

MINUTES
MAINLAND PLANNING COMMISSION
MARCH 1, 2016 - 6:00 P.M.
Historic Courthouse, 701 G Street

- MEMBERS PRESENT: Gary Nevill, Chairman
John Williams, Vice Chairman
Tom Boland
Larissa Harris
Jeff Homans
Tim Murphy
- ABSENT: 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: Capt. Johnson, Glynn County Fire Department

Chairman Nevill called the meeting to order and the invocation was given, followed by the Pledge of Allegiance. He then gave a brief recap of the rules, voting procedure and audience participation in discussing agenda items.

SP3171 Interstate Self Storage: Consider site plan for Interstate Self Storage Associates for an expansion of existing commercial self-storage facility. The property is located at 1001 Commercial Drive at the corner of New Jesup Highway (341) and Commercial Drive approximately 1,500 feet northeast from its intersection of Crispin Boulevard. Parcel ID: 03-09869. Mr. Brad Brodie, agent for Mr. David Reda with Interstate Self Storage Associates, applicant and owner.

Mr. David Reda was present for discussion.

In presenting the staff's report, Ms. Julie Grimm pointed out that the site plan proposes an addition of a 13,650 sq. ft. office and storage building to the existing commercial self-storage facility. The total site area is approximately 6.12 acres. Approximately .53 acres of the proposed expansion will be impervious. Five parking spaces are required and proposed for the business. The proposed detention pond is within

a 330 ft. Georgia Power easement and is conditionally allowed if permitted under the State's National Pollutant Discharge Elimination System (NPDES).

Ms. Grimm stated that staff has determined that this site plan satisfactorily complies with all applicable codes and ordinances. Any remaining issues can be addressed during the permitting stage. Therefore, staff's recommendation is for approval of **SP3171**.

During a brief presentation, Mr. David Reda pointed out that the corner lot of this property has never been developed. He intends to develop the property and add more storage. The property is being developed in three phases with this proposal being Phase III. Additionally, the entire area will be fenced off and there will be at least three employees.

Following a brief discussion, a motion was made by Ms. Larissa Harris, seconded by Mr. John Williams and unanimously adopted to approve application **SP3171**, Interstate Self Storage.

Chairman Nevill advised that he inadvertently omitted review/approval of the Minutes which usually takes place at the beginning of the meeting; however, he would like to entertain a motion at this time. Thereupon, a motion was made by Mr. Tim Murphy, seconded by Mr. Tom Boland and unanimously adopted to approve the Minutes of the **February 2nd Regular Meeting**.

SP3203 Fendig Signs Shop Site Plan Amendment: Consider site plan amendment for the Fendig Signs Shop. The property is located at 290 Sweet Gum Drive, at the corner of Sweet Gum and Habersham Street. The applicant is requesting to change the size and number of buildings on the site. Parcel ID: 03-04871. Bruce Fendig with Black River Properties, LLC, owner and applicant.

Mr. Johnathan Roberts of Roberts Civil Engineering was present for discussion.

In presenting the staff's report, Ms. Cayce Dagenhart explained that the applicant is proposing an increase in the size of the garage (from 2,700 sq. ft. to 3,825 sq. ft.), an increase in the size of the future sign shop (from 5,789 sq. ft. to 6,653 sq. ft.), an increase to the office space attached to the sign shop (from 1,132 sq. ft. to 1,305 sq. ft.) and the removal of the 333.12 sq. ft. storage building at the rear of the property. The applicant proposes a total increase of 1,535 sq. ft. on the property. The property is one acre in size. The proposed site coverage is 58% (up from 47%); there is no limit on site coverage in this district.

Eight parking spaces are required for the three uses on this property and twenty will be provided (including four in the garage). A fence is currently in place around the outside of the property which complies with the Glynn County regulations on vision clearance at an intersection. A type "D" buffer will be erected around the dumpster.

Ms. Dagenhart stated that staff has reviewed this site plan and determined that it satisfactorily complies with all applicable codes and regulations. Any remaining issues can be addressed at the time of permitting. Therefore, staff's recommendation is for approval of *SP3203*.

During a brief presentation, Mr. Johnathan Roberts stated that this proposal is for storage for the applicant's trucks. There will be no repairs at the garage.

At the end of discussion, a motion was made by Mr. John Williams, seconded by Mr. Tom Boland and unanimously adopted to approve *SP3203*, Fendig Signs Shop Site Plan Amendment.

In other business, Mr. Hainley pointed out that the Planning Commission members received an update on the Canal Crossing PD Text (**ZM3168**) for informational purposes only.

Also in other business, Mr. Hainley stated that Town Hall meetings are scheduled for March 22nd and March 29th from 6:00 p.m. to 7:30 p.m. in the Strickland Auditorium at Epworth-by-the-Sea to obtain public comments on the proposed draft outline of the Tree Ordinance. The MPC members are invited to attend.

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