

# MINUTES

## MAINLAND PLANNING COMMISSION AUGUST 7, 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  
Gene Lee  
Larissa Harris  
John Williams

**ABSENT:** Mary Hunt

**STAFF PRESENT:** Stefanie Leif, Planning Manager  
Maurice Postal, Planner III  
Janet Loving, Admin/Recording Secretary

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

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Ms. Stefanie Leif advised that a Joint Planning Commission Work Session is scheduled for Tuesday, August 14<sup>th</sup>, 6:00 pm at the Casino Building, 530 Beachview Drive, Room 108 on St. Simons Island. The topic is *“Best Practices for Writing Staff Reports and Communicating Information to Planning Commissions.”* The facilitator will be Dr. Bonnie J. Johnson, Ph.D., AICP, University of Kansas Urban Planning Program. Ms. Leif stated that the public is invited to attend but will not be allowed to participate in the discussion. She encouraged the Planning Commission Members to attend.

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**MINUTES**

**July 10, 2018 Regular Meeting**

**July 12, 2018 Special Called Meeting**

Upon a motion made by Ms. Larissa Harris and seconded by Mr. Tim Murphy, the Minutes of the *July 10<sup>th</sup> Regular Meeting* were approved and unanimously adopted.

Upon a motion made by Mr. John Williams and seconded by Ms. Larissa Harris, the Minutes of the *July 12<sup>th</sup> Special Called Meeting* were approved and unanimously adopted.

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Chairman Nevill gave a brief recap of the rules and meeting procedures in conducting public hearings.

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**ZM3753 - 310 Old Jesup Road Rezone:** 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 General Commercial. Romin Patel, Vansh Holdings, LLC, owner and applicant. (*deferred 5/15/18 and 7/10/18*)

Mr. Romin Patel was present for discussion.

A detailed report from staff was included in the packages for the Planning Commission’s review and was presented by Ms. Stefanie Leif. This report included the following background information:

- The applicant is requesting to rezone Tract 1 of Hickox Subdivision from Local Commercial to Highway Commercial. However, the applicant revised his request indicating a rezoning to General Commercial instead of Highway Commercial.
- The applicant verbally reported to staff that he would like to install a billboard on the property. Billboards are not permitted in Local Commercial zoning districts, but they are permitted (if the property meets other requirements) in General Commercial and Highway Commercial districts.
- The applicant submitted a narrative on June 29, 2018, explaining the rationale for the rezoning request. He revised his request from Highway Commercial to General Commercial zoning and stated that he would like to add an eatery to the existing convenience store and a fuel station. The Fire Department’s review of the application indicates that it is non-compliant due to the lack of submitted plans.

- On April 21<sup>st</sup> the applicant received a conditional use permit for an automobile service station in order to add fuel pumps to the existing convenience store. An automobile service station is a conditional use in the Local Commercial zoning district.
- At the May 15, 2018 MPC meeting the Planning Commission deferred the application to the July 10, 2018 MPC meeting. At the July 10<sup>th</sup> MPC meeting the Planning Commission requested additional information from the applicant that would support his request for a rezoning and therefore the application was deferred to the August 7<sup>th</sup> MPC meeting. As of July 31<sup>st</sup>, the applicant had not submitted additional information for the Planning Commission's review.

The staff's report also contained 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 feels that Local Commercial is more appropriate for the area in question. Also, consideration needs to be given to the historic school site which is in close proximity to the property. Ms. Leif stated that staff's recommendation is for ***denial of application ZM3753***.

Mr. Tim Murphy reminded staff that at the last meeting the applicant was advised to put his request for a billboard in writing for clarification. There is still nothing in writing to this affect.

During a brief presentation, Mr. Romin Patel pointed out that he did not put his request for a billboard in writing because DOT advised that it would be denied. It was explained once again to Mr. Patel that what he wants to do can be accomplished within the current zoning district; however, it needs to be specifically included in his application.

There was no one present to speak in favor of or against this request, and at the end of discussion, a motion was made by Mr. Bill Edgy, seconded by Mr. Gene Lee and unanimously adopted to recommend ***denial of application ZM3753***.

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**SP3738 - Residence Inn:** Consider site plan approval for a new 112 room hotel at 116 Gateway Center Boulevard (parcel numbers 03-17007 and 03-17008). The property is zoned Planned Development. EMC Engineering, agent for BPR Brunswick, LLC, applicant and owner.

Mr. Dan Fischer, EMC Engineering, was present for discussion.

According to the staff's report, which was presented by Ms. Leif, the applicant is requesting site plan approval of a new 112 room hotel consisting of 23,049 sq. ft. The property is accessed off of Gateway Center Boulevard which connects to Glynco Parkway.

The property is located in the CR2 Tract of the Golden Isles Gateway Tract PD. Hotel uses are permitted in this tract. Additionally, commercial and retail in the CR2 Tract shall follow the Freeway Commercial standards of the Zoning Ordinance. Currently, two legal zoning lots exist on the site and the property will need to be consolidated into one lot prior to issuance of a building permit.

The staff's 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. Leif stated that staff recommends approval of application **SP3738** with the following conditions:

1. Prior to issuance of a building permit, Lots 4 and 5, Parcel CR-2, Golden Isles Gateway Tract, the property owner shall submit an expedited subdivision application to allow the lots to be re-platted and combined into one lot.
2. Prior to issuance of a building permit, the building height will be reviewed for approval by the Glynn County Airport Commission and Glynn County staff.
3. The site plan submitted with the building permit application shall include the items listed in the applicant's response dated April 22, 2018.

During a brief presentation, Mr. Dan Fischer stated that on behalf of the applicant, he is seeking approval of this request. He stated that he has no problem with the conditions stipulated by staff. However, during discussion the Planning Commission members indicated that they would like all items included and addressed on the site plan before acting on this request. Thereupon, a motion was made by Mr. Gene Lee, seconded by Mr. Tim Murphy and unanimously adopted to **defer application SP3738** until the September 4<sup>th</sup> MPC Meeting, beginning at 6:00 p.m.

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**SP3830 Krystal Restaurant Rebuild:** Consider site plan approval for the construction of a new Krystal Restaurant at the site of an existing Krystal Restaurant at 65 Tourist Drive (parcel number 03-03676). The property is zoned Freeway Commercial. The Contineo Group, agent and applicant for Town & Tennis, LP, owner.

Mr. Milton Pate was present for discussion.

According to the staff's report, which was presented by Mr. Maurice Postal, the existing 2,375 sq. ft. Krystal Restaurant will be demolished and a new 1,788 sq. ft. prototype Krystal Restaurant will be built in the same location. The applicant is seeking a variance from the 10 ft. landscaped buffer requirements along the property boundary on

New Jesup Highway. Currently, there are parking spaces within the buffer area and a 2 ft. wide landscaped strip.

The staff's 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.

Mr. Postal stated that staff recommends ***approval of application SP3830*** subject to the landscaped buffer requirement along New Jesup Highway being waived due to the existing parking area location.

Mr. Milton Pate gave a brief presentation and a general discussion followed. Afterward, a motion was made by Mr. John Williams, seconded by Ms. Larissa Harris and unanimously adopted to ***approve application SP3830*** subject to the landscaped buffer requirement along New Jesup Highway being waived due to the existing parking area location.

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**SP3836 Shine-N-Go Car Wash:** Consider site plan approval for the construction of a new car wash at 515 Gateway Center Blvd. (Parcel ID 03-27197) The property is zoned Planned Development General. Tidewater Engineering, agent for GTI Express, LLC, applicant and owner.

Mr. Pete Schoenauer with Tidewater Engineering was present for discussion.

According to the staff's report, which was presented by Mr. Postal, the property is currently vacant. The name of this proposed project is "Shine N Go." The widening of Canal Road is an upcoming Glynn County project and the county will need to obtain the property's current 15 ft. drainage easement from the owner for this project.

The staff's 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.

Mr. Postal stated that staff's recommendation is for ***approval of application SP3836***.

Mr. Schoenauer gave a brief presentation and a general discussion followed. Afterward, a motion was made by Mr. Gene Lee, seconded by Mr. John Williams and unanimously adopted to ***approve application SP3836***.

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