

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

MEMBERS PRESENT: Gary Nevill, Chairman
Tom Boland
Larissa Harris
Jeff Homans
Mary Hunt
Tim Murphy

ABSENT: John Williams

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

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.

MINUTES

June 7, 2016 - Regular Meeting
June 14, 2016 - Joint PC Meeting

Upon a motion made by Mr. Tom Boland and seconded by Mr. Tim Murphy, the Minutes of the **June 7th Regular Meeting** were approved and unanimously adopted.

A motion was made by Mr. Tim Murphy to approve the Minutes of the **June 14th Joint PC Meeting**. The motion was seconded by Mr. Tom Boland. Voting Aye: Mr. Tom Boland, Mr. Jeff Homans, Ms. Mary Hunt, Mr. Tim Murphy and Mr. Gary Nevill. Abstained From Voting: Ms. Larissa Harris.

SP3272 Harbor Freight: Consider Site Plan approval for the renovation and expansion of a commercial shopping plaza. The property, 10 Altama Village Drive, is zoned HC Highway Commercial is located in the Altama Village Shopping Center. Parcel ID: 03-02520. Daniel McFee, agent for Equity Investment Group, LLC, applicant and owner.

Mr. McFee was present for discussion.

The following report from staff was included in the packages for review and was presented by Mr. Karl Bursa:

The applicant is proposing to remodel and expand an existing commercial shopping plaza by 7,951 sq. ft. in order to accommodate a new retail tenant. The total site area is 8.22 acres, of which 1.37 acres will be developed at the conclusion of construction. There will be 22 additional parking spaces and paving/drainage improvements as part of the site work. The site is accessible by using the existing entrances from Altama Avenue.

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 to protect on 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 subject parcel and the adjacent parcels bear the same zoning designation. A buffer is not required between like-zoned parcels. A Type-E Buffer is required along Altama Avenue to screen the street-side parking. The applicant will be required to submit a landscaping plan and have the required Type-E Buffer installed prior to the issuance of a Certificate of Occupancy for the proposed building.**

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: JWSC and the Fire Department have determined that this site plan is compliant.**

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

During a brief presentation, Mr. Daniel McFee questioned the county's reason for requiring a 10 ft. buffer on a city street that does not require a buffer. After pointing out the city limits and county property, Mr. Hainley explained that although the street is owned by the City of Brunswick, the property is located in Glynn County, and as such, it is subject to the guidelines of county ordinances. He stated that the ordinance is not regulated by ownership. Mr. McFee was concerned that he would lose four parking spaces due to the buffer requirement. However, Chairman Nevill suggested that a minor redesign could possibly allow for additional parking.

At the end of discussion, a motion was made by Mr. Jeff Homans to approve *SP3272*, Harbor Freight, subject to a 10 ft. wide Type E Buffer being installed along Altama Avenue prior to issuance of a Certificate of Occupancy. The motion was seconded by Ms. Mary Hunt and unanimously adopted.

SP3298 Outback Steakhouse: Consider site plan approval for Outback Steakhouse, a restaurant with dine-in seating. The property, 399 Canal Road, is split zoned HC Highway Commercial/Forest Agricultural and is located at the intersection of Canal Road and Golden Isles Parkway. Parcel ID: 03-03609. John Callaway of Callaway Land Company, agent and applicant for owner, Brunswick Development Partners, LLC.

Mr. Callaway was present for discussion.

According to the staff's report, this is a proposal for a 6,436 sq. ft. restaurant with dine-in seating. The total site area is 2.15 acres, 1.81 acres of which will be impervious. Sixty-five parking spaces are required for the restaurant and 135 spaces are proposed, of which 6 are handicap accessible. There will be a type "E" landscape buffer planted along both Canal Road and Golden Isles Parkway. There is no required landscape buffer along the southwest property line since the adjacent property is zoned Highway Commercial. While the total parcel is split-zoned HC/FA, the project site is completely contained within the area zoned HC.

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. The applicant proposes a fourth sign for this business. Signs are permitted separately and an applicant is only allowed three per site. This request for a fourth sign will require the applicant to apply for a sign variance, which will be reviewed separately.**
- 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 to protect on 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: Type**

“D” Buffer is required around the dumpster area and will have to be provided by the applicant.

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: No open space is required in the HC Zoning District.**

9) Adequate provisions are made for water supply, fire protection and sewage collection and treatment. **Staff comment: The Fire Department has determined that this site plan is compliant. However, it is subject to review by JWSC as part of the building permit process.**

Mr. Bursa stated 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. Staff’s recommendation is for approval.

During his presentation, Mr. John Callaway pointed out that “Canal Crossing is the gateway to Glynn County” and the Planning Commission’s support would allow him to include the same quality of development that has already been approved for the area. Also during his presentation, Mr. Callaway addressed the parking issues, as well as the JWSC concerns.

After a brief discussion, a motion was made by Ms. Mary Hunt to approve **SP3298**, Outback Steakhouse, subject to JWSC’s approval. The motion was seconded by Mr. Tom Boland and unanimously adopted.

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