

MINUTES
MAINLAND PLANNING COMMISSION
FEBRUARY 4, 2014 - 6:00 P.M.
Historic Courthouse, 701 G Street

MEMBERS PRESENT: Tim Murphy, Chairman
 Bill Brunson
 Larissa Harris
 Buddy Hutchinson
 John Williams

ABSENT: Thomas Boland, Sr., Vice-Chairman

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

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

MINUTES
January 7, 2014 - Regular Meeting

Upon a motion made by Mr. Bill Brunson and seconded by Mr. Buddy Hutchinson, the Minutes of the *January 7th Regular Meeting* were approved and unanimously adopted.

Agenda - Additions, Deferrals, Deletions, Postponements

Upon a request from the applicant, per staff, a motion was unanimously adopted to add "*12 Star Ranch Explanation*" to the agenda.

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

PP2765 Whispering Pines Phase II: Consider approval of a preliminary plat for a 4 lot subdivision at 1051 Timber Landing Road. The property is zoned FA Forest Agricultural. Parcel ID: 03-18465. Property owned by Johns Land Company.

Mr. Gary Johns was present for discussion.

According to the staff's report, the parent parcel of this property has already been subdivided as a minor/expedited subdivision. The Subdivision Regulations only allow a one-time division as an expedited subdivision. Therefore, any further dividing of property requires the format platting procedure (Preliminary, Final).

The proposed subdivision will create no new roads or infrastructure. The Glynn County Commission has already approved a water and sewer variance for this property which permits the use of well and septic systems.

Mr. Landon stated that staff recommends approval of application **PP2765**, Whispering Pines Phase II, subject to meeting all requirements during the development process.

Following a brief presentation by Mr. Johns, a motion was made by Ms. Larissa Harris, seconded by Mr. John Williams and unanimously adopted to approve application **PP2765**, Whispering Pines Phase II, subject to meeting all requirements during the development process.

SP2757 Unique Building Supply: Consider approval of a site plan for a 3,375 square foot addition to an existing structure at 320 Perry Lane Road. The property is zoned BI Basic Industrial. Parcel ID: 03-05566. Roberts Civil Engineering, applicant for Unique Building Supplies, owner.

Mr. Jim Williams was present for discussion. Mr. Johnathan Roberts was also on hand to answer questions.

In presenting the staff's report, Mr. Landon explained that this proposed request is to expand the existing use of the site, which involves fabrication, manufacturing, and reclaiming of building supplies to be used for construction.

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 Perry Lane**
- 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: Existing trees are shown on the plan and are to be preserved.**
- 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 will not be required. Property is surrounded by other industrial properties.**
- 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 building is already provided with utilities.**

Mr. Landon stated that staff recommends approval of application *SP2757* for a 3,375 sq. ft. addition to an existing structure at 320 Perry Lane Road.

During a brief presentation, Mr. Jim Williams explained that Unique Building Supply's primary use involves reclaiming materials. They re-sell the bricks and use the lumber for flooring. The intended use of the building is for dry lumber storage. Mr. Williams is soliciting the Planning Commission's approval at this time.

Following discussion, a motion was made by Mr. John Williams to approve application **SP2757** for a 3,375 sq. ft. addition to an existing structure at 320 Perry Lane Road. The motion was seconded by Mr. Bill Brunson and unanimously adopted.

SP2760 Glynn County DFCS: Consider approval of a site plan for a 28,800 square foot office building for the Department of Family and Children Services at 823 Scranton Road. The property is zoned GC General Commercial and R-9 Single-Family. Parcel ID's: 03-03860, 03-03867. Tidewater Engineering, applicant for John Braswell, owner.

Mr. Pete Schoenauer was present for discussion.

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

This site is located in Central Glynn and along a Corridor on the Future Development Map. The adopted Future Land Use Map shows this site as a Regional Center. The land is currently vacant. The proposed request is to provide a new office for Glynn County Family and Children Services. Government owned or operated uses are allowed in all zoning districts. The applicant will provide buffers where required to limit the impact on adjacent residentially zoned 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 is proposing access from Scranton Road and Lansing Street.**

- 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; however, the planting of trees will be required adjacent to the county rights-of-way and where the project is adjacent to residentially zoned property.**
- 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 adjacent to the county rights-of-way and where the project is adjacent to residentially zoned property.**
- 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 has been met. Utilities to be provided by JWSC.**

Mr. Landon stated that staff recommends approval of application *SP2760* for a 28,800 sq. ft. office building for the Department of Family & Children Services (DFCS) at 823 Scranton Road.

Mr. Brunson wanted to know the number of employees associated with DFCS; however, Mr. Schoenauer did not have the information on hand. He stated that DFCS is expecting a fair amount of activity and they have a number of customers, so they are asking for additional parking. Mr. Hutchinson asked if the building would be government owned or leased. Mr. Schoenauer stated that the building will be leased. Mr. Dan Patella, President of Rooker Real Estate Agency of Atlanta, explained that the building will be leased to the State Properties Commission, but it will eventually be owned.

Mr. John Carmichael was not necessarily opposed to this request but regarding traffic and safety, he asked the applicant to take into consideration the number of people traveling to and from the Glynn Place Mall, including tenants of the Glynn Place Apartments and school buses. Mr. Brunson pointed out that these concerns have been addressed in staff's "findings of fact." Mr. Schoenauer assured Mr. Carmichael that these

issues will be further addressed as the project progresses. Mr. Carmichael then asked if parking for customers and staff had been taken care of. Mr. Schoenauer replied yes, the lease agreement includes the parking needs.

At the end of discussion, a motion was made by Ms. Larissa Harris, seconded by Mr. Buddy Hutchinson and unanimously adopted to approve application *SP2760* for a 28,800 sq. ft. office building for the Department of Family & Children Services (DFCS) at 823 Scranton Road.

At this time, the applicant/developer for the 12 Star Ranch rezoning (*ZM2698*) and preliminary plat (*PP2719*) gave a brief explanation regarding the persistent requests for deferral of these applications. Mr. Kyle Colafrancesco stated that they simply did not have everything needed to go forth with the Public Hearing on the applications and he apologized for any inconvenience these continued delays have caused. He stated that he hopes to have everything needed to submit in time for the March or April MPC meeting. Mr. Chris Amos, engineer and consultant, expounded on the proposal relative to wetlands, density, and the size of the lots. He stated that the applicant wants to make sure that everything is ready before making a presentation to the Planning Commission.

Mr. Colafrancesco stated that Mr. Francis Williams was the original buyer of the property and he is still somewhat involved. Mr. Hutchinson asked if they own any other operations such as what they're proposing for Glynn County. Mr. Colafrancesco replied yes, one in Alabama and two in Texas.

On behalf of the Planning Commission members, Chairman Murphy accepted Mr. Colafrancesco's explanation and apology. However, he asked that they give staff advanced notification of any changes or delays. Mr. Colafrancesco concurred.

In other business, Mr. Hainley advised that the work session previously scheduled for Tuesday, February 11th has been cancelled. The members will be notified of the next scheduled work session.

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