

DRAFT/MINUTES

MAINLAND PLANNING COMMISSION

JANUARY 3, 2017 - 6:00 P.M.

Historic Courthouse, 701 G Street

MEMBERS PRESENT: Gary Nevill, Chairman
John Williams, Vice Chairman
Tom Boland
Larissa Harris
Tim Murphy

ABSENT: Mary Hunt

STAFF PRESENT: Pam Thompson, Community Development Director
Denise Grabowski, Planning & Zoning Consultant
Cayce Dagenhart, Planner II
Janet Loving, Admin/Recording Secretary

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 rules, voting procedure and audience participation in discussing agenda items.

MINUTES

December 6, 2016 - Regular Meeting

Upon a motion made by Mr. Tim Murphy and seconded by Mr. Tom Boland, the Minutes of the *December 6th Regular Meeting* were approved and unanimously adopted.

ZM3333 175 Tison Drive: Consider a request to rezone one 1.65 acre parcel at 175 Tison Drive from Local Commercial (LC) to R-20 One Family Residential. The purpose of the request is to allow the construction of a one family home. Property is located on the north side of Tison Drive, approximately 300 ft. from its intersection with Highway 82. Parcel ID: 03-14335. Allan A. Cox, applicant and owner.

It was determined at this time that the applicant was not in attendance. Therefore, Chairman Nevill advised that discussion would be delayed pending arrival of the applicant or a representative. If the applicant or a representative does not appear, this request will be deferred until next month.

ZM3393 Enclave at Gateway Center: consider a request to amend the Planned Development Text for the Enclave at Gateway Center located on Glyngo Parkway across from the Notting Hill Subdivision. The purpose of this request is to, among other things, remove the site plan currently associated with the text, update the owner information, and adjust development areas and the density associated with the individual area. Parcel IDs: 03-12106 & 03-14371. Chris Amos with CSEC, Inc., agent and applicant for Corn House Creek Holdings, LLC, and Enclave Capital, LLC, owners.

Mr. Chris Amos was present for discussion.

According to the staff's report, this is a request to amend the Planned Development Text most recently approved by the Board of Commissioners on February 5, 2009 as **ZM1342, Enclave at Gateway Center**. It was originally part of the Golden Isles Gateway District. The approval of the zoning changes in 2009 removed it from the Golden Isles Gateway Center and made it a separate Planned Development.

The applicant has requested that the site plan originally approved with this Planned Development Text be replaced with the master plan and survey (included in the file). A new site plan for Parcel B has been submitted to the county and is currently under staff's review and will also require approval by the Mainland Planning Commission. Also, the applicant has requested approval of the following proposed changes to the Gateway Center PD Text:

1. *Title page:* The applicant has updated the owners' names and contact information;
2. *Page 1:* Ownership information has been updated, consistent with the title page;
3. *Page 2, C (1)(A):* Statement removed from the first paragraph: "A maximum of 288 residential dwelling units are allowed on the 26.95 acres

associated with phase I, the remaining 12.58 acres will reserved as future development.” The density stipulated on page 3, F.

4. Page 3:

- i. *C (2) (e) has been removed:* As a result, C (2) (f) now becomes C (2) (e).
- ii. *STAFF RECOMMENDATION CHANGE:* In the new C (2) (e) staff recommends that the statement be adjusted to read “Site Coverage-Maximum 60% site coverage does not include lakes, detention/retention ponds or wetlands.”
- iii. *D (2) has been removed:* As a result, D (3) now becomes D (2).
- iv. The Development Table “E” has been adjusted.
- v. *F. Density:* Statement has been adjusted. It eliminates the maximum 288 residential dwelling within phase 1 and replaces it with an overall density for the development instead, again, not changing the maximum of 398 dwelling units for this development.

5. Page 4:

- i. *H. Open Space: STAFF RECOMMENDATION CHANGE:* Modify the last sentence, which currently reads “The area of the lakes is part of the development area to be used in the calculations for density.” To read “Development area shall be defined consistent with the Glynn County Zoning Ordinance.” Development area stated by the Glynn County Ordinance states: All land used in the calculations for Density and Site Coverage. Development Area shall not include “Waters of The State” as defined by the Georgia Department of Natural Resources, “Jurisdictional Wetlands” as defined by the Army Corps of Engineers, areas seaward of the Beach and Dune Development Setback Line as defined in Section 727, public or private right-of-ways, access easements or access-ways as appropriate.
- ii. *I. Utilities:* The water and sewer provider has been updated to read “Brunswick-Glynn County Joint Water and Sewer Commission.”
- iii. *J. 2. Site Vehicular Access and Circulation:* The exact location of the second entrance from Glynco Parkway has been modified as well as the guaranteed third access point to Canal Road. The following statement has also been added to this section: “When the development plans for Parcel A are finalized in the future, a third driveway onto Canal Road will be investigated. This driveway will require a wetland impact permit from the US Army Corps of Engineers and may not be feasible.”

6. *STAFF RECOMMENDED ADDITION:* Staff recommends that the following statement should be added to the text as section “K”:

K. Airport Concerns: Prior to the approval of the site plan, the property owner will coordinate with the Glynn County Airport Commission to perform an obstruction evaluation and to determine if an Aviation Easement needs to be established.

In conformance with Section 1103 of the Glynn County Zoning Ordinance, the following factors are to be considered in making a decision on a request for rezoning:

1. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.

Staff comment: The proposed use is suitable in view of the use and development of adjacent and nearby property.

2. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.

Staff comment: The zoning proposal would not adversely affect the existing use or usability of adjacent or nearby properties.

3. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.

Staff comment: The property to be affected by the zoning proposal has a reasonable economic use as it is currently zoned.

4. Whether the zoning proposal will result in a use, which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools.

Staff comment: The proposal will not change the overall number of dwelling units already approved for this location. There needs to be a traffic analysis performed before the site plan is approved for this development. The applicant will coordinate with the Glynn County Traffic Engineer to determine the elements that should be included in this study.

5. Whether the zoning proposal is in conformity with the policy and intent of the Comprehensive Land Use Plan.

Staff comment: The Future Land Use Map categorizes this property as a regional center. Multi-family residential development in this area will help contribute to the activity required for a regional center.

6. Whether there are other existing or changing conditions affecting the use and development of the property, which give supporting grounds for approval or disapproval.

Staff comment: There are no other existing or changing conditions affecting the use and development of the property which give supporting grounds for approval or disapproval.

Ms. Grabowski stated that staff recommends approval of **ZM3393** with the proposed changes.

During a brief presentation, Mr. Chris Amos elaborated on the proposed changes as noted in the staff's report. He also stated that all comments in the initial submittal relative to water and sewer concerns including capacity have been addressed.

There was no one present to speak in favor of or against this request.

At the end of discussion, a motion was made by Ms. Larissa Harris to recommend approval of application **ZM3393** with the recommended changes noted in the staff's report. The motion was seconded by Mr. Tim Murphy and unanimously adopted.

SP3379 - J & J Tire: Consider site plan approval for an eight bay vehicle service facility that will be operated as a satellite facility for J & J Tire, which is located directly across the road at 233 Candler Drive. Parcel IDs: 03-12680 & 03-12669. Chris Amos with CSEC, Inc. agent for Jacob Melton with Used Rubber, LLC, applicant and owner.

Mr. Chris Amos was present for discussion.

According to the staff's report, the proposed building is an eight bay vehicle service facility that will be operated as a satellite facility for J & J Tire. At this time, occupancy would be limited to employees; no customers would be visiting the site. A Type D Buffer is required around the dumpsters, and a Type E Buffer is required along Palisade Drive when the number of parking spaces reaches ten, and before any CO will be issued for the "Future Building Construction."

The staff's report also included required standards and criteria of Section 619.4 (a) along with staff's comments (all of which are contained in application file **SP3379**).

Ms. Grabowski stated that staff has reviewed this site plan application and determined that it satisfactorily complies with all applicable codes and ordinances. Any remaining issues will be addressed during the permitting stage. Therefore, staff's recommendation is for approval of application **SP3379**.

Following a brief presentation by Mr. Amos, a motion was made by Mr. John Williams, seconded by Ms. Larissa Harris and unanimously adopted to approve application **SP3379**.

SP3384 - Hilton Garden/Home 2 Suites: Consider site plan approval for a four-story, 172-room hotel. This parcel is located at 625 Millennium Blvd., across from Courtyard Marriot and adjacent to the Fireworks Gas Station. The site is four acres and is currently zoned Freeway Commercial (FC). Parcel ID: 03-26915. Pete Schoenauer with Tidewater Engineering, agent for Kris Patel, HOS Management/Development applicant and owner.

Mr. Pete Schoenauer was present for discussion.

According to the staff's report, the proposed building, which is approximately 31,800 sq. ft., is a four-story, 172-room hotel with a 100 seat conference room. A hotel is a permitted use in the FC zone and the proposed building height of approximately 56 ft. is permitted with approval from the Fire Department.

Approximately 2.94 acres (49%) of the site will be impervious, and approximately three acres are undeveloped. The owner intends to create an additional outparcel from the hotel parcel for future development. A 10 ft. Type E Buffer is required and shown along Millennium Boulevard and a Type D Buffer is required and shown around the dumpsters at the rear of the property. The site plan includes the required 219 parking spaces.

The staff's report also included required standards and criteria of Section 619.4 (a) along with staff's comments (all of which are contained in application file **SP3384**).

Ms. Grabowski stated that staff has reviewed this site plan application and determined that it satisfactorily complies with all applicable codes and ordinances. Any remaining issues will be addressed during the permitting stage. Therefore, staff's recommendation is for approval of application **SP3384**.

Following a brief presentation by Mr. Amos, a motion was made by Ms. Larissa Harris to approve application **SP3384**. The motion was seconded by Mr. John Williams. During discussion, Mr. Tom Boland requested that the motion be amended to include approval subject to the applicant resolving the sewer capacity issue with JWSC. The amendment was accepted and the motion was unanimously adopted.

CUP3407 Golden Isles Riding Academy: Consider a request for a conditional use permit to operate a commercial riding stable at 264 Galilee Road Brunswick, Georgia 31523. The parcel is more than 50 acres and is zoned FA Forest Agriculture. Parcel ID: 03-26775. Ronald and Jackie Jordan, owners and applicants.

Jackie Jordan was present for a discussion.

The following report was included in the packages for review and was presented by Ms. Grabowski:

This proposed request is to allow the operation of a commercial stable at 264 Galilee Road. The applicant was issued a building permit to construct a 6,848 sq. ft. barn with 16 horse stalls measuring 12 ft. x 12 ft. each along with two rooms that are used for a bathroom, an office, a tack room and a small kitchenette. The applicant would like to turn this property into “a first-class equestrian center with the opportunity for future growth and development.”

Commercial riding stables are permitted in the Forest Agriculture district as a conditional use provided that:

- a) No such use is located on a zoning lot of less than two acres; and
- b) No building or enclosure is located closer than 100 ft. from any property line.

The property on which the barn is built is a little over 50 acres. The building is set back approximately 400 ft. from the property line. The clients park next to the barn where adequate unpaved parking is provided. There is lighting in and around the barn, with two pole lights to illuminate the riding rings. The surrounding area is zoned FA and is sparsely populated. The use of the property for a commercial riding stable is compatible with other uses in the area.

There is a natural buffer that has been preserved between the adjacent properties and the subject property. The business is open from 9:00 a.m. to 6:00 p.m. seven days a week (hours may differ on holidays). The ingress and egress to the property was heavily discussed and addressed by the applicant and staff before the barn was built.

Two signs have been installed, one off-site at the corner of Galilee and Hwy. 82 and one on the property at the entrance to the business. If the conditional use is approved the applicant will apply for a sign permit and the signs will be reviewed for conformity to the Glynn County Zoning Ordinance.

The following background information was also included in the staff’s report: When the building permit application was submitted for the barn, the applicant was informed that a conditional use permit would be needed to operate a commercial stable. When the applicant applied for the business license for 2017, they were informed the business license had been turned down again because a conditional use permit was needed. An application for the conditional use was then submitted. According to the

Occupational Tax Coordinator, Ms. Trina Rankin, the applicant will be fined and will (if they have not already) pay for a business license for the years they were in violation.

In conformance with Section 904 of the Glynn County Zoning Ordinance, the Planning Commission should consider the following for a conditional use permit application:

- a) The effect the proposed activity will have on traffic along adjoining streets;
- b) The location of off-street parking facilities;
- c) The number, size and types of signs proposed for the site;
- d) The amount and location of open space;
- e) Protective screening;
- f) Hours and manner of operation;
- g) Outdoor lighting;
- h) Ingress and egress to the property; and
- i) Compatibility with surrounding land use.

Ms. Grabowski stated that staff believes that this submittal meets the requirements for a conditional use permit, and as such, staff's recommendation is for approval of application *CUP3407*.

Ms. Kelly Jordan, applicant, explained that the reason for this request is to legally permit her to conduct paid riding classes as a commercial activity on her property.

During the public hearing portion, several adjacent property owners expressed concerns about lighting, noise, waste and the negative impact that a commercial zoning would have on their property value. Chairman Nevill explained to the residents that the property is not being rezoned to commercial. The zoning is already established. The request is to allow a commercial use on the property. He also explained that Glynn County has a Noise/Nuisance Ordinance and a Lighting Ordinance that the applicant would have to adhere to. Additionally, he pointed out that dumping and/or waste would be addressed by Environmental Health if it becomes an issue. One of the neighbors complained about dead horses being buried on the property.

During a brief rebuttal, Ms. Jordan agreed that the lights are bright as pointed out by the neighbors, but she stated that her latest class is at 7:00 p.m. and she assured the residents that the lights will be turned off by 8:30 p.m. She apologized for the inconvenience and stated that she will be more aware of this issue. She also stated that within the last five years she has lost two horses; however, only one horse is buried on her property. Ms. Jordan became very emotional when speaking about the deceased horse which she affectionately referred to as the “ambassador for her business.”

Mr. Tim Murphy stated that there appears to be a lack of communication among the neighbors and the applicant. Ms. Jordan agreed to work with the neighbors on any future concerns. Ms. Grabowski stated that staff would recommend that the applicant meet with Community Development staff to review the ordinances. Also, if the recommendation from the Planning Commission is for approval, she stated that the approval should be conditioned that the site plan be approved by the Community Development Director.

There being no further discussion, a motion was made by Mr. Tom Boland to recommend approval of application *CUP3407* subject to the applicant meeting with county staff to assure that the current operation is in conformance with Glynn County Ordinances, and with the condition that the site plan is to be approved by the Community Development Director. The motion was seconded by Mr. John Williams and unanimously adopted.

At this time, Ms. Pamela Thompson took this opportunity to introduce herself as the newly appointed Director of Community Development Department. Ms. Thompson expressed her enthusiasm for being here and stated that she is eager to help accomplish the goals of making Glynn County the nation’s premier and uniquely diverse coastal community.

Chairman Nevill referred back to application *ZM3333*; however, there was still no one in attendance to represent this request. Therefore, a motion was made by Mr. John Williams, seconded by Mr. Tom Boland and unanimously adopted to defer application *ZM3333* to the February 7, 2017 Mainland Planning Commission Meeting, beginning at 6:00 p.m.

In other business, Mr. Tom Boland advised that his term as District-1 Mainland Planning Commissioner has expired and tonight is his last meeting. He thanked the county staff, the Mainland Planning Commission members, the Board of Commissioners and the citizens of Glynn County for their patience and support during his tenure on the Mainland Planning Commission. Mr. Boland's attention will be focused on his new position as JWSC Deputy Director where he will continue to serve his community.

There being no further business to discuss, the meeting was adjourned at 7:20 p.m.