr. Buddy Hutchinson and seconded by Mr. Eddie Wildsmith, the Minutes of the *March 5<sup>th</sup> Regular Meeting* were approved and unanimously adopted.

-----

**ZM2570 Dungeness Drive:** Consider a request to rezone from FC Freeway Commercial to PD Planned Development to allow for a travel/transportation facility with a billboard. The property is located at 185 Dungeness Drive. Parcel ID's: 02-00682 and 02-02240. Property owned by Truck Stops of America.

Mr. J. D. Satterwhite was present for discussion.

According to the staff's report, the purpose of this rezoning is to describe the uses allowed at the Travel Center, to include a billboard site. A site plan detailing the expansion of the center is to be considered in application SP2571, Dungeness Drive.

Because the uses are for the most part the same and similar to the FC allowed uses, there is consistency between the uses requested and those previously permitted on the property. The billboard is an additional use.

At the present time, the State has not agreed to the location for a billboard sign; however, the applicants wish to retain the use in their rezoning request hoping that one day it will be approved by the State.

**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 use is similar to what was allowed before and is consistent with the Future Land Use Map.**

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

**Generally, there are no adverse effects anticipated.**

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

**Yes, there is an ongoing facility there.**

- 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.

**No, the location near the interstate is ideally suited for a travel/transportation center.**

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

**Yes, the proposal is in conformity with the policy and intent of the Comprehensive Land Use Plan.**

- 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, there are no additional conditions relevant to the development of the property.**

Mr. Hainley stated that staff recommends approval of application **ZM2570**, Dungeness Drive, to rezone from Freeway Commercial to Planned Development.

During a brief presentation, Mr. Satterwhite stated that business is going very well. Currently, the establishment is considered to be a gasoline facility but the intent is to branch out and develop businesses to serve the primary needs of limited access highway facility users. He stressed that a high level of service will be maintained.

There was no one present to oppose this request and there was no other discussion. A motion was then made by Mr. Eddie Wildsmith to approve **ZM2570**, Dungeness Drive, to rezone from Freeway Commercial to Planned Development. The motion was seconded by Mr. Thomas Boland and unanimously adopted.

-----

**SP2582 Abbington Woods:** Consider a request to approve a site plan for a 56 unit multi-family development with three apartment buildings, a community building, and associated parking and common areas, known as Abbington Woods. The property is located in the southeast quadrant of the intersection of US 17 and Southport Parkway. Parcel ID 03-17651. Chris Amos of CSEC, Inc., agent for Kirk Watson of South Glynn Partners, LLC, owner.

Mr. Chris Amos was present for discussion.

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

The rezoning of this property to a Planned Development District occurred in 2009, entitled “778 Southport Commercial Planned Development District.” The property is adjacent to the recently constructed Risley Middle School also on Southport Parkway.

The site is part of a HUD (Housing and Urban Development) project application for specific middle-income housing. The housing to be developed must meet strict federal guidelines for “Earth Craft Communities.” This competitive application process began previous to this request. Part of the Earth Craft formula involves reduced parking requirements. Accordingly, a request that will meet Earth Craft and Glynn County standards is requested to be granted by the Planning Commission, which has the authority to allow 25% reduced parking if open space is retained that can be used for future parking if needed.

The Abbington Woods Site Plan meets or exceeds requirements per Section 619.2 of the Glynn County Zoning Ordinance.

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. Note that an allowed 25% parking reduction is requested, consistent with the Glynn County Zoning Ordinance and the Earth Craft Communities requirements designed to lessen the "energy footprint" of mixed developments. Conceptual parking is shown for the 25% reduction.**
- 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 retains the few trees that are 24 inches in diameter or larger.**
- 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 site plan depicts a portion (4 ft.) of a buffer which when completed, is to consist of an alternate 12 ft. with landscaping and fence type "A" buffer. Once the commercial site is developed, the remaining 8 ft. of the buffer will be provided.**
- 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: The Community Garden is common area and responsibility is contained on plan notes.**

- 9) Adequate provisions are made for water supply, fire protection, and sewage collection and treatment. **Staff comment: This requirement is met and will be further detailed in construction plans during the building permit process.**

Mr. Hainley stated that staff recommends approval of *SP2582* subject to meeting all other requirements, including the 25% reduction in the parking area.

Mr. Boland had questions about the proposed buffer between the parking, the commercial area and the houses. Mr. Hainley stated that the buffer will be incumbent upon the commercial development which will require a fence and a Type A buffer. Mr. Boland also had questions about the possibility of the county overtaking the road. Mr. Hainley explained that the county is willing to take over the road, but it then becomes a question of access rights. The road will be built to county standards but there will not be any county funds involved. He stated that the county would merely sign the application for the right-of-way permit. Mr. John Williams asked if a deceleration lane would be required, and if so, who would incur the cost. Mr. Hainley stated that a deceleration lane would be required upon additional development in the vicinity, which would be at the developers' expense; not the taxpayers.

Mr. Boland asked if the existing lines are sufficient for water and sewer. Mr. Chris Amos stated that there is an 18 inch gravity sewer line that runs up to the property line between the school and the overall tract, which will be extended up to the corner parcel. In the future, it will be extended all the way to Highway 17 right-of-way. He stated that water will also be extended through the road and will connect back into the water line on the other side of US 17.

Mr. Tim Murphy expressed concerns about there only being one dumpster pad for 56 units. Mr. Amos stated that the requirements have been met. He pointed out that the subject of the dumpster is the responsibility of the management company of the apartments. Mr. Murphy stated that with the buildings and the caliber of the plan this issue should be addressed, and whether it is required or not is really not the point. Mr. Amos agreed and stated that he would discuss this issue with the architect. He stated that the area appears to be large enough to hold two dumpsters.

There being no further discussion, a motion was made by Mr. Tim Murphy to approve *SP2582* subject to meeting all other requirements, including the 25% reduction in the parking area. The motion was seconded by Mr. John Williams. Voting Aye: Messrs. Thomas Boland, Buddy Hutchinson, Tim Murphy, Eddie Wildsmith and John Williams. Abstained From Voting: Mr. Bill Brunson.

-----

**SP2571 Dungeness Drive:** Consider a request to approve a site plan for a truck/transportation facility known as Goasis that is expanding an area in its existing store, adding truck scales, 8 truck fueling stations, and 62 truck parking spaces to its existing center. The property is located at the intersection of Dungeness Drive and Highway 17 near Interstate I-95 at Exit 29. Parcel IDs: 02-00682 & 02-02240. J. D. Satterwhite of SEG, LLC, agent for Tyler Andersen of TA Operating, LLC, owner.

Mr. Satterwhite was present for discussion.

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

This site is located in Central Glynn on Future Development Map. The adopted Future Land Use Map shows this site as Regional Center.

There is an existing facility for fueling and convenience store for the traveling public. The expansion is to include added square footage in the store, added fuel stations and added parking stations for trucks. A billboard site is located for the future in anticipation of the state approving such location.

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 does not require buffers at its Interstate Highway location.**
- 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 PD text requires a 50 ft. buffer, of which 20 ft. is to remain undisturbed.**

- 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: All common areas are to be maintained by the Travel Center operators.**
- 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. Hainley stated that staff recommends that *SP2571* be approved subject to the rezoning being approved by the Board of Commissioners and subject to meeting all other requirements.

Mr. Boland expressed concerns about the impact of lighting in the residential area. Mr. Hainley stated that staff will forward a copy of the lighting requirements to the applicant to ensure that the guidelines are followed. Mr. Boland also expressed concerns about the runoff from possible fuel spills going into the wetlands. However, Mr. Satterwhite stated that there are containment guidelines that they are required to follow, which applies to tanks as well as to fuel spills, all of which are tied in with the system to be contained. Mr. Boland asked if access to the wetlands will be blocked off. Mr. Satterwhite stated that there is an open access easement to the wetlands. He pointed out that the wetlands come up from the Interstate and wraps up to Highway 17. He stated that the development is set back far enough to not impact the wetlands.

At the end of discussion, a motion was made by Mr. Buddy Hutchinson to approve *SP2571*, Dungeness Drive, subject to the rezoning being approved by the Board of Commissioners as well as all other requirements being met. The motion was seconded by Mr. Eddie Wildsmith and unanimously adopted.

-----

In other business, Mr. Hainley advised that a meeting date has not been set for the Joint Planning Commission work session to continue discussing the possibility of changing the format of staff's presentation. He will continue his efforts to coordinate this meeting.

-----

There being no further business to discuss, the meeting was adjourned at 6:30 p.m.