

**MINUTES**  
**MAINLAND PLANNING COMMISSION**  
**FEBRUARY 2, 2016 - 6:00 P.M.**  
**Historic Courthouse, 701 G Street**

-----

- MEMBERS PRESENT: Gary Nevill, Chairman  
John Williams, Vice Chairman  
Tom Boland  
Jeff Homans  
Tim Murphy
- ABSENT: Larissa Harris  
Mary Hunt
- STAFF PRESENT: David Hainley, Community Development Director  
Cayce Dagenhart, Planner II  
Karl Bursa, Planner II  
Julie Grimm, Planner I  
Janet Loving, Admin/Recording Secretary
- ALSO PRESENT: Bill Jenkins, Environmental Health  
Capt. Johnson, Glynn County Fire Department

-----

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

-----

MINUTES  
**December 1, 2015 - Regular Meeting**  
**January 5, 2016 - Regular Meeting**

Upon a motion made by Mr. John Williams and seconded by Mr. Tim Murphy, the Minutes of the **December 1, 2015 Regular Meeting** were approved and unanimously adopted.

A motion was made by Mr. Tim Murphy to approve the Minutes of the **January 5, 2016 Regular Meeting**. The motion was seconded by Mr. John Williams. Voting Aye: Messrs. Homans, Murphy, Nevill and Williams. Abstained: Mr. Tom Boland.

-----

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

-----

**ZM3168 Canal Crossing:** Consider a request to amend the Planned Development text for the Canal Crossing Planned Development. The purpose of the request is to change the required parking calculations from 4.5 parking spaces per 1,000 square feet of gross leasable space to 4 parking spaces per 1,000 square feet of gross leasable space. This property is located on the east side of Canal Road, approximately 500 feet from its intersection with Golden Isles Parkway. Parcel IDs: 03-03570 & 03-02848. Robert Ussery, Ussery-Rule Architects, agent, for Calloway Land Company, Rees 512, LLC, applicants and owners.

Mr. Robert Ussery was present for discussion.

The staff's report was included in the packages for review and was presented by Ms. Cayce Dagenhart who pointed out that staff believes that this application is complete and contains all of the information required by the Glynn County Zoning Ordinance, and as such, staff's recommendation is for approval of application **ZM3168** contingent upon meeting all other requirements of the Zoning Ordinance.

Mr. Ussery gave a brief presentation and a general discussion followed. Mr. Julian Smith of SSI was present to comment on this application. He expressed concerns about the possible disruptions that could occur from this request being approved; i.e. removal of trees and excess dirt.

Following discussion, a motion was made by Mr. John Williams, seconded by Mr. Tom Boland and unanimously adopted to recommend approval of application **ZM3168**, Canal Crossing, contingent upon meeting all other requirements of the Glynn County Zoning Ordinance.

-----

**SP3155 Panda Express:** Consider site plan approval for Panda Express, a quick service restaurant with drive-thru, parking and associated landscaping. The property is located in the Canal Crossing Shopping Center Development on Canal Road. Parcel ID: 03-26875. Mr. Erik Houston with Grimail Crawford, Inc., agent for Panda Restaurant Group, applicant. Mr. John Callaway with REES 514 LLC, owner.

Mr. Erik Houston was present for discussion.

In presenting the staff's report, Ms. Dagenhart pointed out that staff has reviewed this site plan and determined that it satisfactorily complies with all applicable codes. Any remaining issues can be addressed during the permitting process. Therefore, staff's recommendation is for approval of application **SP3155**, Panda Express.

Mr. Erik Houston gave a brief presentation and a general discussion followed. Afterward, a motion was made by Mr. Tom Boland, seconded by Mr. Tim Murphy and unanimously adopted to approve application *SP3155*, Panda Express.

-----

Ordinance Amendments

***TA3178: Consider an amendment to Section 809 of the Zoning Ordinance of Glynn County, Georgia to amend the Special Provisions to address outdoor advertising signs on Altama Avenue, and for other purposes.***

After presenting background information on this proposed amendment, Ms. Cayce Dagenhart stated that staff’s recommendation is for approval. There was a general discussion among staff and members of the Planning Commission.

During the public comment period, Mr. Julian Smith expressed concerns about there being too much signage in Glynn County.

At the end of discussion, a motion was made by Mr. Tim Murphy, seconded by Mr. John Williams and unanimously adopted to recommend approval of ***TA3178***.

-----

***TA3179: Consider amendments to Sections 805.1, 809(d) (1)i, and 809(d)(2)ii(d)3 of the Zoning Ordinance of Glynn County, Georgia to update spacing requirements and permissible locations of signs relative to Interstate Highway ramps, and for other purposes.***

After presenting background information on this proposed amendment, Mr. Karl Bursa stated that staff’s recommendation is for approval. There was a general discussion among staff and members of the Planning Commission.

During the public comment period, Mr. Julian Smith stated that he is opposed to the following motion as formulated in the staff’s report: “I move that the Mainland Planning Commission recommend, to the Board of Commissioners, approval of TA3179.”

There being no further discussion, a motion was made by Mr. John Williams, seconded by Mr. Tim Murphy and unanimously adopted to recommend approval of ***TA3179***.

-----

*TA3180: Consider an amendment to Section 808.1, and an amendment to add Section 803.44 to the Zoning Ordinance of Glynn County, Georgia to revise the Scope of Regulations and to provide for the regulation of feather signs, and for other purposes.*

After presenting background information on this proposed amendment, Ms. Julie Grimm stated that staff's recommendation is for approval. There was a general discussion among staff and members of the Planning Commission. However, there were no public comments. A motion was then made by Mr. Tom Boland, seconded by Mr. John Williams and unanimously adopted to recommend approval of **TA3180**.

-----

*TA3181: Consider an amendment to add Section 803.15.1, and to amend Sections 804.1 and 808.1 of the Zoning Ordinance of Glynn County, Georgia to add a definition for inflatable sign, to provide regulations for the use of inflatable signs, and for other purposes.*

After presenting background information on this proposed amendment, Mr. Karl Bursa stated that staff's recommendation is for approval. There was a general discussion among staff and members of the Planning Commission.

During the public comment period, Mr. Julian Smith reiterated his opposition to the motion as formulated in the staff's report.

There being no further discussion, a motion was made by Mr. Jeff Homans, seconded by Mr. John Williams and unanimously adopted to recommend approval of **TA3181**.

-----

There being no further business to discuss, the meeting was adjourned at 7:00 p.m.