

# MINUTES

## MAINLAND PLANNING COMMISSION

**MAY 7, 2013 - 6:00 P.M.**

**Historic Courthouse, 701 G Street**

-----

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

ABSENT: Bill Brunson, Chairman  
Eddie Wildsmith

STAFF PRESENT: David Hainley, Community Development Director  
Iris Johnston, Planner III  
Eric Landon, Planner II  
Janet Loving, Admin/Recording Secretary

-----

Vice Chairman Buddy Hutchinson called the meeting to order and the invocation was given, followed by the Pledge of Allegiance. He then gave a brief recap of the rules, voting procedure and audience participation in discussing agenda items.

-----

## MINUTES

### **April 2, 2013 - Regular Meeting**

A motion was made by Mr. Tom Boland to approve the Minutes of the *April 2<sup>nd</sup>* Regular Meeting. The motion was seconded by Mr. Tim Murphy. Voting Aye: Mr. Tom Boland, Mr. Buddy Hutchinson, Mr. Tim Murphy and Mr. John Williams. Ms. Harris did not attend the April 2<sup>nd</sup> Meeting and therefore abstained from voting.

-----

**ZM2495 4059 Cypress Mill Road:** Consider a request to rezone from R-12 One-Family Residential to GC General Commercial Zoning District. The purpose of the request is to approve a commercial zoning category to conform to the use of the property as previously developed. The property is located at a physical address of 4059 Old Cypress Mill Road. Parcel ID: 03-04915. Property owned by Danny Ramsey.

Mr. Danny Ramsey was present for discussion.

In presenting the staff's report, Mr. Hainley explained that staff is recommending that this item be deferred to allow the applicant to develop a PD Planned Development Text (as opposed to the General Commercial rezoning) that will address alternative appropriate uses. He stated that the site contains a long term commercial facility that should properly be rezoned to GC due to its physical configuration; however, there are a number of uses under the GC zoning category that are very intense and inappropriate.

Mr. Hainley stated that the intent of the GC District is to provide support for regional commercial facilities, but the proposed site is not linked to any other commercial area. He stated that the applicant is in agreement with the deferral and has indicated that he would actually prefer the lower key commercial uses and not the high intensity uses that are allowed in the GC zoning.

Mr. Hainley stated that the PD Text would allow the building configuration and the uses to be addressed which would perhaps address some of the concerns that the neighbors have about the facility. It would also provide for immediate use of the facility and the potential long term re-use of the facility so that if the applicant decides to sell it, the property could have potential residential uses already included in the zoning category. The PD Text could be expanded to include residential uses as well as commercial and office.

During a brief presentation, Mr. Danny Ramsey stated that when he submitted his application last month, he went along with staff's recommendation to rezone the property to General Commercial. He stated that his main concern is to get some use out of the property. He is willing to compromise and do what is right. He stated that if the property is not used it will deteriorate. He has plans to landscape, upgrade and try to make the property fit within the neighborhood. He pointed out that he is not trying to depreciate the value of any adjoining property, and if they were to all work together then perhaps they could all benefit from the progress. Mr. Ramsey reiterated that he merely wants to improve and make use of the property. He has not drawn up the plans yet but he intends to make cosmetic changes. He stated that he is in agreement with the staff's recommendation for deferral.

It was noted that approximately 20 adjacent property owners were in attendance. Mr. Hainley stated that all of the neighbors (within 200 ft. of the property) will be notified of the next meeting. A new public hearing sign requesting the PD Text will also be posted.

At the end of discussion, a motion was made by Mr. Tim Murphy to defer rezoning application **ZM2495** until the June 4<sup>th</sup> MPC meeting beginning at 6:00 p.m. to allow the applicant to develop a Planned Development Text that would address alternative appropriate uses for property located at 4059 Old Cypress Mill Road. The motion was seconded by Mr. Tom Boland and unanimously adopted.

-----

**SP2598 - Dollar General:** Consider a request to approve a site plan for a 12,480 square foot retail store. The property consists of 4.38 acres located on the west side of Highway 341. The location address is 5939 Highway 341 and is zoned HC Highway Commercial. Parcel ID: 03-13148. Pete Schoenauer of Tidewater Engineering, agent for Tom Hodges of Teramore Development, LLC, owner.

Mr. Schoenauer was present for discussion.

According to the staff's report, this site is located as a Proposed Activity Center in Central Glynn on Future Development Map. The adopted Future Land Use Map shows the site as Corridor Mixed-Use.

The property is properly zoned for the proposed use and has frontage on Highway 341. The applicant will provide required buffers to the adjacent residential properties.

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 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 required to the adjacent residential property to the west 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 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. Water and sewer will be provided by JWSC.**

Mr. Landon stated that staff recommends approval of application *SP2598* subject to meeting all other requirements.

During a brief discussion, Mr. Tom Boland asked if the parcel located behind this property is also owned by Dollar General. Mr. Landon replied yes. Ms. Larissa Harris asked if there would be a grocery store located within this Dollar General. Mr. Zack Crumley of Teramore Development replied no, this retail store would not contain a full-sized grocery store.

At the end of discussion, a motion was made by Ms. Larissa Harris, seconded by Mr. Tom Boland and unanimously adopted to approve application *SP2598* subject to meeting all other requirements.

-----

**SP2603 - Dollar General:** Consider a request to approve a site plan for a 9,100 square foot retail store known as Dollar General - Altama. The property consists of 0.99 acres located at 5598 Altama Avenue, and is zoned HC Highway Commercial. Parcel IDs: 03-02148 & 03-02146. Pete Schoenauer of Tidewater Engineering, agent for Tom Hodges of Teramore Development, LLC, owner.

Mr. Schoenauer was present for discussion.

According to the staff's report, Highway Commercial zoning allows a retail store per Section 713.2(3) of the Zoning Ordinance. Dollar General chose a strategic location for this particular store. Its proposed location is near the Glynn Mall Regional Center on

Altama Avenue, an arterial roadway Scranton Connector, with good access. The property is adjacent to Stafford Avenue which allows an additional entry and exit point.

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 of the access for 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 was developed and cleared previously; it will have a front water quality area which will provide green space that was previously paved.**
- 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 Site Plan depicts properties to the side and rear. Each is zoned Highway Commercial and does not require a buffer. Service areas will be screened with a Type "D" or "E" buffer, as applicable, required per Section 613.3(2) & (3).**
- 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 property is to be under one ownership and owner maintained.**
- 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. Boland had questions about the pond in the area. Mr. Schoenauer explained that the pond would be used for stormwater and it would basically be a dry pond.

At the end of discussion, a motion was made by Mr. Tom Boland, seconded by Mr. John Williams and unanimously adopted to approve application *SP2603*, Dollar General-Altama, subject to meeting requirements including but not limited to Sections 613.3(2) & 613.3(3) and all other applicable requirements.

-----

**TA2515 - Section 619.1 Amendment:** Consider recommending approval to the Board of Commissioners for an amendment to Article VI Section 619.1 of the Zoning Ordinance of Glynn County, Georgia; to provide clarification that sign permits do not require site plan approval; and for other purposes.

Mr. Hainley pointed out that this amendment was referred back to the Planning Commission for additional clarification. An outline of the amendment and an explanation of changes were included in the packages for review. Mr. Hainley stated that in accordance with the explanation, this amendment would clarify that a building permit is not required for construction of a sign. An application for a sign permit for construction of a sign does not require site plan approval or a building permit; only a sign permit. He stated that staff recommends approval of this amendment.

Following review, a motion was made by Mr. John Williams, seconded by Mr. Tom Boland and unanimously adopted to recommend that the Board of Commissioners approve application *TA2515*, an amendment to Article VI Section 619.1 of the Glynn County Zoning Ordinance to provide clarification that sign permits do not require site plan approval.

-----

**TA2600 - Section 302 Amendment:** Consider recommending approval to the Board of Commissioners for an amendment to Article III Section 302 of the Zoning Ordinance of Glynn County, Georgia; to provide a definition of structure that excludes signs, walls, and fences; and for other purposes.

Mr. Hainley stated that this amendment was also referred back to the Planning Commission for additional clarification. As outlined in the explanation of changes, this amendment establishes that signs, walls and fences are excluded from the definition of a structure, and as such, it is not a requirement to apply for or obtain a building permit for any of those items. He stated that staff recommends approval of this amendment.

Following review, a motion was made by Ms. Larissa Harris, seconded by Mr. John Williams and unanimously adopted to recommend that the Board of Commissioners approve application **TA2600**, an amendment to Article III Section 302 of the Glynn County Zoning Ordinance to provide a definition of structure that excludes signs, walls, and fences; and for other purposes.

-----

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.