

**MINUTES**  
**MAINLAND PLANNING COMMISSION**  
**APRIL 5, 2016 - 6:00 P.M.**  
**Historic Courthouse, 701 G Street**

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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  
Karl Bursa, Planner II  
Julie Grimm, Planner I  
Janet Loving, Admin/Recording Secretary

ALSO PRESENT: Alan Ours, County Manager

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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.

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MINUTES

**March 1, 2016 - Regular Meeting**

Upon a motion made by Mr. Tom Boland and seconded by Mr. Tim Murphy, the Minutes of the **March 1<sup>st</sup> Regular Meeting** were approved and unanimously adopted.

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AGENDA - **Additions, Deferrals, Deletions, Postponements, Adjustments**

Upon staff's request, a motion was made by Mr. Tom Boland, seconded by Mr. John Williams and unanimously adopted to change the order of the agenda to hear application **SUP3211** first in an effort to accommodate the applicant.

**SUP3211 126 Williams Road:** 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 zoned FA Forest Agriculture and located on the on the north side of the road, approximately 600 feet from its intersection of New Jesup Highway. Parcel ID: 03-16487. Mia McDaniel, agent and applicant for owners, Norma and Tyona McDaniel.

Ms. Mia McDaniel was present for discussion. Mrs. Norma McDaniel was also on hand to answer questions.

According to the staff's report, the applicant is requesting to move a mobile home on the property and assist her aunt, Ms. Tyona McDaniel, in caring for Mrs. Norma McDaniel, the owner in need of medical attention. Currently, Tyona and Mrs. McDaniel share the existing home located at 126 Williams Road. The new mobile home will be accessed off of Williams Road with a temporary drive and address for 911 purposes. Additional well and septic access has been inspected and approved by Environmental Health.

The purpose of the request is to allow a special use permit 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. The applicant has provided a statement from her attending physician verifying the need for someone to live close by in case of a medical emergency.

According to *Section 704.3 Special Uses* of the Zoning Ordinance: Mobile Home in a 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. Julie Grimm stated that staff recommends approval of **SUP3211** contingent upon meeting all other requirements of the Glynn County Zoning Ordinance.

Ms. Mia McDaniel gave a brief presentation and a general discussion followed. There was no one present to oppose this request.

At the end of discussion, a motion was made by Mr. Tom Boland, seconded by Mr. John Williams and unanimously adopted to recommend approval of **SUP3211** contingent upon meeting all other requirements of the Glynn County Zoning Ordinance.

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**ZM3216 Stutts Road:** Consider a request to amend the Planned Development text for the Stutts Road Tract planned development located on Stutts Road in Glynn County, Georgia. The purpose of the request is to permit agricultural uses and animal hospital/boarding facilities as allowed uses in accordance with Section 704.2 of the Glynn County Zoning Ordinance and to require any use set forth in Sections 3.1.2 and 3.1.3 maintain a 100 ft. setback from the property line of any residence. The property is located at 430 Stutts Road, .25 miles north of the intersection of Stutts Road and Fancy Bluff Road. Parcel ID: 02-00501. Joe Fendig, agent for Justin Stanisky, applicant; Marshland Community F.C.A., owner.

Mr. Joe Fendig was present for discussion.

According to the staff's report, this is a request to amend the Stutts Road Planned Development text to add text that would re-establish Forest Agricultural uses, which would also include the establishment a 100 ft. setback for all agricultural uses from adjacent residential uses. (Note: The applicant is asking to remove language regarding animal hospital and/or boarding facility.)

**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 is considered suitable for this area.**

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

**The zoning proposal would not adversely affect the existing use or usability of adjacent or nearby properties.**

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

**The property to be affected by the zoning proposal has a reasonable economic use as it is currently zoned.**

- 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 proposal will not result in any 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.

**The Future Land Use Map (FLUM) categorizes this property as Low Density Residential. The applicant proposes no change to the existing land use at this time. This is compatible with the land use plan.**

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

**The property is currently undeveloped and zoned Planned Development. Allowing the proposed zoning change will add new allowed uses and designate required setbacks for these uses.**

Mr. Karl Bursa stated that staff believes that this application is complete and contains all of the information required by the Glynn County Zoning Ordinance. Therefore, staff's recommendation is for approval of **ZM3216** contingent upon meeting all other requirements of the Glynn County Zoning Ordinance.

After a brief discussion among members of the Planning Commission and staff, Mr. Joe Fendig gave a presentation outlining the applicant's request. The floor was then opened for public comments beginning with the following residents speaking in opposition: Mr. Hector Marin, Ms. Beverly Nutt, Mr. Jim Kirby, Mr. Terry Thompson and Mr. John Eckoff. The opponents expressed concerns about the value of their property being diminished, a decrease in tax revenue, foul odors and noise from animals, spot zoning, road maintenance and the negative impact that this proposal would have on a subdivision intended for homes and not farms. Ms. Marie Coughenour was present to speak on behalf of her father who lives in the neighborhood. She expressed concerns

about the easement and lack of an accurate reflection of the area in question, and as such, she suggested a deferral to allow for an accurate lay of the land.

At this time the owner of the property, Mr. Richard Stanisky clarified that his son, Justin, the applicant, does not intend to have a working farm. He has two horses and he only wants two cows. He does not want to change the zoning. He is going to clear the property and he just wants a nice place for a home, two horses and two cows.

Chairman Gary Nevill suggested that the applicant meet with the neighbors and have a more in-depth discussion regarding his intentions.

During a brief rebuttal, Mr. Fendig stated that there could be a compromise of setbacks, etc. and he feels that something could be worked out. He then agreed to a deferral to discuss these plans with the neighbors.

There being no further comments, the public hearing was closed and a motion was made by Mr. Tom Boland, seconded by Mr. Tim Murphy and unanimously adopted to defer application **ZM3216** to the May 3<sup>rd</sup> MPC Meeting, beginning at 6:00 p.m.

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**ZM3209 Canal Crossing Amendment 3:** Consider a request to amend the Planned Development Text for the Canal Crossing Planned Development. The purpose of the request is to change the maximum allowed height limit for the façade of the buildings on parcel 03-03570. The change would allow a maximum of 45 ft. stepping down along the sides to 35 ft. or less within 30 ft. of the front façade provided there is no habitable space above 35 ft. This property is located on the east side of Canal Road, approximately 500 ft. from its intersection with Golden Isles Parkway. Parcel IDs: 03-03570. Robert Ussery, Ussery-Rule Architects, agent, for Calloway Land Company, Rees 512, LLC, applicants and owners.

Mr. Robert Ussery was present for discussion. Mr. John Calloway was also on hand to answer questions.

According to the staff's report, the proposed request is to amend the existing Planned Development Text for the Canal Crossing Planned Development. The existing PD Text limits the building height to 35 ft. The proposed addition to the text allows an exception to that height limit for the front façade of a business on parcel 03-03570.

With the proposed addition, the *building height* section would state that “the maximum building height shall be 35 ft. as defined in **Section 302 Definitions** of the Glynn County Zoning Ordinance, *except that the front façade of a business in parcel 03-03570 as shown on the Glynn County tax maps may be a maximum of 45 ft. stepping*

*down along the sides to 35 ft. or less within 30 ft. of the front façade provided there is no habitable space above 35 ft. (3-3-16)”*

The application does contain one error that needs to be corrected; the first address for the property is listed as 10100 and it should be 10105.

**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.

**No change in use proposed.**

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

**The zoning proposal would not adversely affect the existing use or usability of adjacent or nearby properties.**

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

**The property to be affected by the zoning proposal has a reasonable economic use as it is currently zoned.**

- 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 proposal will not result in any 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.

**The Future Land Use Map (FLUM) categorizes this property as Regional Center. The proposed use of the property for a commercial retail center is compatible with the land use plan.**

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

**There are no other existing or changing conditions affecting the use and development of the property which give supporting grounds for approval or disapproval.**

Mr. Bursa stated that staff believes that this application is complete and contains all of the information required by the Glynn County Zoning Ordinance. Therefore, staff's recommendation is for approval of **ZM3209** contingent upon meeting all other requirements of the Glynn County Zoning Ordinance.

Mr. John Calloway gave a brief presentation and a general discussion followed. There were no comments from the public.

Following review, a motion was made by Mr. Tom Boland, seconded by Mr. John Williams and unanimously adopted to recommend approval of **ZM3209** to change the Planned Development Text of the Canal Crossing Planned Development.

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**SP3191 Canal Crossing, Phase II, Outlot E:** Consider site plan approval to construct a two-unit commercial building. The property, 11455 Canal Crossing, is zoned PD Planned Development and is approximately 217 ft. northwest of the intersection of Canal Crossing and Canal Road. Parcel ID: 03-09725. Robert Ussery, Ussery-Rule Architects, agent for Canal Road Investors, LLC , applicants and owners.

Mr. Robert Ussery was present for discussion.

According to the staff's report, the applicant is proposing to construct a two-unit commercial retail building.

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.**
- 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: None of the existing trees on this site are proposed to remain. The applicant will be required to provide full landscape buffers that will replace the existing trees and exceed any mitigation.**

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 is not applicable.**

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: Water & Sewer will be provided by JWSC.**

Mr. Bursa stated that staff has reviewed this site plan and determined that it satisfactorily complies with all applicable codes and ordinances. Therefore, staff's recommendation is for approval of *SP3191*. Any remaining issues can be addressed during the permitting process.

Mr. Ussery gave a brief presentation and a general discussion followed. Afterward, a motion was made by Mr. Tim Murphy, seconded by Mr. Tom Boland and unanimously adopted to approve *SP3191*.

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**SP3194 Shackleford Storage:** Consider approval of four proposed warehouse buildings totaling 36,608 square feet. The site is 5.35 acres with an existing warehouse building that is 10,552 square feet. This property is located in the Glynco-McBride Jet Park (GC-14-86) at 300 Indigo Drive. Parcel ID: 03-18487. John Shackleford of John Shackleford Storage LLC, owner and applicant.

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

According to the staff's report, the proposed site plan shows three new warehouse buildings toward the rear of the property and a fourth new building next to the existing warehouse building. These proposed buildings have a total square footage of 36,680. The total site area is 5.35 acres, 2.30 acres of which will be impervious.

The PD Text for this development dictates the number and size of parking spaces required for this development as well as the number and size of loading spaces, minimum setbacks, lot coverage easements and more. The submitted site plan complies with all requirements set forth in the PD Text. There will also be a type “D” buffer erected to conceal the dumpsters.

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: Adequate provisions will be made to protect the trees that are selected to remain as depicted on the site plan before construction starts.**
  
- 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 is not applicable.**
  
- 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: Water & Sewer will be provided by JWSC.**

Mr. Bursa stated that staff has reviewed this site plan and determined that it satisfactorily complies with all applicable codes and ordinances. Therefore, staff's recommendation is for approval of **SP3194**. Any remaining issues can be addressed during the permitting process.

Mr. Roberts gave a brief presentation and a general discussion followed. Afterward, a motion was made by Mr. John Williams, seconded by Ms. Larissa Harris and unanimously adopted to approve **SP3194**.

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Chairman Nevill read applications **CUP3160** and **SP3196 (Vansh Corner)** into the record for simultaneous discussion; however, separate action is required.

**CUP3160 Vansh Corner:** Consider a request for a conditional use permit for an automobile service station. The property, 310 Old Jesup Road, is zoned LC Local Commercial and is located at the corner of Old Jesup Road and Community Road. Parcel ID: 03-17533. Tyler Carver, agent, for Vansh Trading, Inc., applicant and owner.

**SP3196 Vansh Corner:** Consider a request for site plan approval for an automobile service station. The property, 310 Old Jesup Road, is zoned LC Local Commercial and is located at the corner of Old Jesup Road and Community Road. Parcel ID: 03-17533. Tyler Carver, agent, for Vansh Trading, Inc., applicant and owner.

Mr. Tyler Carver was present for discussion.

According to the staff's report, the proposed conditional use permit is to allow an automobile service station on the property which would be an add-on to the existing convenience store. There was an automobile service station on this property at one time, but that portion of the business was abandoned and the pumps and canopy were demolished. The Local Commercial Zoning District allows for automobile service stations as a conditional use as described in Section 711.3 (1).

The site plan is proposed for the construction of the two new automobile fuel service islands for the existing convenience store and new underground tanks to accommodate the proposed fuel.

Mr. Bursa stated that staff's recommendation is for approval of **CUP3160** and **SP3196 (Vansh Corner)**. There were no public comments for the conditional use permit.

Following review, a motion was made by Mr. Jeff Homans, seconded by Mr. John Williams and unanimously adopted to recommend approval of application **CUP3160**.

A motion was then made by Mr. Jeff Homans, seconded by Mr. Tom Boland and unanimously adopted to approve application *SP3196*.

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**SP3208 Panera Bread** - Consider site plan for Panera Bread, a quick service restaurant. The property, 10105 Canal Crossing, is zoned PD Planned Development and is located approximately 300 feet north of its intersection with Golden Isles Parkway. Parcel ID: 03-03570. Hamilton Williams with Greenberg Farrow, agent for applicant, Panera, LLC and owner, Callaway Land Company.

Mr. Hamilton Williams was present for discussion.

According to the staff's report, the application is proposing to have a 4,360 sq. ft. quick service restaurant with dine-in, drive-thru and patio seating. The total site area is 1.27 acres, .95 acres of which will be impervious. Forty-nine parking spaces are required for the business and 59 spaces are provided, of which three are handicap accessible. There will be a modified type "E" landscape buffer planted along Canal Road due to the presence of overhead power lines. This will limit the plant material to smaller sized trees but the combined number in the buffer meets the ordinance.

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: There are no trees located on this property.**

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: Water & Sewer will be provided by JWSC.**

Ms. Julie Grimm stated that staff has reviewed this site plan and determined that it satisfactorily complies with all applicable codes and ordinances. Therefore, staff's recommendation is for approval of *SP3208*. Any remaining issues can be addressed during the permitting process.

Mr. Hamilton gave a brief presentation and general discussion followed. Afterward, a motion was made by Mr. Tom Boland, seconded by Mr. John Williams and unanimously adopted to approve application *SP3208*.

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In other business, Mr. Hainley advised that the Mainland and Islands Planning Commission will conduct a joint worksession on Tuesday, April 12<sup>th</sup> at 9:00 a.m. in the 2<sup>nd</sup> Floor Conference Room of the Harold Pate Building to discuss the proposed St. Simons Tree Canopy Ordinance Concept. (There will be no public input at this worksession.)

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There being no further business to discuss, the meeting was adjourned at 8:10 p.m.