

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

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

ABSENT: Tom Boland

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

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

Mr. Hainley advised that per the County Attorney's office, in the future the Minutes will reflect a brief summary of the meetings (*similar in style of BOC Minutes*) to avoid legal ramifications on deferred items.

SP3154 Friendly's Express #51: Consider site plan approval for Lewis & Raulerson, Inc., for a gas station and convenience store. The property is located at 3224 Highway 17 South, Brunswick, GA, at the intersection of Highway 17, Highway 82 and Blythe Island Highway. Parcel ID: 02-00771. Chris Amos, agent for Lewis & Raulerson, Inc., applicants and owners.

Mr. Chris Amos was present for discussion.

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

The applicant is proposing to demolish the existing gas station, convenience store and fuel pump islands and reconstruct a new gas station, convenience store as well as the fuel pump islands.

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: There are no trees on this 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: 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. Any remaining issues can be addressed during the permitting phase of this project. Staff's recommendation is for approval.

Mr. Chris Amos gave a brief presentation and a general discussion followed. Afterward, a motion was made by Ms. Mary Hunt, seconded by Ms. Larissa Harris and unanimously adopted to approve application *SP3154*, Friendly's Express #51.

There being no further business to discuss, the meeting was adjourned at 6:05 p.m.