

MINUTES

MAINLAND PLANNING COMMISSION

JUNE 6, 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
Tim Murphy

ABSENT: Gene Lee

STAFF PRESENT: Pam Thompson, Community Development Director
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.

MINUTES

May 2, 2017 - Regular Meeting

Upon a motion made by Ms. Mary Hunt and seconded by Mr. John Williams, the Minutes of the **May 2nd Regular Meeting** were unanimously adopted for approval with the following correction: Page 5, last paragraph, *SP3439... approve subject to a 10 ft. Type E Buffer along the front right-of-way.*

Consider an Amendment to *Section 2-19-5* of the Code of Ordinances to allow the Board of Commissioners to establish a schedule of meetings for the Planning Commissions and to clarify that four votes are necessary to transact business. Under the proposal, the Mainland Planning Commission would only hold regular meetings for 2017 in July, September and November unless and until changed by the Board of Commissioners.

During a brief presentation, Ms. Thompson explained that this amendment is being proposed in an effort to accommodate the current level of staff in the Planning & Zoning Division. Once the division is back to being fully staffed, the meeting schedule will return to its original status upon the Board of Commissioners approval. Ms. Thompson also clarified the necessity of having four votes (Planning Commission Members) to transact business.

At the end of discussion, a motion was made by Ms. Mary Hunt to recommend approval of the Amendment to *Section 2-19-5* of the Code of Ordinances as presented. The motion was seconded by Mr. Tim Murphy and unanimously adopted.

Chairman Nevill gave a brief recap of the meeting procedures for conducting the public hearing.

ZM3494 Smith & Son's Seafood: Consider a rezoning request from Planned Development-Golden Isles Gateway Tract to Light Industrial (LI) for the purposes of developing a new cold storage building located on SR 99 at Petersville Road. Parcel ID: 03-12109. Don Hutchinson, Planning & Design Services LLC, agent for Jean Smith, applicant, and Stewart Tate, owner.

Mr. Don Hutchinson was present for discussion.

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

This parcel is a portion of the Golden Isles Gateway Tract, Phase I PAWS East. When the PAWS district was established, particular exclusions were placed on the parcel.

In 2014, a portion of the Golden Isles Gateway Tract PD was amended to allow for permitted commercial uses as allowed in General Commercial, Highway Commercial, and Freeway Commercial. When this amendment was originally submitted, the subject property was also included. However, during deliberations, the subject property was

excluded from the modifications in order to undergo further review. Therefore, the original Golden Isles Gateway Tract, Phase I PAWS East PD text, still applies to this subject property. Between the Brunswick Altamaha Canal and Highway 17, the surrounding properties are zoned FA. The existing land uses in the area are primarily developed as low-density residential, with the exception of the Hofwyl Plantation site.

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 zoning proposal would permit uses which could be incompatible with the surrounding residential uses.**
- 2) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property. **Staff Comments: The zoning proposal could have an adverse impact on adjacent properties. The proposed zoning would increase truck traffic in a primarily residential area. Additional potential impacts include the audible impacts (back-up alarms) associated with industrial equipment and increased emissions.**
- 3) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned. **Staff Comments: The property is currently included in the PAWS PD zoning district. In particular, this parcel was included in a portion of the district specific to the wildlife park. As stated in the PD text, since the park did not move forward into development, an amendment to the PD text for this property is needed.**
- 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 Comments: The property is located off of Highway 99, which is under the jurisdiction of Georgia DOT. It is also in close proximity to I-95 and US Highway 17. Access to the property will require a permit from GDOT. It is not anticipated that the increase in traffic would place a burden on the state or federal highway system. Previous zoning conditions require access to the property from Highway 99 only, with no access from Petersville Road. This condition should remain in place for a non-residential use of the property.**
- 5) Whether the zoning proposal is in conformity with the policy and intent of the Comprehensive Land Use Plan. **Staff Comments: This zoning proposal does not conform to the future land use map of the comprehensive plan. The future land use map identifies this as a medium density residential area.**

- 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 Comments: Not applicable.**

Ms. Thompson stated that staff's recommendation is for denial of application **ZM3494**.

It was noted that approximately 30 citizens were present to oppose this request. Ms. Thompson also stated for the record that staff received an email from an adjacent neighbor, Ms. Angela Smeriglio, who is opposed to this request but could not attend this meeting due to a previous commitment.

During a brief presentation, Mr. Don Hutchinson of Planning & Design Services explained why the applicant chose a Limited Industrial zoning request which he stated was largely due to the location. He then introduced the applicant, Mr. Walter Smith, who gave a more in-depth presentation including the overall operation of his business.

Following a brief discussion, Chairman Nevill opened the floor for public comments. Ms. Miranda Smith was present to speak in favor of this request. The following citizens spoke in opposition to this request: Mr. Julian Smith, Ms. Valerie Atkins, Mr. James Horton, Mr. Pete Peterson, Mr. Stu Graham, Mr. Edward Trautz, Ms. Vivian Whitfield, Ms. Sharon Mobley and Ms. Deborah Strong. The following is a list of concerns expressed by the opposition: noise, obnoxious odor, intrusion into an established residential neighborhood, children's safety due to potential increase of traffic, fuel vapors from delivery trucks, and potential devaluation of property. There being no further comments, the public hearing was closed.

During a brief rebuttal, Mr. Smith addressed some of the concerns expressed by the neighbors. Regarding the unpleasant odors in the area he pointed out that the odor of seafood could be masked by devices used to make the location "smell like bubblegum" or some other fragrances. He also pointed out that since he has his own trucking company, the drivers would be under his control and they would not disrupt the neighborhood with deliveries. Also, the truck drivers would not be allowed to park in unauthorized areas. Mr. Smith stated that this is a huge tract of land and the residents would not see, smell or hear anything from the proposed facility.

At the end of discussion among the Planning Commission members, a motion was made by Ms. Mary Hunt to recommend denial of application **ZM3494**. The motion was seconded by Mr. Tim Murphy. Voting Aye (in favor of denial): Ms. Mary Hunt, Mr. Tim Murphy and Mr. John Williams. Voting Nay (against denial): Mr. Bill Edgy and Ms. Larissa Harris. Abstained From Voting: Mr. Gary Nevill. The motion carried for denial.

The applicant was advised that the Board of Commissioners will consider this application at their June 15th meeting, beginning at 6:00 pm.

ZM3529 Capital Square 2: Consider amendments to the Planned Development Text to allow for alcohol sales at 100 & 185 Capital Square Drive. Parcel ID: 03-03351 and 03-12452. Chris Amos with CSEC, Inc. agent for Southern Real Property Inc., Ridge Enterprises, and Preyen Milan Enterprise LLC, owners and applicants.

Mr. Chris Amos was present for discussion.

According to the staff's report, this property was rezoned to Planned Development (Courtney Cove) in 2007. At that time it was approved for 348 dwelling units on a 25 acre portion and a 3.8 acre portion allowing the permitted uses found in Freeway Commercial in the Zoning Ordinance.

In 2012, the Planned Development Text was modified to allow more flexibility, in particular to expand the commercial acreage and allow a combination of FC and HC uses. The number of potential dwelling units was reduced to a maximum of 267.

The applicant recently updated the PD text to update agent information and modify some development standards. These modifications were approved by the Board of Commissioners at their May 4, 2017 meeting. During this recent update, the applicant also intended to include a change to the exhibit to remove the current restriction on alcohol sales in order to allow for such sales within the hotel facilities.

The current exhibit includes the text "No Drinking Establishments" on Pod B, a 16.7 acre tract on the western portion of the site. The applicant has submitted a revised exhibit with this statement removed in order to include alcohol sales within the proposed LaQuinta Hotel. The restriction regarding alcohol sales is not currently included in the PD text.

Pod B is adjacent to a single-family residential neighborhood and a school site (Golden Isles Elementary School). The portion of the school's property closest to this subject property is currently wooded. The approved site plan for the LaQuinta to be built on the property includes a 20 ft. Type A buffer along the rear property as well as a cedar fence.

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 Comments: The proposed use of allowing alcohol sales on this property is consistent with the use and development within this planned development area. While the sale of alcohol could be considered a conflict with the adjacent school, there is a significant buffer and proposed privacy fence between the two properties. The proposed sale of alcohol will occur within the LaQuinta Hotel as a secondary use.**

- 2) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property. **Staff Comments: The zoning proposal will not adversely affect the existing use or usability of adjacent or nearby property.**
- 3) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned. **Staff Comments: Yes, the property has reasonable economic use as 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 Comments: The zoning proposal will not adversely affect the existing streets, facilities, utilities or schools.**
- 5) Whether the zoning proposal is in conformity with the policy and intent of the Comprehensive Land Use Plan. **Staff Comments: Yes, the zoning proposal conforms to Regional Center as identified on the Future Land Use Map.**
- 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 Comments: Not applicable.**

Ms. Thompson stated that staff has determined that this application is complete and contains all of the information required by the Glynn County Zoning Ordinance. Staff's recommendation is for approval of application **ZM3529** with the condition that drinking establishments shall be permitted as a secondary use housed within the hotel. (Note: The PD text should be amended accordingly under Section C. Proposed Land Uses.)

Mr. Chris Amos gave a brief presentation and a general discussion followed. There were no comments from the public, and at the end of discussion a motion was made by Mr. Tim Murphy to recommend approval of application **ZM3529** with the condition that drinking establishments shall be permitted as a secondary use housed within the hotel. (Note: The PD text should be amended accordingly under Section C. Proposed Land Uses.) The motion was seconded by Ms. Mary Hunt and unanimously adopted.

SP3487 Mayer Construction: Consider site plan approval for a 2-story 15,649 square-foot warehouse building with 5,544 square feet of office space at 10 Eastgate Drive. Parcel ID: 03-26410. Zsombor Mayer, owner and applicant.

Mr. Bert Ethridge of Roberts Civil Engineering was present for discussion. Mr. Mayer was also on hand to answer questions.

According to the staff's report, this property is included in the Golden Isles Gateway Planned Development district. The master plan identifies this property for office/warehouse/industrial use. The property is zoned Planned Development-General and is currently undeveloped. (*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. Thompson stated that staff has reviewed this site plan and determined that it satisfactorily complies with all applicable codes and ordinances. Staff's recommendation is for approval of application **SP3487**.

Following a brief presentation by Mr. Bert Ethridge and Mr. Zsombor Mayer, a motion was made by Mr. John Williams to approve application **SP3487** as presented. The motion was seconded by Mr. Bill Edgy and unanimously adopted.

SP3502 Holiday Inn Express: Consider site plan approval for a new 4-story hotel with 88 rooms, including parking and associated infrastructure located on Gateway Center Boulevard. Parcel ID: 03-15642. Larry Bryson, agent, Bruce Dixon, Dixon Management Group, owner and applicant.

Mr. Larry Bryson, Architect, P.C., and Mr. Bert Ethridge of Roberts Civil Engineering were present for discussion.

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

This property is included in the Golden Isles Gateway Planned Development District and is identified for commercial/retail use in accordance with the master plan. The property is zoned Planned Development-General and is currently vacant. (*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. Thompson pointed out that the Fire Marshal, Mr. Jerome Johnson, submitted in writing that the Glynn County Fire Department does not have an issue with the height of this proposed building which is estimated to be 41feet/4 inches in height. Mr. Johnson has also noted that this building is required to be sprinkled and have standpipes in the stairwells in accordance with the International Fire Code.

Ms. Thompson stated that staff has reviewed this site plan and determined that it satisfactorily complies with all applicable codes and ordinances. Staff's recommendation is for approval of application **SP3502** as presented.

Mr. Bert Ethridge gave a brief presentation and a general discussion followed. Afterward, a motion was made by Mr. Bill Edgy to approve application **SP3502** as presented. The motion was seconded by Mr. John Williams and unanimously adopted.

SP3503 Fairfield Inn: Consider site plan approval for 484 square-foot fitness center addition and replacement of portico canopy for an existing hotel at 107 Gateway Center Circle. Parcel ID: 03-14290. Larry Bryson, agent, Bruce Dixon, Dixon Management Group, owner and applicant.

Mr. Bert Ethridge of Roberts Civil Engineering was present for discussion.

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

This hotel was constructed prior to the current regulation requiring an approved site plan. The Glynn County Zoning Ordinance, Article VI, Section 619.1 Scope 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.” The proposed construction will consist of adding a 484 sq. ft. fitness room and a proposed 21 ft. high porte cochere to the existing Fairfield Inn hotel. *(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. Thompson stated that staff has reviewed this site plan and determined that it satisfactorily complies with all applicable codes and ordinances. Staff’s recommendation is for approval of application **SP3503** as presented.

During a brief presentation, Mr. Ethridge explained that he is requesting five additional parking spaces and he realizes that he would have to designate the area being provided for these spaces. He apologized to staff for not allowing enough time for their review of this request.

At the end of discussion, a motion was made by Mr. John Williams to approve application **SP3503** accepting the green space alternative in lieu of the five parking spaces. The motion was seconded by Ms. Larissa Harris and unanimously adopted.

SP3525 Popeye's: Consider site plan approval for a 2,265 sq. ft. restaurant with parking lot paving and utility facilities at 4933 New Jesup Highway. Parcel ID: 03-04119. CSCE, Inc., Chris Amos, agent, Farmers & Merchants Bank, owner, Verdad Real Estate, applicant.

Mr. Chris Amos was present for discussion.

According to the staff's report, the proposed project will consist of constructing a new 2,265 sq. ft. Popeye's Restaurant on a vacant site that was previously developed as commercial use. Some of the impervious site work from that development still exists. The total parcel is 1.535 acres and the proposed development site is a 0.92 acre portion of the lot. *(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. Thompson 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 application **SP3525** as presented.

Mr. Chris Amos gave a brief presentation and a general discussion followed. Afterward, a motion was made by Mr. John Williams, seconded by Mr. Bill Edgy and unanimously adopted to approve application **SP3525** as presented.

In other business, Ms. Thompson advised the MPC Members that a two-day training will be held in Helen, Georgia in September. Additional information will be disseminated at a later date for those interested in attending. She also advised that if the Board of Commissioners approves the new proposed Planning Commission schedule, the next Mainland Planning Commission meeting will be held on Tuesday, July 18th at 6:00 p.m. in the Historic Courthouse.

There being no further business to discuss, the meeting was adjourned at 8:10 p.m.