

# MINUTES

## MAINLAND PLANNING COMMISSION JANUARY 6, 2015 - 6:00 P.M. Historic Courthouse, 701 G Street

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**MEMBERS PRESENT:** Tim Murphy, Chairman  
Tom Boland, Sr., Vice Chairman  
Larissa Harris  
Jeff Homans  
Mary Hunt  
Gary Nevill  
John Williams

**STAFF PRESENT:** David Hainley, Community Development Director  
Cayce Dagenhart, Planner II  
Janet Loving, Admin/Recording Secretary

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Chairman Murphy called the meeting to order and the invocation was given, followed by the Pledge of Allegiance. Afterward, the Chairman introduced and welcomed Mr. Jeff Homans and Ms. Mary Hunt as the new members appointed to serve on the Mainland Planning Commission. He also welcomed the returning Planning Commissioners, Mr. Tom Boland and Ms. Larissa Harris

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

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**CUP2972 419 & 385 Benedict Road** - Consider a request for a conditional use permit for a childcare learning center (Head-Start Program ). The properties are zoned General Commercial and located at the corner of Benedict Road and Old Cypress Mill Road. Parcel IDs: 03-14315 & 03-14912. Nina Bryant-Hunter and Anna Scott with Coastal GA Area CAA, Inc., applicant for Kids Korner Daycare Inc., owner.

Ms. Anna Scott was present for discussion. Mr. Willie Evers, property owner, was also on hand to answer questions.

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

This proposed request is to allow a childcare center for the Head-Start Program , which is a program of the United States Department of Health and Human Services. This program provides comprehensive early childhood education, health, nutrition and parent involvement services to low-income children and their families. The General Commercial zoning district allows for childcare centers, kindergartens or pre-school nurseries as a conditional use as described in Section 712.3 (9) of the Zoning Ordinance in accordance with the following:

- a) Buildings or structures shall have a minimum of thirty-five (35) square feet per child of useable space within the building;
- b) Outdoor play areas shall have a minimum of one hundred (100) square feet per child and a fence four (4) feet in height;
- c) All facilities shall meet state and local requirements and codes for the operation of childcare centers; and
- d) The plans for such facilities shall receive the written approval of the Georgia Department of Human Resources and the Glynn County Fire Chief prior to the issuance of any permits for construction and operation, copies of such approval to be attached to the building permit and to be retained in the files of the Building Official.

The program is expected to serve forty (40) children, ages three (3) and younger. The building would contain five (5) classrooms with eight (8) children and two (2) teachers per class. The size of all classrooms combined would be 3,413.94 square feet, which equals 85.35 square feet per child. This far exceeds the thirty-five (35) square feet of usable space within the building that is required for each child.

There are three different playgrounds at this location which are cordoned off with fences over four (4) feet in height. The total area of these three playgrounds is 10,362.44 square feet, which equals 259 square feet per child. Likewise, this exceeds the required 100 square feet per child. The applicant has received written approval from the Glynn County Fire Marshal.

According to the applicant, the organization is expected to employ between thirteen (13) and fifteen (15) people. The site currently has enough parking spaces to comply with the requirements of Section 611 of the Zoning Ordinance.

In conformance with Section 904 of the Glynn County Zoning Ordinance, the Planning Commission should consider the following when considering an application for a conditional use permit:

- a) The effect the proposed activity will have on traffic along adjoining streets;

- b) The location of off-street parking facilities;
- c) The number, size and types of signs proposed for the site;
- d) The amount and location of open space;
- e) Protective screening;
- f) Hours and manner of operation;
- g) Outdoor lighting;
- h) Ingress and egress to the property; and
- i) Compatibility with surrounding land use.

Ms. Dagenhart stated that staff has received the submittal and believes that it meets the requirements for a conditional use application. Therefore, staff recommends approval of conditional use permit application **CUP2972** to allow a childcare center at 419 and 385 Benedict Road.

Although this was previously a daycare, Mr. Nevill asked if the applicant came to the Planning Commission for approval of the use. Ms. Dagenhart replied no. The applicant has to come for approval because the use stopped for more than five months and also because there was no previous application for a conditional use permit. Mr. Boland asked if the property consist of the same owners. Ms. Dagenhart replied yes, but there is a different group doing the childcare learning program. She further explained that the owner is the same but the building is being rented specifically for the Head-Start Program.

Ms. Larissa Harris wanted to know the hours of operation. Ms. Dagenhart stated that the applicant would have a specific answer about the hours, but according to their voice mail, the hours are from 8:30 am to 5:00 pm. Ms. Harris asked if outdoor lighting is required for this facility. Mr. Hainley explained that there is no provision that requires outdoor lighting in this case, but there is a provision that limits the effect of outdoor lighting. He stated that staff never received any complaints about this particular facility.

At this time, Ms. Anna Scott with the Head-Start Program explained that this program is a federally funded program in Glynn County. This particular site will be serving 40 children between the ages of 6-weeks and 3 years old. The hours are from 8:30 am to 5:00 pm, but the parents must pick the children up by 4:00 pm. There will also be a social worker on site until 5:00 pm.

Mr. Willie Evers, one of the four property owners, pointed out that the facility was constructed in 1997 and operated as a daycare for approximately eight years. The property was then purchased by a new owner and operated for another nine years. Currently, the Head-Start Program has moved into the property. Mr. Evers stated that he would appreciate the Planning Commission's approval of the conditional use permit at this time.

There was no one present to oppose this request, and at the end of discussion, a motion was made by Mr. Tom Boland to grant approval of application *CUP2972* to allow a childcare center to be located at 419 and 385 Benedict Road. The motion was seconded by Mr. Gary Nevill and unanimously adopted.

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In other business, Chairman Murphy selected Ms. Larissa Harris to spearhead the search committee also consisting of Mr. John Williams and Mr. Tom Boland for selection of new officers for the 2015 Mainland Planning Commission. Additionally, a motion was made by Mr. Tom Boland, seconded by Ms. Mary Hunt and unanimously adopted to approve the 2015 Meeting Calendar.

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There being no further business to discuss, the meeting was adjourned at 6:25 p.m.