

MINUTES
MAINLAND PLANNING COMMISSION
JULY 1, 2014 - 6:00 P.M.
Historic Courthouse, 701 G Street

- MEMBERS PRESENT: Tim Murphy, Chairman
 Tom Boland, Sr., Vice Chairman
 Bill Brunson
 Larissa Harris
 Buddy Hutchinson
 Gary Nevill
- ABSENT: John Williams
- STAFF PRESENT: David Hainley, Community Development Director
 Eric Johnson, Planning Manager
 Cayce Dagenhart, Planner II
 Janet Loving, Admin/Recording Secretary
- ALSO PRESENT: Commissioner Richard Strickland, BOC
 Alan Ours, County Administrator

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

MINUTES

June 3, 2014 - Regular Meeting

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

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

ZM2859 940 Old Jesup Road: Consider a request to rezone a parcel on Old Jesup Road from R-9 to M-9. The purpose is to allow a manufactured home for one-family residential use. The subject property is located on the east side of Old Jesup Road, approximately 350 ft. north from its intersection with Boyd Drive. PARCEL ID: 03-03910. Brenda N. Cross, applicant for Donald W. Boyd, owner.

Ms. Brenda Cross was present for discussion.

The following report was included in the packages for review and was presented by Ms. Cayce Dagenhart:

This proposed request is to rezone a 1.8 acre parcel to allow a mobile home to be placed on the property. The use of this property as one-family residential would not change; the type of home permitted on this property is the significant difference between the R-9 and M-9 zones. There are several individual mobile homes and two mobile home parks on Old Jesup Road within one-half mile of this property.

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 proposed rezoning request will not change the use of the property, and the existing use is considered suitable for this area.

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

The rezoning request will not adversely affect the use of the adjacent property. There are several parcels near 940 Old Jesup Road which are zoned for mobile homes.

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

Yes, the existing zoning allows for a one-family home, government owned or operated use, facility or land, non-commercial horticulture or agriculture, accessory uses and home occupations.

- 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.

The proposed rezoning request will not cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

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

Yes, the proposed zoning is in conformity with the policy and intent of the Comprehensive Land Use Plan. The M-9 zone creates the opportunity for affordable housing and it is compatible with surrounding land uses.

- Whether there are other existing or changing conditions affecting the use and development of the property, which give supporting grounds for approval or disapproval.

None

Ms. Dagenhart stated that staff recommends approval of application **ZM2859** to rezone 940 Old Jesup Road, Parcel ID 03-03910, to M-9 One-Family Residential.

Mr. Boland wanted to know if the adjacent property belongs to the same owner. Ms. Dagenhart replied yes, the property is owned by the applicant who plans to locate the mobile home on this particular lot.

Mr. Nevill asked if the applicant plans to subdivide the property prior to installation of the mobile home. Ms. Dagenhart replied no, one of the conditions of approval of the mobile home permit is removal of the existing house.

During a brief presentation, Ms. Brenda Cross elaborated on the history of the property and the current condition of the existing house which she stated is over 80 years old. She is seeking this request to insure the safety of her disabled brother and to continue caring for him. Ms. Cross enthusiastically asked for the Planning Commission's approval at this time.

Chairman Murphy asked Ms. Cross if she has the means to get rid of the existing house. Ms. Cross replied yes, she has solicited assistance from the Fire Department and others. She further stated that she will give all of the useful leftover materials, i.e., doors, vinyl siding, etc. free of charge to any interested persons.

Ms. Vicky Anderson, representing the manufactured home dealer, was present to speak in favor of this request.

There was no one present to oppose, and at the end of discussion, a motion was made by Mr. Tom Boland, seconded by Mr. Bill Brunson and unanimously adopted to recommend approval of application **ZM2859** to rezone 940 Old Jesup Road, Parcel ID 03-03910, to M-9 One-Family Residential.

SP2849 Canal Crossing: Consider site plan approval to construct a new commercial retail center with five anchor tenants, seven outparcels, new roads, off-street parking areas, and associated infrastructure. PARCEL IDs: 03-20031, 03-03569, 03-03570, 03-03576, 03-03583, 03-03572, 03-16941 and 03-03571. John Callaway, applicant for Rees 514, LLC, Brent Brunswick, LLC, Brenda M. Antonio, Olan J. Chancy, Betty Joyce Hendrix Chancy, owners.

Attorney Jim Bishop was present for discussion. The applicant, John Callaway, was also present to answer questions; along with Bobby Shupe, Surveyor and Johnathan Roberts, Engineer.

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

This request is for a new commercial retail center consisting of five buildings for an estimated total of 333,732 sq. ft., including an accessory automobile service station. The site plan shows the boundary limits of seven outparcels along Canal Road. No buildings or other site improvements are proposed for these outparcels at this time. A site plan application will be required in the future prior to development.

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: All future uses must comply with the allowable uses listed in the PD Zoning Text. All buildings and structures must comply with the Zoning Ordinance prior to the issuance of any permits. As of the date of this report, only elevation drawings for the main building were provided. These drawings indicate the highest point of the building is 29 ft. 4 inches in height, which would comply with the maximum allowed by the PD and the Zoning Ordinance. Staff has requested elevation drawings for the other four buildings (excluding outparcels); however, the applicant's engineer has informed staff that these drawings are unavailable.**
- 3) Adequate provisions are made for ingress and egress, off-street parking, loading and flow of traffic, which may reasonably be anticipated. **Staff Comment: This requirement has been met. Points of ingress and egress, off-street parking and loading spaces are provided on site; and the county will be reconfiguring Canal Road within the next year to accommodate a higher level of traffic.**
- 4) Adequate provisions are made to control the flow of storm water from and across the site. **Staff Comment: The site plan shows adequate provisions have been made to control the flow of storm water. A more thorough examination of drainage solutions would occur during the development process subject to review and approval by Engineering Services.**

- 5) Adequate provisions are made to protect trees that are selected to remain as depicted on the site plan. **Staff Comment: A landscape plan must be submitted that meets the requirements of the Zoning Ordinance. This shall be required prior to issuance of any permits.**
- 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 proposes Type “E” Buffers along Golden Isles Parkway Spur 25 and the entire frontage of Canal Road. The site plan also shows a Type “A” Buffer along the northeast side of the property between the subject site and the single-family homes on Rosewood Drive.**
- 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: A lighting plan must be submitted that meets the requirements of the Zoning Ordinance. This shall be required prior to the issuance of any permits.**
- 8) Open space, as required, has been provided and appropriate means are proposed to assure maintenance of common areas and facilities. **Staff Comment: This requirement has been met.**
- 9) Adequate provisions are made for water supply, fire protection, and sewage collection and treatment. **Staff Comment: This project has been approved by the Fire Department. Utilities will be served by JWSC.**

Mr. Johnson stated that staff recommends approval of site plan application *SP2849* subject to meeting all requirements during the development process.

Mr. Nevill had questions about staff’s comment that no permits would be issued until the lighting and landscape plans are submitted. He wanted to know if this is an ordinance requirement or part of the zoning text. Mr. Johnson replied that it is actually per the requirements of Section 619 of the Zoning Ordinance.

Mr. Boland asked if the applicant would have access directly onto the Golden Isles Parkway. Mr. Johnson replied no, there would be no access via Spur 25 per the PD Text. He pointed out the three points of ingress and egress for additional clarification. Mr. Boland then asked if there would be a buffer between the houses on Rosewood Drive and the proposed development. Mr. Johnson replied yes, there will be a Type “A” Buffer along the northeast side of the property. Mr. Boland stated that he spoke with several of the neighbors in the area and no one voiced any complaints about this proposal.

During a brief presentation, Mr. Bishop stated that they have worked very closely with county staff, the Joint Water & Sewer Commission, as well as the Brunswick Glynn County Development Authority. This proposal will consist of 400,000 sq. ft. of retail space on either side of Canal Road and the dollar value of the entire project is estimated at 30 to 40 million dollars. Mr. Bishop stated that this will be an enormous economic benefit for the area and will have a substantial impact on employment and tax revenues for Glynn County.

Ms. Larissa Harris wanted to know who the proposed tenants are; however, Mr. Bishop restrained from releasing the tenant information at this time and stressed that he does not want to jeopardize the project. More information will be available within the next month.

There being no further discussion, a motion was made by Mr. Bill Brunson, seconded by Mr. Buddy Hutchinson and unanimously adopted to approve site plan application **SP2849** subject to meeting all requirements during the development process.

SP2854 Hanger Clinic: Consider site plan approval to construct an addition to the existing Hanger Clinic facility, located at 100 Joyce Drive, and a request for a reduction in the number of parking spaces required. PARCEL ID: 03-10706. Kent Monier with Capstone Assets, LLC, owner.

Mr. Johnathan Roberts of Roberts Civil Engineering was present for discussion. Mr. Monier was also present to answer questions.

According to the staff's report, the applicant is proposing a 1,034 sq. ft. addition to the existing 3,696 sq. ft. building for a total of 4,730 sq. ft. The existing/proposed use is permitted in the LC Zoning District, and the extra floor space would not change the nature of the building. The applicant is also requesting a six-space reduction in the number of off-street parking spaces required for this project.

The Glynn County Zoning Ordinance, *Section 611.7 Permitted Reduction in Number of Spaces Required*, authorizes the Planning Commission to approve a 25% reduction in the required number of off-street parking spaces. A total of 25 parking spaces are required for this project, based on the use(s) and floor area of the existing and proposed building. The Planning Commission can reduce the required parking by up to six spaces (25% of 25 spaces).

Approval of this site plan is contingent upon granting a reduction of the number of required parking spaces by six. If a reduction of fewer than six spaces is granted, or if a reduction is denied, the site plan will be adjusted to reflect the decision.

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: The site plan shows the point of ingress/egress on Joyce Drive. A total of 25 parking spaces are required for this project. The site plan shows 19 spaces in the paved parking area. The applicant feels that 19 spaces are adequate for their needs.**
- 4) Adequate provisions are made to control the flow of storm water from and across the site. **Staff comment: The site plan shows adequate provisions have been made to control the flow of storm water. A more thorough examination of drainage solutions would occur during the development process, subject to review and approval by Engineering Services.**
- 5) Adequate provisions are made to protect trees that are selected to remain as depicted on the site plan. **Staff comment: A landscape plan must be submitted that meets the requirements of the Zoning Ordinance. This shall be required prior to the issuance of any permits.**
- 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 shows a Type "D" Buffer around the dumpster, a Type "E" Buffer along the east property line and 20 ft. wide buffer along the west property line.**
- 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: The applicant will be required to meet this provision at all times.**
- 8) Open space, as required, has been provided and appropriate means are proposed to assure maintenance of common areas and facilities. **Staff comments: Not applicable.**
- 9) Adequate provisions are made for water supply, fire protection and sewage collection and treatment. **Staff comment: This project has been approved by the Fire Department and utilities will be served by JWSC.**

Ms. Dagenhart stated that staff recommends approval of site plan application **SP2854** subject to meeting all requirements during the development process and the granting of a six-space reduction in the number of required parking spaces.

Regarding the reduction in the parking spaces, Mr. Nevill wanted to know what would happen with the parking if the site goes to a different use. Ms. Dagenhart stated that if the site changed uses, the parking would have to be re-evaluated. Chairman Murphy wanted to know what the primary business is in this case. Ms. Dagenhart stated that the operators at the clinic build and fit prosthetics. They also have offices, work rooms and examination rooms on site. Mr. Boland added that the facility serves a lot of veterans with disabilities.

During a brief presentation, Mr. Johnathan Roberts elaborated on the parking requirements and stated that 19 spaces are more than adequate to meet their needs. He stated that the lawn in the back area can easily be used for overflow parking if necessary. He is asking the Planning Commission to approve the site plan and allow the reduction at this time.

At the end of discussion, a motion was made by Mr. Tom Boland to approve site plan application **SP2854** subject to meeting all requirements during the development process and to grant a six-space reduction in the number of required parking spaces. The motion was seconded by Mr. Buddy Hutchinson and unanimously adopted.

SUP2855 103 Yarnell Drive: Consider a request for a special use to allow a second dwelling unit (mobile home) on a lot as a medical hardship. The property is located on the west side of Yarnell Drive, approximately 425 ft. north from its intersection with Old Jesup Road. PARCEL ID: 03-03754. Courtney Perez, applicant for Floyd N. Pickren Sr., owner.

Mr. Floyd Pickren was present for discussion.

In presenting the staff's report, Ms. Dagenhart explained that the purpose of this request is to allow a special use for a medical hardship, pursuant to *Section 704.3 Special Uses of the Zoning Ordinance*. The use of the property would not change. When the medical hardship no longer exists, the mobile home will be removed from the property.

According to Section 704.3 of the Zoning Ordinance, *mobile home is allowed in the FA District on a two (2) year basis, at the discretion of the County Commission, when a documented medical hardship exists, provided such use meets all other requirements of 704.4 except subsection (2) and (3). The applicant for the Medical Hardship shall also provide the following:*

a) *A property owner's statement describing the need, identifying the person requiring medical care and the person to provide the care, and relationship of the persons to reside in the mobile home.*

b) *A certificate of need and necessity filled out and signed by a medical doctor, describing the medical problem(s) and offering a professional opinion of need.*

Application procedure shall be the same as that for zoning decisions pursuant to Article XI. If the medical hardship ceases to exist during the initial term, or any renewal term, of the special use permit; the special use permit shall expire and the mobile home shall be removed from the property. The rental of the mobile home shall be prohibited. The special use permit may be renewed for one additional two (2) year period provided that the applicant presents to the Community Development Director a new certificate of need demonstrating that the medical hardship still exists.

Ms. Dagenhart stated that staff recommends approval of application **SUP2855** contingent upon it meeting all other requirements in the Zoning Ordinance.

Mr. Nevill asked if the applicant met all of the above referenced requirements. Ms. Dagenhart replied yes. All documents are contained in the application file.

At this time, Mr. Pickren briefly described his medical condition and stated that he is soliciting the Planning Commission's approval of his request.

Mr. Boland complimented Mr. Pickren on how aesthetically appealing his property appears and asked if he would have to remove the fence to get the mobile home onto the property. Mr. Pickren stated that he will have to remove part of the fence. Mr. Nevill wanted to know where the mobile home would be located in relation to the existing house. Mr. Pickren stated that it would be located approximately 75 ft. behind the existing house.

There was no one present to oppose this request, and at the end of discussion, a motion was made by Mr. Buddy Hutchinson, seconded by Mr. Tom Boland and unanimously adopted to recommend approval of application **SUP2855** contingent upon it meeting all other requirements of the Zoning Ordinance.

In other business, Mr. Hainley advised that there may be a workshop scheduled within the next month and all members will be notified.

There being no further business to discuss, the meeting was adjourned at 6:50 p.m.