

DRAFT/MINUTES
MAINLAND PLANNING COMMISSION
JUNE 2, 2015 - 6:00 P.M.
Historic Courthouse, 701 G Street

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
 Karl Bursa, 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

May 5, 2015 - Regular Meeting

Upon a motion made by Mr. Gary Nevill and seconded by Mr. Tom Boland, the Minutes of the *May 5th Regular Meeting* were approved and unanimously adopted.

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

SP3032 Alma Telephone Company: Consider site plan approval to construct a new 350 sq. ft. switch building at vacant property located at 2241 Old Jesup Road, approximately 300 ft. from its intersection with Drew Circle in Brunswick. PARCEL ID: 03-19939. J. W. Swain, agent for Alma Telephone Company, owner.

Mr. Swain was present for discussion.

According to the staff's report, the applicant is proposing to construct a 350 sq. ft. building to house telecommunications equipment. Telecommunications facilities are permitted uses in the Highway Commercial (HC) zoning district.

Under Section 619.4 (a) of the Glynn County 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: The proposed uses, buildings, and structures are compliant with the requirements of this ordinance and other ordinances of Glynn County. Any outstanding issues shall be addressed during the construction phase and prior to issuance of a building permit.**
- 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.**
- 4) Adequate provisions are made to control the flow of storm water from and across the site. **Staff comment: This requirement has been met.**
- 5) Adequate provisions are made to protect trees that are selected to remain as depicted on the site plan. **Staff comment: Trees on the site are at the perimeter of the project and will not be affected by the proposed construction.**
- 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 intensity of the use is negligible, rendering the buffer requirement for the proposed construction moot.**
- 7) Adequate provisions are made to control the location, intensity, and direction of 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 site has sufficient open space remaining after taking the proposed building into account.**

9) Adequate provisions are made for water supply, fire protection and sewage collection and treatment. **Staff comment: This requirement has been met.**

Mr. Bursa stated that staff recommends approval of *SP3032* subject to the site plan meeting all requirements during the development process.

Mr. Nevill pointed out that this particular use is intense and it backs up to a general residential site; however, the buffer appears to be in place as noted in staff's findings. The existing 70 ft. easement is heavily vegetated. Mr. Bursa agreed and stated that there is a substantial group of trees separating the use from the residential property.

During a brief presentation, Mr. J. W. Swain stated that he is seeking permission to construct a building to provide broad band internet to the community. He stated that he has customers waiting for service but he cannot accommodate them until the building is completed. Therefore, he is soliciting approval from the Planning Commission at this time.

Chairman Murphy asked Mr. Swain if he has any long-term plans for the building. Mr. Swain replied no; they don't have any plans for an expansion because the building is significantly large enough for their needs. He also stated that there will be a chain linked fence all around the building. Additionally, he stated that there is a ditch that runs along the property line close to Highway 341 and there is a large canal behind the property, but he pointed out that there are no drainage issues.

There being no further comments, a motion was made by Ms. Mary Hunt to approve site plan application *SP3032* subject to meeting all requirements during the development process. The motion was seconded by Mr. Tom Boland and unanimously adopted.

SP3046 - Brunswick Christian Academy: Consider site plan approval to construct a second classroom facility at 4231 U.S. Highway 17 North. PARCEL ID: 03-00610. Chuck Padgett, agent for First Freewill Baptist Church, owner.

Mr. Padgett and Mr. Tony Martin were present for discussion.

According to the staff's report, the applicant is proposing to construct a 9600 square foot building to house an additional classroom and education resources. The school is a permitted use in the General Commercial Zoning District. All utilities are already in place and servicing the site at this time.

Under Section 619.4 (a) of the Glynn County 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. There will be no vehicle traffic accessing this portion of the site; however, the applicant has provided a 12 ft. gravel drive and turnaround area to accommodate Fire/EMS access to the new building.**
- 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 are proposed to control the flow of storm water.**
- 5) Adequate provisions are made to protect trees that are selected to remain as depicted on the site plan. **Staff comment: There are no trees on the site.**
- 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's existing buffers are sufficient to provide screening for the proposed use.**
- 7) Adequate provisions are made to control the location, intensity, and direction of outdoor lighting so that it will not have an adverse effect upon adjoining properties. **Staff comment: No additional outdoor lighting is proposed for this project.**
- 8) Open space, as required, has been provided and appropriate means are proposed to assure maintenance of common areas and facilities. **Staff comment: The site has sufficient open space remaining after taking the proposed building into account.**
- 9) Adequate provisions are made for water supply, fire protection and sewage collection and treatment. **Staff comment: The building/site would use the existing private onsite wastewater treatment (septic) system. The Fire Department has approved the site plan as revised.**

Mr. Bursa stated that staff recommends approval of site plan application **SP3046** subject to meeting all requirements during the development process.

Chairman Murphy pointed out that the property abuts FLETC on the west side, but he would like to know what is located to the eastern side of FLETC's property. Mr. Hainley stated that the administrative building is located on the eastern side of the property. Chairman Murphy asked if the existing fence belongs to the applicant or to FLETC; however, Mr. Bursa stated that the applicant would have to address ownership of the fence. Mr. Boland asked if the high voltage line in the area poses a problem. Mr. Bursa replied no, and according to Capt. Johnson of the Fire Department, it would not be an issue.

Chairman Murphy had additional questions about traffic, including a possible bus system. Mr. Bursa explained that the round-about on the property is strictly for emergency vehicle access and would not be a public accessible route. He stated that the applicant would have to address the possible bus system.

Mr. Tony Martin, the contractor for this project, stated that they would like approval of this request in order to begin the construction of the additional classroom which they desperately need.

Mr. Boland asked Mr. Martin if they intend to continue using the existing classrooms, to which he replied yes.

Mr. Williams wanted to know the existing number of students attending Brunswick Christian Academy. Mr. Chuck Padgett, School Administrator, stated that currently they have approximately 210 students, ranging from Kindergarten (age 2) to 12th Grade.

Regarding the power line located on the eastern portion of the FLETC property, Mr. Tony Martin explained that there is a perimeter fence and a driveway that acts as a buffer between FLETC and the maintenance building. The power line is within the buffer away from the chain linked fence.

At the end of discussion, a motion was made by Mr. John Williams to approve site plan application **SP3046** subject to meeting all requirements during the development process. The motion was seconded by Mr. Gary Nevill and unanimously adopted.

SP3049 - Exit 29 RV Storage: Consider the alteration of an approved site plan for Exit 29 RV Storage. The property is located at 236 Southport Parkway, which is approximately 575 feet north of the intersection of Southport Parkway and Martin Palmer Drive. PARCEL ID: 03-12693. James A. Bonds, owner and applicant.

Mr. Bonds was present for discussion.

According to the staff's report, the applicant is requesting a change to the number of buildings as well as the configuration of the building. The previous site plan was approved in 2013 (*SP2687*) and was included in the packages for review. On the proposed site plan, the center building has been removed; the proposed building on the south side of the property has been reconfigured to store the RVs at an angle, facing away from the road; and the open air parking concrete pad has been changed to a grassed area.

Under Section 619.4 (a) of the Glynn County 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: The proposed uses, buildings, and structures are compliant with the requirements of this ordinance and other ordinances of Glynn County. Any outstanding issues shall be addressed during the construction phase and prior to the issuance of a building permit.**
- 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.**
- 4) Adequate provisions are made to control the flow of storm water from and across the site. **Staff comment: This requirement has been met.**
- 5) Adequate provisions are made to protect trees that are selected to remain as depicted on the site plan. **Staff comment: This requirement has been met.**
- 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 requirement has been met.**
- 7) Adequate provisions are made to control the location, intensity, and direction of 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: This requirement has been met.**

9) Adequate provisions are made for water supply, fire protection and sewage collection and treatment. **Staff comment: There is no water or sewer proposed for this site.**

Ms. Dagenhart stated that staff has reviewed the site plan and determined it satisfactorily complies with all applicable codes and ordinances. Any remaining issues can be addressed at the time of permitting. Therefore, staff recommends approval of application **SP3049** to allow a revision to the site plan for Exit 29 RV Storage.

Mr. James Bonds gave a brief presentation and a general discussion followed. Afterward, a motion was made by Mr. Tom Boland, seconded by Ms. Mary Hunt and unanimously adopted to approve site plan application **SP3049** to allow a revision to the site plan for Exit 29 RV Storage.

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