

MINUTES
MAINLAND PLANNING COMMISSION
JANUARY 7, 2014 - 6:00 P.M.
Historic Courthouse, 701 G Street

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

STAFF PRESENT: Eric Landon, Planner II
Janet Loving, Admin/Recording Secretary

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

MINUTES

December 3, 2013 - Regular Meeting

A motion was made by Mr. Buddy Hutchinson to approve the Minutes of the *December 3rd Regular Meeting*. The motion was seconded by Mr. Tom Boland. Voting Aye: Mr. Brunson, Mr. Boland, Ms. Harris, Mr. Hutchinson and Mr. Murphy. Mr. Williams did not attend the December Meeting and therefore abstained from voting.

Agenda - Additions, Deferrals, Deletions, Postponements

Upon a request from the applicant, the Planning Commission deferred applications *ZM2698 and PP2719 (12 Star Ranch)*. Also, the Chairman added *Election of Officers* to the agenda.

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

ZM2680 Golden Isles Gymnastics: Consider a request to amend a Planned Development Zoning Text for a property consisting of 1.781 acres, located at 635/591 Scranton Road. The purpose of the amendment is to establish a five foot wide vegetative buffer at the adjacent residentially zoned property line rather than a type “A” buffer. Parcel ID: 03-04453 and 03-13680. Property owned by Yuri Kalinin. William T. Ligon, Jr., agent.

There was no one present to represent this item; therefore, a motion was made by Mr. Buddy Hutchinson, seconded by Mr. Tom Boland and unanimously adopted to defer **ZM2680** to the February 4th MPC Meeting, beginning at 6:00 p.m.

SP2751 5263 New Jesup Road: Consider approval of a site plan for a 10,500 square foot storage building on the west side of New Jesup Road, just north of the I-95 Exit 36 interchange. The property is zoned FC Freeway Commercial. Parcel ID: 03-06296. Property owned by Darrell Bageron.

Mr. Bageron was present for discussion.

According to the staff’s report, this proposed request is to permit a new structure to keep retail merchandise protected from the weather. The existing/proposed use is retail sales of motorized vehicles.

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 New Jesup.**

- 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 and 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: Buffers will not be required. Property is surrounded by other 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 for storage only. No additional connections are requested.**

Mr. Landon stated that staff recommends approval of application *SP2751* for a 10,500 square foot storage building on the west side of New Jesup Road, just north of the I-95 Exit 36 interchange.

During a brief presentation, Mr. Bageron elaborated on the use and design of the proposed structure and stated that he intends to utilize a forklift for loading and unloading.

At the end of discussion, a motion was made by Mr. Tom Boland to approve application *SP2751* for a 10,500 square foot storage building on the west side of New Jesup Road, just north of the I-95 Exit 36 interchange. The motion was seconded by Mr. John Williams and unanimously adopted.

Election of Officers - 2014

- **Chairman**
- **Vice Chairman**
- **Recording Secretary**

The Nominating Committee selected Mr. Tim Murphy as Chairman of the MPC for 2014. There were no other nominations from the floor and nominations were closed. A motion was unanimously adopted to elect *Mr. Tim Murphy as Chairman* of the MPC for 2014.

The Nominating Committee selected Mr. Tom Boland as Vice Chairman of the MPC for 2014. There were no other nominations from the floor and nominations were closed. A motion was unanimously adopted to elect *Mr. Tom Boland as Vice Chairman* of the MPC for 2014.

A motion was unanimously adopted to retain *Mrs. Janet Loving as Recording Secretary* of the MPC for 2014.

2014 Meeting Schedule

A motion was unanimously adopted to approve the *2014 Meeting Schedule* for the Mainland Planning Commission Meetings including the November meeting date being changed to Monday, November 3rd (due to Election Day).

In other business, the MPC members discussed the continued requests for deferral of agenda items (*ZM2698 & PP2719-12 Star Ranch*) and the fact that this is the second time that no one was in attendance to represent application *ZM2680 (Golden Isles Gymnastics)*. It was the consensus of the MPC members to have staff research other counties that have dealt with these situations in an effort to perhaps develop some type of policy to govern this activity. Chairman Brunson stated that the applicants need to respect the time of the citizens, staff and the members of the Planning Commission. He also asked that this item be included on the agenda for discussion at the Joint Workshop.

There being no further business to discuss, the meeting was adjourned at 6:15 p.m.