

MINUTES

MAINLAND PLANNING COMMISSION

NOVEMBER 14, 2017 - 6:00 P.M.

Historic Courthouse, 701 G Street

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

ABSENT: John Williams, Vice Chairman

STAFF PRESENT: Pamela Thompson, Community Development Director
Denise Grabowski, Planning Consultant
Chris Cary, 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.

MINUTES

October 2, 2017 - Regular Meeting

Upon a motion made by Ms. Larissa Harris and seconded by Mr. Tim Murphy, the Minutes of the *October 2nd Regular Meeting* were approved and unanimously adopted.

2018 Meeting Schedule

Upon a motion made by Mr. Gene Lee and seconded by Mr. Bill Edgy, the *2018 Meeting Schedule* was unanimously recommended for approval with the following change: July 3, 2018 meeting date changed to July 10, 2018.

At this time, Chairman Gary Nevill gave a brief recap of the rules and meeting procedures.

ZM3579 Gateway-Alpine Commercial: Consider a request for a zoning modification to the existing Planned Development Text to be similar to the Planned Development Text for Canal Crossing, adjacent to this site. The property is located at the corner of Canal Road and Gateway Center Boulevard. Parcel ID: 03-12105. Robert Ussery, Ussery Rule Architects, P.C., agent for Joe Fendig, applicant. Equity Trust Company FBO 2127129 IRA, Equity Trust Company CUSTODIAN FBO 2127128 IRA, Equity Trust Company FBO 2127140 IRA, owners.

Mr. Robert Ussery was present for discussion.

According to the staff's report, which was presented by Ms. Grabowski, the Golden Isles Gateway Tract has been amended many times over the years. Rather than trying to amend the PD Text for all of the Gateway Tracts, the applicant submitted a new PD Text that applied only to the parcels under ownership of the applicant.

The proposed uses in the Gateway-Alpine PD Text is similar to the allowed uses in the Freeway Commercial uses that currently govern the uses of this parcel under the Golden Isles Gateway PD. The Gateway-Alpine PD differs from the existing PD by modifying the current setback from Canal Road from 70 ft. to 35 ft., which is consistent with the Canal Crossing PD regulations across the street. The proposed Gateway-Alpine PD also includes a car wash as an additional permitted use.

Also included in this report were the factors to be considered in making a decision on a zoning request, including the staff's comments, in accordance with Section 1103 of the Glynn County Zoning Ordinance.

Ms. Grabowski stated that staff has determined that this application is complete and contains all of the information required by the Ordinance, and as such, staff's recommendation is for approval of application **ZM3579**.

Mr. Robert Ussery gave a brief presentation and a general discussion followed. Afterward, Chairman Nevill opened the floor for public comments. Mr. Julian Smith was present to speak in favor of this request. There was no opposition and no other comments. Therefore, the public hearing was closed. A motion was then made by Mr. Tim Murphy to recommend approval of application **ZM3579**. The motion was seconded by Ms. Mary Hunt and unanimously adopted.

ZM3651 Friendly Express: Consider a request to rezone approximately 6,000 sq. ft. from M6 One-Family Residential to Highway Commercial (HC) to be consistent with the zoning on the remainder of the parcel and for the use of the property for a gas station. 5014 Blythe Island Highway, Brunswick, portion of Parcel ID 03-09156. Glynn County, applicant for Lewis & Raulerson Inc., owner.

According to the staff's report, a portion of the subject parcel was rezoned from HC to M6 in 1980 to allow for the placement of a mobile home (for security personnel). The site plan for this project was approved by the Mainland Planning Commission at the October 2, 2017 MPC Meeting. While the current zoning does not interfere with the approved site plan, the Community Development Department requested this rezoning in order to have consistent zoning for the entire property, which is more appropriate for the intended use.

Also included in this report were the factors to be considered in making a decision on a zoning request, including the staff's comments, in accordance with Section 1103 of the Glynn County Zoning Ordinance.

Ms. Grabowski stated that staff has determined that this application is complete and contains all of the information required by the Ordinance, and as such, staff's recommendation is for approval of application **ZM3651**.

There were no public comments, and at the end of discussion, a motion was made by Ms. Mary Hunt, seconded by Mr. Gene Lee and unanimously adopted to recommend approval of application **ZM3651**.

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 and is located south of and adjacent to the existing Coastal GA RV at 311 South Port Parkway, Brunswick. Parcel ID: 02-00762. Pete Schoenauer, Tidewater Engineering, Inc., agent for Coastal Georgia RV Resort, LLC, owner and applicant.

Mr. Schoenauer was present for discussion. The owner, Mr. Earl Perry, was also on hand to answer questions.

According to the staff's report, this proposed project will add approximately 49 spaces, along with a new bathhouse, maintenance building and a pavilion. The South Port PD Text specifies that a recreational vehicle park is a conditional use, provided it is on a minimize size of three acres; there is direct paved access to an arterial road; and a maximum density of 15 units per acre. Site plan approval shall be granted by the zoning and development review staff.

Also included in this report were the factors to be considered in making a decision on a request for a conditional use permit, including the staff's comments, which are in accordance with Section 904.3 of the Glynn County Zoning Ordinance.

Ms. Grabowski stated that staff has determined that this application is complete and contains all of the information required by the Ordinance, and as such, staff's recommendation is for approval of application **CUP3589**.

Following a brief presentation by Mr. Pete Schoenauer, the floor was opened for public comments; however there were none and the public hearing was closed. A motion was then made by Mr. Gene Lee to recommend approval of application **CUP3589**. The motion was seconded by Mr. Bill Edgy. Voting Aye: Mr. Bill Edgy, Ms. Larissa Harris, Ms. Mary Hunt, Mr. Gene Lee and Mr. Tim Murphy. Abstained From Voting: Mr. Gary Nevill.

CUP3649 Victory Storage: Consider request for conditional use permit for mini-warehouses in a Highway Commercial zoning district. The property is 0.56 acre, located at 145 Shell Drive, Brunswick, Georgia. Parcel ID 03-04956. Chris Amos, CSEC, Inc. agent for Jim Watson, Victory Storage Company, owner and applicant.

Mr. Amos was present for discussion.

According to the staff's report, mini-warehouses are allowed as a Conditional Use in the HC zoning district, provided the following standards are met:

- a) Lot size of three acres or less;
- b) Consisting of ten units or more;
- c) Adequate buffers; and
- d) Direct access to a major street or controlled access highway.
- e) Mini-warehouse developments may include an on-site manager's residence, which shall mean a one-family dwelling unit, no larger than 2000 sq. ft. of heated living. Accessory uses to one-family dwelling units shall not be permitted. (#O-2002-05; 2/7/02)

Also included in this report were the factors to be considered in making a decision on a request for a conditional use permit, including the staff's comments, in accordance with Section 904.3 of the Glynn County Zoning Ordinance.

Ms. Grabowski stated that staff has determined that this application is complete and contains all of the information required by the Ordinance, and as such, staff's recommendation is for approval of application **CUP3649**.

Following a brief presentation by Mr. Chris Amos, the floor was opened for public comments; however there were none and the public hearing was closed. A motion was then made by Mr. Bill Edgy to recommend approval of application **CUP3649** as presented. The motion was seconded by Ms. Mary Hunt and unanimously adopted.

SP3572 Victory Storage: Consider site plan for climate controlled mini-warehouses. The property is 0.56 acre, located at 145 Shell Drive, Brunswick, Georgia. Parcel ID 03-04956 [for structure location], and a portion of 03-16994, 03-16995, 03-16996, and 03-16997 for the implementation of a storm water master plan. Chris Amos, CESC Engineering, agent for Jim Watson, Victory Storage Company, owner and applicant.

Mr. Chris Amos was present for discussion.

The staff's report was included in the packages for review and was presented by Ms. Pamela Thompson. This report also contained standards and criteria to be considered in making a decision on site plans (including staff's comments) in accordance with Section 619.4 (a) of the Glynn County Zoning Ordinance.

Ms. Thompson stated that staff has determined that this application satisfactorily complies with all applicable codes, and as such, staff's recommendation is for approval of application **SP3572** as presented.

Ms. Chris Amos gave a brief presentation and a general discussion followed. Afterward, a motion was made by Mr. Gene Lee, seconded by Mr. Tim Murphy and unanimously adopted to approve application **SP3572** as presented.

SP3549 Boys & Girls Club: Consider site plan for improvements to the existing Boys & Girls Club facility at 3836 Johnston Street. Proposed improvements include a building addition, interior renovations to the existing building, infrastructure improvements, and a new access to Faith Avenue. Parcel ID 03-08530. Chris Amos, CESC Engineering, agent for Boys Club of America, owner and applicant.

Mr. Chris Amos was present for discussion.

The staff's report was included in the packages for review and was presented by Ms. Grabowski. This report also contained standards and criteria to be considered in making a decision on site plans (including staff's comments) in accordance with Section 619.4 (b) of the Glynn County Zoning Ordinance.

Ms. Grabowski stated that staff has determined that this application satisfactorily complies with all applicable codes, and as such, staff's recommendation is for approval of application **SP3549**.

Mr. Chris Amos gave a brief presentation and general discussion followed which included a suggestion to add a Type E Buffer along the eastern property line.

It was noted that Mr. Julian Smith was present to support this application. He submitted a hand-drawn map showing a portion of Brunswick Villa which he stated was approved by the Glynn County Planning Board on June 13, 1943. Additionally, he submitted a portion of a Brunswick Villa Map showing the lots incorporated into the "Recreation Center" which he stated was also approved in 1943.

At the end of discussion, a motion was made by Ms. Mary Hunt to approve application **SP3549** with a Type E Buffer added along the eastern property line. The motion was seconded by Mr. Gene Lee and unanimously adopted.

SP3554 Satilla Grocery: Consider site plan for a grocery store and associated infrastructure. The property is 5.14 acres, located at 6892 New Jesup Highway, Brunswick, Georgia. Parcel ID 03-27063. Donovan Strickland, Strickland Plaza, LLC, owner and applicant.

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

After presenting the staff's report, which contained standards and criteria to be considered in making a decision on site plans in accordance with Section 619.4 (a) of the Glynn County Zoning Ordinance, as well as staff's comments, Ms. Thompson stated that staff has determined that this application satisfactorily complies with all applicable codes, and as such, staff's recommendation is for approval of application **SP3554**.

Following a brief presentation by Mr. Roberts, a motion was made by Mr. Tim Murphy to approve application **SP3554** as presented. The motion was seconded by Mr. Bill Edgy and unanimously adopted.

SP3635 Moe's: Consider site plan for 3,320 sq. ft. quick serve restaurant with drive-thru lane and pickup window. The property is 1.16 acres, located at 10205 Canal Crossing, Brunswick, Georgia. Parcel ID 03-26874. George McDavid, EMC Engineering Services, Inc., agent for John Callaway, Manager, Rees 514, LLC & Brent Brunswick, LLC, owner, and Darryl Nagao, MSG Town Center Land, LLC, applicant.

Mr. George McDavid was present for discussion.

After presenting the staff's report, which contained standards and criteria to be considered in making a decision on site plans in accordance with Section 619.4 (a) of the Glynn County Zoning Ordinance, as well as staff's comments, Ms. Thompson stated that staff has determined that this application satisfactorily complies with all applicable codes, and as such, staff's recommendation is for approval of application **SP3635**.

Following a brief presentation by Mr. McDavid, a motion was made by Mr. Bill Edgy to approve application **SP3635** as presented. The motion was seconded by Mr. Tim Murphy and unanimously adopted.

SP3640 Outlot 5: Consider site plan for 7,500 sq. ft. proposed 4 tenant multitenant building situated on Outlot 5 of Canal Crossing. The property is 1.0 acre, located at 10455 Canal Crossing, Brunswick, Georgia. Parcel ID 03-03570. George McDavid, agent for John Callaway, Manager, Rees 514, LLC & Brent Brunswick, LLC, owner and applicant.

Mr. George McDavid was present for discussion.

After presenting the staff's report, which contained standards and criteria to be considered in making a decision on site plans in accordance with Section 619.4 (a) of the Glynn County Zoning Ordinance, as well as staff's comments, Ms. Thompson stated that staff has determined that this application satisfactorily complies with all applicable codes, and as such, staff's recommendation is for approval of application **SP3640**.

Following a brief presentation by Mr. McDavid, a motion was made by Mr. Gene Lee, seconded by Mr. Bill Edgy and unanimously adopted to approve application **SP3640** as presented.

SP3638 Outlot 4: Consider site plan for 6,000 sq. ft. sit-down restaurant building situated on Outlot 4 of Canal Crossing. The property is 1.0 acre, located at 10355 Canal Crossing, Brunswick, Georgia. Parcel ID 03-26876. George McDavid or Chris Manes, agent for John Callaway, Manager, Rees 514. LLC & Brent Brunswick, LLC, owner and applicant.

Mr. McDavid was present for discussion.

After presenting the staff's report, which contained standards and criteria to be considered in making a decision on site plans in accordance with Section 619.4 (a) of the Glynn County Zoning Ordinance, as well as staff's comments, Ms. Thompson stated that staff has determined that this application satisfactorily complies with all applicable codes, and as such, staff's recommendation is for approval of application **SP3638** as presented.

Following a brief presentation by Mr. McDavid, a motion was made by Mr. Gene Lee, seconded by Mr. Bill Edgy and unanimously adopted to approve application **SP3638** as presented.

SP3639 Five Below: Consider site plan for 8,624 sq. ft. Five Below building to be located at Canal Crossing adjacent to Academy Sports. The property is 1.0 acre, located at 10500 Canal Crossing, Brunswick, Georgia. Parcel ID 03-03570. George McDavid or Chris Manes, agent for John Callaway, Manager, Rees 514, LLC & Brent Brunswick, LLC, owner and applicant.

Mr. McDavid was present for discussion.

After presenting the staff's report, which contained standards and criteria to be considered in making a decision on site plans in accordance with Section 619.4 (a) of the Glynn County Zoning Ordinance, as well as staff's comments, Ms. Thompson stated that staff has determined that this application satisfactorily complies with all applicable codes, and as such, staff's recommendation is for approval of application **SP3639** as presented.

Following a brief presentation by Mr. McDavid, a motion was made by Mr. Bill Edgy, seconded by Ms. Larissa Harris and unanimously adopted to approve application **SP3639** as presented.

At this time, Mr. Tim Murphy interrupted the proceedings to inquire about the large packet of information that the members receive for review. He stated that he is open to suggestions on ways to eliminate excess paperwork. Ms. Thompson stated that perhaps the members could receive their packets electronically, which would also free-up staff's time. Chairman Nevill stated that he prefers the paper copies which allow him to refer back to notes that he's made. Ms. Thompson advised that she would look into this concern and perhaps it could be discussed further at the next meeting. The members concurred.

SP3644 Arby's: Consider site plan for remodel of existing Arby's Restaurant. The property is 0.96 acre, located at 163 Altama Connector, Brunswick, Georgia. Parcel ID 03-10547. Alex Costa, Arby's Restaurant Group, agent and applicant for Patrick Rea, Spirit SPE Portfolio 2004-6, LLC, owner.

Mr. Bob Ziegenfust was present for discussion.

According to the staff's report, this restaurant was constructed prior to the current regulation requiring an approved site plan. Article VI, Section 619.1 of the Glynn County Zoning Ordinance reads, in part: "Applicants seeking to obtain a building permit in the unincorporated areas of Glynn County must first obtain site plan approval from the Planning Commission having jurisdiction over the site for the following types of development: 1) commercial uses.

Also included in the staff's report were standards and criteria to be considered in making a decision on site plans in accordance with Section 619.4 (a) of the Glynn County Zoning Ordinance, as well as staff's comments. Ms. Thompson stated that staff has determined that this application satisfactorily complies with all applicable codes, and as such, staff's recommendation is for approval of application **SP3644**.

Following a brief presentation by Mr. Ziegenfust, a motion was made by Ms. Mary Hunt to approve application **SP3644**. The motion was seconded by Mr. Tim Murphy and unanimously adopted.

SP3637 Ole Times Country Buffet: Consider site plan for a new 14,300 sq. ft. restaurant at 112 Central Drive. The property is 3.88 acres and zoned Highway Commercial (HC). Parcel ID 03-27082. Jennifer Sumer, Owner, PAO Properties, and Mike Sumner, PAO Properties, Applicant.

Mr. Bill Kemp and Mr. Mike Sumer were present for discussion.

After presenting the staff's report, which contained standards and criteria to be considered in making a decision on site plans in accordance with Section 619.4 (a) of the Glynn County Zoning Ordinance, as well as staff's comments, Ms. Grabowski stated that staff has determined that this application satisfactorily complies with all applicable codes, and as such, staff's recommendation is for approval of application **SP3637** as presented.

Following a brief presentation by Mr. Kemp, there was discussion about greenspace and possibly removal of four parking spaces, seemingly for safety concerns. Afterward, a motion was made by Mr. Bill Edgy to approve this application as presented. The motion was seconded by Mr. Gene Lee; however, the motion was withdrawn for additional discussion and at the end of this discussion, a motion was made by Ms. Larissa Harris to approve application **SP3637** as presented. The motion was seconded by Mr. Bill Edgy and unanimously adopted.

PP3547 Majestic Oaks: Consider preliminary plat for Phase II of the Majestic Oaks Subdivision. The proposed subdivision includes 47 lots on 30.37 acres located off of Highway 82 near Highway 17. Parcel ID 03-19937. Chris Amos, CESC Engineering, agent for Spartan Development Group, owner and applicant.

Mr. Chris Amos was present for discussion.

According to the staff's report, this is the second phase of development of the Majestic Oaks Subdivision. Along with the additional 47 lots, a neighborhood park of approximately 3.52 acres is proposed. The development was originally called Scarlett Plantation. Although the name of the subdivision has been changed to Majestic Oaks, the PD name remains Scarlett Plantation. The proposed subdivision is comprised of patio lots and standard lots.

Also included in the staff's report were verified requirements of Section 703 of the Glynn County Subdivision Regulations, as well as staff's comments. Ms. Grabowski explained that staff has determined that this application is substantially complete and contains all information required by the Glynn County Subdivision Regulations. The outstanding comments are minor in nature and reflect required updates to the notes and supplemental information. The comments do not affect the proposed layout of the preliminary plat. She stated that staff recommends approval of application **PP3547** conditioned on a note being added to the preliminary plat.

Mr. Chris Amos gave a brief presentation and general discussion followed. During which time, it was pointed out that the outstanding notes had been resolved and only a statement needs to be added regarding the Certificate of Preliminary Design.

At the end of discussion, a motion was made by Ms. Larissa Harris to approve application **PP3547** subject to the Certificate of Preliminary Design being added to the plat. The motion was seconded by Mr. Tim Murphy and unanimously adopted.

There being no further business to discuss, the meeting was adjourned at 7:40 p.m.