

MINUTES

MAINLAND PLANNING COMMISSION

OCTOBER 2, 2017 - 6:00 P.M.

Historic Courthouse, 701 G Street

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

STAFF PRESENT: Denise Grabowski, Planning Consultant
Janet Loving, Admin/Recording Secretary

ALSO PRESENT: Alan Ours, County Manager

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 meeting procedures.

MINUTES

July 18, 2017 - Regular Meeting

A motion was made by Mr. Gene Lee to approve the Minutes of the ***July 18th Regular Meeting***. The motion was seconded by Mr. John Williams. Voting Aye: Ms. Larissa Harris, Ms. Mary Hunt, Mr. Gene Lee, Mr. Tim Murphy, Mr. Gary Nevill and Mr. John Williams. Abstained From Voting: Mr. Bill Edgy

CUP3565 106 Shoppers Way: Consider request for conditional use permit for an adult daycare in a General Commercial zoning district, located within a portion of Glynn Place Commercial Park at 106 Shoppers Way. Parcel IDs: Portion of 03-10546 and 03-11408. Robert Driggers, Driggers Commercial Group, Inc. agent, for DCE Corporate Center, LLC, owner and applicant.

Mr. Robert Driggers was present for discussion.

According to the staff's report, the applicant is proposing to convert a former gym/rehab facility to an adult day care. Space will include a full kitchen, ADA compliant restrooms, two activity rooms, and several private offices for staff.

In conformance with Section 904.3 of the Glynn County Zoning Ordinance, the following factors are to be considered in making a decision on a request for a conditional use permit:

- 1) The effect the proposed activity will have on traffic flow along adjoining streets;
Staff Comments: This project is not anticipated to have a significant impact on Shoppers Way or adjoining streets. Shoppers Way is located between Mall Boulevard and Scranton Connector.
- 2) The location of off-street parking facilities;
Staff Comments: Parking is located at front of the existing building.
- 3) The number, size and types of signs proposed for the site;
Staff Comments: All signs will comply with the Glynn County Ordinances.
- 4) The amount and location of open space;
Staff Comments: Not applicable
- 5) Protective screening;
Staff Comments: Not applicable
- 6) Hours and manner of operation;
Staff Comments: Consistent with the surrounding area
- 7) Outdoor lighting;
Staff Comments: All outdoor lighting will comply with Glynn County Ordinances.
- 8) Ingress and egress to the property;
Staff Comments: Access is provided via Shoppers Way, a public street.
- 9) Compatibility with surrounding land use;
Staff Comments: The proposed use is compatible with the surrounding commercial land uses.

Ms. Denise Grabowski stated that staff has determined that this application is complete and contains all of the information required by the Glynn County Zoning Ordinance, and as such, staff's recommendation is for approval of application **CUP3565**.

During a brief presentation, Mr. Driggers stated that this proposal will in fact be an upgrade.

There were no public comments on this request, and at the end of discussion, a motion was made by Ms. Mary Hunt to approve application **CUP3565** as presented. The motion was seconded by Ms. Larissa Harris. Voting Aye: Mr. Bill Edgy, Ms. Larissa Harris, Ms. Mary Hunt, Mr. Tim Murphy, Mr. Gary Nevill and Mr. John Williams. Abstained From Voting: Mr. Gene Lee.

CUP3589 Coastal Georgia RV Resort: Consider a request for a conditional use permit for the expansion of an existing RV resort park in a Planned Development zoning district. The space proposed for the use consists of approximately 5.6 acres at 311 Southport Parkway and is located south of and adjacent to the existing Coastal GA RV. Parcel ID: 02-00762. Pete Schoenauer, Tidewater Engineering, Inc., agent for Coastal Georgia RV Resort, LLC, owner and applicant.

It was noted that there was no one present to represent this item and therefore, Chairman Nevill tabled this request to allow more time for the applicant/representative to arrive.

XS3573 Canal Crossing, Lots 5, 6, & 7: Consider an appeal from the decision of the Community Development Director to deny the expedited subdivision request for lots 5, 6, and 7 of Canal Crossing located at 10455 Canal Road. Parcel ID 03-03570. Bobby Shupe, Shupe Surveying, agent for Callaway Land Company.

Mr. Bobby Shupe was present for discussion. Mr. John Callaway and Mr. George McDavid were also on hand to answer questions.

According to the staff's report, an expedited subdivision is a staff-level function. For this application, the proposed 40 ft. access easement (Callaway Court) does not comply with the standards of Section 602.6 of the subdivision regulations. Therefore, the subdivision request was denied by the Community Development Director.

Section 801.3 (Appeals) of the Glynn County Subdivision Regulations states the following:

(a) The applicant may file a written appeal giving a specific technical cause for objecting to the decision of the Community Development Director. Such appeal shall be filed with the Community Development Director and shall be considered by the Planning Commission, which may approve the subdivision plat or may require changes or corrections consistent with these Regulations. Any action of the Planning Commission shall be based on the applicable rules and standards contained in these Regulations.

Mr. Tim Murphy inquired about the hardship in this particular case. Referring to the staff's report, Ms. Grabowski read the following (which was submitted to Ms. Thompson on Wednesday, September 6, 2017 by Mr. Callaway):

“The reason for my request for appeal is because at the outset of our site plan submittals and site plan approval by the Glynn County Development Department easements of 40 feet were incorporated and approved. Our assumption, therefore, in the way we configured our future development areas was that this same specification would be adhered to. Altering that specification now, such as in increasing the required width of the easement area, will undermine the design and thus the developability of the balance of the project. So my request of your department simply is to continue the same specifications and standards which were imposed on us from the beginning and which became the underlining blueprint of our design of the project.”

Mr. Bobby Shupe gave a brief presentation and a general discussion followed. Afterward, a motion was made by Ms. Larissa Harris to approve application **XS3573**. The motion was seconded by Mr. Bill Edgy. Voting Aye: Mr. Bill Edgy, Ms. Larissa Harris, Mr. Gene Lee, Mr. Tim Murphy and Mr. John Williams. Voting Nay: Ms. Mary Hunt. Abstained From Voting: Mr. Gary Nevill. The motion carried for approval.

SP3548 Friendly Express: Consider site plan for gas station located at the intersection of New Jesup Highway, Blythe Island Highway, and Blythe Island Connector. The property is 2.42 acres, located at 4341 New Jesup Highway. Parcel ID 03-09156 Chris Amos, CESC Engineering, agent for Lewis and Raulerson, owner and applicant.

Mr. Chris Amos was present for discussion.

According to the staff's report, this is a proposal for a new gas station to be located at the intersection of New Jesup Highway and Blythe Island Highway. It is also the previous site of a Shell Gas Station, which is currently closed. *(Note: Criteria and standards in accordance with Section 619.4 (a) of the Glynn County Zoning*

Ordinance, as well as staff's comments, were included in the staff's report and are contained in the application file.)

Ms. Grabowski stated that staff is willing to work with the applicant in relation to the power lines and the trees in the area. She 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 **SP3548** as presented.

During a brief presentation, Mr. Chris Amos explained that he would like some flexibility with regards to the buffers. All access points have been signed off on. He stated that he is seeking approval of this request with the buffer modification. There was also a brief discussion regarding the vegetation in the area.

At the end of discussion, a motion was made by Ms. Mary Hunt to approve **SP3548** with the necessary modification from DOT at the corner of Highway 303 by lowering the vegetation and planting required vegetation to be shown somewhere on the site plan. The motion was seconded by Mr. Gene Lee and unanimously adopted.

SP3576 Tradewinds Consider site plan for temporary vehicle storage facility in the Tradewinds Industrial Park. The project is approximately 126 acres of the 688 acre property located at Spur 25, State Route 99 and Interstate 95. Parcel ID 03-17029. The project address will be 6500 Highway 99. Charles Ezelle, Thomas & Hutton, agent, for LPC WEDA LLC owner and applicant.

Mr. Charles Ezelle was present for discussion.

According to the staff's report, the property is currently undeveloped and the proposed use is for a temporary vehicle storage facility. There are 10 acres in Area A and 5 acres in Area B with a lot width of 100 ft. *(Note: Criteria and standards in accordance with Section 619.4 (a) of the Glynn County Zoning Ordinance, as well as staff's comments, were also included in the staff's report and are contained in the application file.)*

Ms. Grabowski 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 **SP3576**.

During a brief presentation, Mr. Ezelle elaborated on the overall operation of this proposed facility. He also expounded on the intent as well as the recycle timeframe, and he pointed out that there would be no salvage or junkyard on the premises.

At the end of discussion, a motion was made by Ms. Mary Hunt to approve application **SP3576** as presented. The motion was seconded by Ms. Larissa Harris and unanimously adopted.

At this time, Chairman Nevill referred back to application **CUP3589**; however, it was determined via phone call that the applicant's representative, Ms. Pete Schoenauer of Tidewater Engineering, Inc. is currently hospitalized. Thereupon, a motion was made by Ms. Mary Hunt to defer application **CUP3589** to the next MPC Meeting which is scheduled for November 14th at 6:00 p.m. The motion was seconded by Ms. Larissa Harris. Voting Aye: Mr. Bill Edgy, Ms. Larissa Harris, Ms. Mary Hunt, Mr. Gene Lee, Mr. Tim Murphy and Mr. John Williams. Voting Nay: Mr. Gary Nevill. The motion carried for deferral.

There being no further business to discuss, the meeting was adjourned at 7:00 p.m.