

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

MEMBERS PRESENT: Gary Nevill, Chairman
John Williams, Vice Chairman
Larissa Harris
Mary Hunt
Tim Murphy

ABSENT: Tom Boland
Jeff Homans

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

ALSO PRESENT: Bob Coleman, County Commissioner

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

July 6, 2016 - Regular Meeting

Upon a motion made by Mr. Tim Murphy and seconded by Ms. Mary Hunt, the Minutes of the **July 6th Regular Meeting** were approved and unanimously adopted.

AGENDA - Additions, Deferrals, Deletions, Postponements, Adjustments

Upon the applicant's request for a withdrawal, a motion was made by Ms. Mary Hunt, seconded by Mr. John Williams and unanimously adopted to grant the applicant's request to withdraw application **ZM3316, Golden Isles Gateway PD.**

ZM3314 Golden Isles Gateway Industrial Park: Consider a request to amend the Planned Development of a 70.982 acre tract located on the south side of Highway 99 approximately 0.5 miles southwest of Exit 42 to allow a height increase from 60 ft. to 85 ft. Parcel ID: 03-17615. Thomas & Hutton Engineering, agent for Brunswick & Glynn Development Authority, applicant.

Mr. Mel Baxter was present for discussion.

According to the staff's report, this is a request to amend the existing Golden Isles Gateway Planned Development. This location is a commercial/office/industrial park site owned by the Development Authority. The proposed change to the PD text is to increase the allowable building height. The development shall remain under the Golden Isles Gateway Planned Development text.

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 request will not be a detriment to the adjacent property owner(s). The change in height is consistent with the surrounding properties to be developed as Office/Distribution/Industrial Districts.

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

The proposed change will not adversely affect the use of the adjacent property.

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

The property has a reasonable economic use as 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.

None, the street and utilities will be required to be built to county, GDOT, and JWSC standards.

- Whether the zoning proposal is in conformity with the policy and intent of the Comprehensive Land Use Plan.

Yes, this property is identified as being located in a Regional Center and Medium Density Residential on the Future Land Use Map.

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

Yes, the current zoning will not allow a proposed industrial use to locate on the site.

Mr. Hainley stated that staff's recommendation is for approval of **ZM3314** to allow for an increased building height.

After a brief presentation from Mr. Baxter, Chairman Nevill opened the floor for public comments. Ms. Monica Smith and Mr. Doug Eaton were present to oppose this request. Also, Mr. Julian Smith was present to critique the staff's report, stating that the findings are staff's opinion and not facts. There were no other comments from the public and therefore the public hearing was closed. Afterward, Mr. Baxter gave a brief rebuttal and answered additional questions.

At the end of discussion, a motion was made by Mr. Tim Murphy to recommend approval of application **ZM3314** to allow for an increased building height. The motion was seconded by Ms. Larissa Harris and unanimously adopted.

SP3300 Brunswick Station - Consider site plan approval for a restaurant, an office/retail space and an automotive business. There will be three buildings total on this property. The proposed restaurant will be 2,245 sq. ft., the office/retail space will be 4,000 sq. ft. and the existing automotive shop is 11,712 sq. ft. The property is located adjacent to the Altama Village Shopping Center, at the corner of Golden Isles Parkway and Altama Boulevard. The applicant is also requesting a 25% parking space waiver and a change to the required type "E" landscape buffer along Golden Isles Parkway. Parcel IDs: 03-09323 & 03-02522. Cesar Rodriguez, agent for W.L. Duckworth, Sr. with Bill Duckworth Tire Co. of Brunswick, Inc., applicant and owner.

Mr. Cesar Rodriguez was present for discussion.

According to the staff's report, the proposed buildings shown on the site plan are a new 2,240 sq. ft. restaurant with dine-in seating; the current tire sales office building will be demolished and the proposed building will be constructed in its place. A 4,000 sq. ft. office/retail space is shown on the west side of the property. The existing Duckworth Automotive Shop will remain and have no change to the building footprint.

The total site area is 4.61 acres. Ninety-one parking spaces are required for these uses combined:

- Restaurants require one (1) space for every two (2) employees (11 employees = 6 spaces) + one (1) space for each seventy (70) square feet of patron space ($2000/70=29$ spaces). The restaurant requires thirty-five (35) parking spaces total.
- Office/Retail uses require one (1) space for every two-hundred (200) square feet of floor space ($4000/200 = 20$). The Office/Retail business requires twenty (20) parking spaces total.
- The existing automobile service station requires three (3) parking spaces per service bay ($12 \times 3 = 36$). The automotive shop requires thirty-six (36) parking spaces total.

The applicant has provided a “conceptual parking plan” that shows that all of the spaces can be accommodated on the site. The applicant is requesting a 25% parking space waiver (18 spaces) in order to create and/or preserve 9,558 sq. ft. of green space, or undeveloped space, on the site. This would reduce the required parking spaces to 74. With the waiver, the impervious surface for Brunswick Station would be 1.25 acres.

A 10 ft. Type “E” landscape buffer along Altama Avenue is required and shown as is a Type “D” landscape buffer around the dumpsters. There is no required landscape buffer along the northern property line that the site shares with Altama Village because the adjacent property is also zoned Highway Commercial.

The applicant is requesting a modification to the Type “E” buffer that is required to be planted along Golden Isles Parkway. The applicant would like for it to be changed to a 7 ft. planted buffer, with a further reduction to 2 ft. to accommodate dumpsters and parking spaces for the existing Duckworth Automotive Shop. The applicant believes this modification should be granted because there is already a 40 ft. buffer between Golden Isles Parkway and the Brunswick Station Site.

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: A Type “D” buffer is required and shown around the dumpster area. A Type “E” landscape buffer is required and shown along Altama Avenue. A modification to the Type “E” landscape buffer lining the property along Golden Isles Parkway is requested.**
- 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: The applicant will submit a lighting plan with the building permit application and all lighting will comply with Glynn County Ordinances and Regulations.**
- 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: JWSC and the Fire Marshall have determined that this site plan is compliant.**

Ms. Dagenhart stated that staff has reviewed this site plan and determined that it satisfactorily complies with all applicable codes. Any remaining issues will be addressed during the permitting process. She stated that staff’s recommendation is for approval with the 25% waiver in parking spaces and the modification to the Type “E” landscape buffer lining Golden Isles Parkway.

During a brief presentation, Mr. Cesar Rodriguez elaborated on the configuration of the building. He also presented background information on the former establishment. He pointed out that there are no trees on the site but they do intend to comply with the current landscaping in the area and will do whatever is necessary to make the intersection more attractive and aesthetically pleasing. He stated that a site plan was presented to the other tenants and they were all in agreement with this submittal.

At the end of his presentation, Mr. Rodriguez introduced Mr. Bert Ethridge of Roberts Civil Engineering, who addressed the 10 ft. landscaped buffer requirement, the sidewalk, parking and other technical aspects of this proposal. It was noted that Mr. Duckworth was also on hand to answer questions.

Following additional discussion concerning the proposed buffer, a motion was made by Mr. John Williams to approve **SP3300**, Brunswick Station, with a modified buffer along the spur from 7 ft. to 9 ft. up to the first parking space next to the dumpster. The motion was seconded by Ms. Mary Hunt. Voting Aye: Ms. Larissa Harris, Ms. Mary Hunt, Mr. Tim Murphy and Mr. John Williams. Abstained From Voting: Mr. Gary Nevill.

In other business, the members were reminded of the upcoming MPC Called Meeting scheduled for Tuesday, August 16th at 9:00 a.m.

There being no further business to discuss, the meeting was adjourned at 6:50 p.m.