

# DRAFT/MINUTES

## MAINLAND PLANNING COMMISSION

MAY 15, 2018 - 6:00 P.M.

Historic Courthouse, 701 G Street

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

**ABSENT:** John Williams

**STAFF PRESENT:** Pamela Thompson, Community Development Director  
Stefanie Leif, Planning Manager  
Maurice Postal, Planner III  
Janet Loving, Admin/Recording Secretary

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Chairman Nevill called the meeting to order at 6:00 p.m. The Invocation and the Pledge of Allegiance were both done at the 4:30 p.m. Joint IPC/MPC Planning Commission Meeting.

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### MINUTES

#### March 20, 2018 - Regular Meeting

Upon a motion made by Ms. Mary Hunt and seconded by Mr. Gene Lee, the Minutes of the *March 20<sup>th</sup> Regular Meeting* were approved and unanimously adopted.

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

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**ZM3753 - 310 Old Jesup Road:** Request to rezone approximately 0.57 acres located at 310 Old Jesup Road (Parcel Number 03-17533), the present site of Vansh Corner Convenience Store and Fuel Station, from Local Commercial to Highway Commercial. Romin Patel, Vansh Holdings, LLC, owner and applicant. *(To be tabled to July 10, 2018)*

A motion was made by Mr. Tim Murphy to defer the above referenced application, **ZM3753**, to the July 10, 2018 Mainland Planning Commission Meeting. The motion was seconded by Ms. Mary Hunt and unanimously adopted.

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**ZM3756 - 5970 Golden Isles Parkway:** Request to rezone approximately 48.97 acres located at 5970 Golden Isles Parkway (Parcel Number 03-15790) from Planned Development to Medium Residential for a multi-family residential project. Thomas J. Purdie, Dwight Development Group, applicant and agent for Travis K. Ostrom, owner.

Mr. Johnathan McGill was present for discussion.

The staff's report was included in the packages for review and was presented by Ms. Stefanie Leif. This report also contained the factors to be considered in making a decision on a zoning request, along with staff's comments, in accordance with Section 1103 of the Glynn County Zoning Ordinance. Ms. Leif 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 **ZM3756** as presented.

Following a brief presentation by Mr. McGill, Chairman Nevill opened the floor for public comments. There was no one present to speak in favor of this request; however, Mr. Julian Smith was present to oppose, stating that this application is incomplete because it does not contain all of the information required by the Ordinance.

There being no other comments, the public hearing was closed and a motion was made by Ms. Mary Hunt to recommend approval of application **ZM3756** as presented. The motion was seconded by Mr. Gene Lee. During discussion, staff was asked if this application is complete, to which Ms. Lief replied yes. The motion was then unanimously adopted for approval.

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**SP3748 - Mike Murphy Kia:** Consider site plan approval for a 13 ft., 657 sq. ft. addition to the existing service wing of the Mike Murphy Kia Automobile Dealership. The property is 2.02 acres located at 6150 Altama Avenue and zoned Planned Development. Parcel ID 03-00954. Robert Ussery, Ussery-Rule Architects, P.C., agent for Mike Murphy, Rule 62 Enterprises, LLC, owner and applicant.

Mr. Robert Ussery was present for discussion. Ms. Tracy Morelan, Design Architect with Ussery-Rule Architects, was also on hand to answer questions.

The staff's report was included in the packages for review and was presented by Mr. Maurice Postal. This report also contained standards and criteria to be considered in making a decision on site plans, along with staff's comments, in accordance with Section 619.4 (a) of the Glynn County Zoning Ordinance. Mr. Postal stated that staff's recommendation is for approval of application **SP3748** as presented.

Following a brief discussion, a motion was made by Ms. Mary Hunt, seconded by Mr. Bill Edgy and unanimously adopted to approve application **SP3748**.

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**SP3750 - Discount Tires:** Consider site plan approval for the construction of an 8,192 sq. ft. discount tire sales and service store. The project site is a 1.63 acre portion of a 7.065 acre parcel at 399 Canal Road and zoned Highway Commercial. Parcel ID 03-03609. Francis Dayao, H&T Consultants, Inc., agent, for John Callaway, Callaway Land Ventures LLC & Brunswick Canal LLC, owner. Scott Fournier, Halle Properties LLC, applicant.

Mr. Stanley Hill was present for discussion.

The staff's report was included in the packages for review and was presented by Mr. Maurice Postal. This report also contained standards and criteria to be considered in making a decision on site plans, as well as staff's comments, in accordance with Section 619.4 (a) of the Glynn County Zoning Ordinance. Mr. Postal stated that staff's recommendation is for approval of application **SP3750** as presented.

Following a brief presentation by Mr. Hill, a motion was made by Mr. Bill Edgy to approve application **SP3750**. The motion was seconded by Ms. Mary Hunt. Voting Aye: Mr. Bill Edgy, Ms. Larissa Harris, Ms. Mary Hunt, Mr. Gene Lee and Mr. Tim Murphy. Abstained From Voting: Mr. Gary Nevill.

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**SP3757 - Settler's Cove:** Consider site plan approval of 12 duplex buildings (24 units). The property is 2.52 acres located at 136 Glyndale Drive and zoned Medium Residential. Parcel ID 03-03659. Clint Miller, applicant and owner.

Mr. Clint Miller was present for discussion.

The staff's report was included in the packages for review and was presented by Ms. Stefanie Leif. This report also contained standards and criteria to be considered in making a decision on site plans, as well as staff's comments, in accordance with Section 619.4 (a) of the Glynn County Zoning Ordinance. Ms. Leif stated that staff's recommendation is for approval of application **SP3757** with the following conditions:

- 1) The driveway to the storage unit shall be removed from the plan and the storage unit accessed through an internal access road.
- 2) Prior to issuance of a building permit, the two legal zoning lots shall be consolidated into one lot.

Mr. Clint Miller gave a brief presentation and a general discussion followed. During which time, the Planning Commission members disagreed with removal of the driveway and accessing the storage unit through an internal access road, as proposed by staff. At the end of discussion, a motion was made by Mr. Tim Murphy to approve application **SP3757** subject to the two legal zoning lots being consolidated into one lot prior to issuance of a building permit. The motion was seconded by Mr. Bill Edgy and unanimously adopted.

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There being no further business to discuss, the meeting was adjourned at 6:45 p.m.