

**DRAFT/MINUTES**  
**MAINLAND PLANNING COMMISSION**  
**OCTOBER 1, 2013 - 6:00 P.M.**  
**Historic Courthouse, 701 G Street**

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

STAFF PRESENT: David Hainley, Community Development Director  
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

**September 3, 2013 - Regular Meeting**

A motion was made by Ms. Larissa Harris to approve the Minutes of the *September 3<sup>rd</sup> Regular Meeting*. The motion was seconded by Mr. Tom Boland. Voting Aye: Mr. Bill Brunson, Mr. Tom Boland, Ms. Larissa Harris, Mr. Buddy Hutchinson and Mr. Tim Murphy. Messrs. Eddie Wildsmith and John Williams did not attend the September 3<sup>rd</sup> Meeting and therefore abstained from voting.

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**Agenda - Additions, Deferrals, Deletions, Postponements**

Upon a written request for deferral from the applicant, a motion was made by Mr. Tom Boland, seconded by Mr. Tim Murphy and unanimously adopted to defer Application **ZM2680** until the November 5<sup>th</sup> MPC Meeting beginning at 6:00 p.m.

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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**SP2541 Coastal Village Phase IV Amendment:** Consider a request to approve amendment to an approved Site Plan for Coastal Village Phase IV located between Bel Air Circle and Spur 25. The property is zoned PD (Planned Development). Parcel ID: 03-04003. Foley Design Associates, applicant.

David Crew and Jeff Smith were present for discussion.

According to the staff's report, last year this property was rezoned to PD and a site plan was approved for Phase IV, which consisted of 25 dwelling units on 3.58 acres. The applicant is now asking to amend the approved site plan, which will consist of 25 dwelling units on 3.11 acres. The proposed site plan meets the requirements of the PD zoning including the required buffer to the adjacent property.

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. The applicant will be required to comply with both Glynn County and Georgia DOT in permitting this property.**
- 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 requires buffers to adjacent properties as required by the PD Text.**

- 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: Buffers are required to the adjacent residential property to the west, north and along the right-of-way.**
- 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 will be met during the review, permitting and inspection of buildings.**
- 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. Water and sewer will be provided by JWSC.**

Mr. Landon stated that staff recommends that *SP2541* be approved subject to meeting all other requirements.

Mr. Jeff Smith, the landscape architect for this project, gave a brief presentation. During which time, he asked for the Planning Commission's approval of this request. Chairman Brunson commented that he was very pleased with the appearance of this site and stated that the applicants had done a great job with this project, despite its "rough start."

Following discussion, a motion was made by Mr. Tom Boland, seconded by Mr. Eddie Wildsmith and unanimously adopted to approve Application *SP2541* subject to meeting all other requirements.

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**SP2687 Exit 29 RV Storage:** Consider a request to approve a site plan for an enclosed RV storage facility on the west side of Southport Parkway, just north of its intersection with Martin Palmer Drive. The property is zoned PD (Planned Development). Parcel ID: 03-12693. Pete Schoenauer, applicant.

Mr. Schoenauer was present for discussion.

According to the staff's report, there is an existing storage facility on the adjacent property to the south. This request is an expansion of the existing facility. Access and an office space are currently located on the existing facility to the south, which will also be used for the RV storage expansion.

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. The applicant will be using the existing access on the adjacent property to the south.**
- 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: Buffers are not required. All adjacent properties are within the same Planned Development zoning.**
- 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 will be met during the review, permitting and inspection of buildings.**
- 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. Water and sewer will be provided by JWSC.**

Mr. Landon stated that staff recommends approval of *SP2687* subject to meeting all other requirements.

Mr. Wildsmith wanted to know if the entire area would be paved. Mr. Landon stated that the majority of the area would be paved.

Mr. Murphy asked if fire protection issues had been raised. Mr. Landon replied no, but the Fire Marshal did critique the plans with respect to access and hydrants, and he believes that the applicant has acted accordingly.

During a brief presentation, Mr. Schoenauer confirmed that he met with Captain Johnson of the fire department and made provisions in the plans to satisfy his concerns about fire hydrants and access. Mr. Boland had questions about where the access would be. Mr. Schoenauer stated that the property would be accessed off of Southport Parkway, which would also easily accommodate 18-wheelers. He stated that the applicant is not asking for another entrance or driveway.

Mr. John Williams asked if there would be any type of electrical or sewer hook-up in the facility. Mr. Jim Bonds, owner of the project, stated that there will be electrical hook-up for the purpose of charging or re-charging the batteries in the enclosed units but they are not proposing any type of water or sewer service. He stated that this will be outlined for the tenants in a lease agreement.

At the end of discussion, a motion was made by Mr. Buddy Hutchinson, seconded by Mr. Tim Murphy and unanimously adopted to approve Application **SP2687** subject to meeting all other requirements.

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In other business, Chairman Brunson inquired about the status of a workshop date to discuss the Resort Residential Zoning District. Mr. Hainley advised that staff is still waiting for confirmation as to who the attendants should be.

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There being no further business to discuss, the meeting was adjourned at 6:17 p.m.