

MINUTES
MAINLAND PLANNING COMMISSION
MAY 2, 2017 - 6:00 P.M.
Historic Courthouse, 701 G Street

MEMBERS PRESENT: Gary Nevill, Chairman
John Williams, Vice Chairman
Bill Edgy
Larissa Harris
Gene Lee
Tim Murphy

ABSENT: Mary Hunt

STAFF PRESENT: Pam Thompson, Community Development Director
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 meeting procedures.

MINUTES

April 10, 2017 - Special Called Meeting

Upon a motion made by Ms. Larissa Harris and seconded by Mr. Bill Edgy, the Minutes of the *April 10th Special Called Meeting* were approved and unanimously adopted.

AGENDA - Additions, Deferrals, Deletions, Postponements, Adjustments

Staff advised that the applicant for **ZM3491** has requested a deferral at this time. Thereupon, a motion was made by Mr. Tim Murphy, seconded by Mr. John Williams and unanimously adopted to defer application **ZM3491** (until further notice).

ZM3463 Capital Square: Consider amendments to the Planned Development Text to increase the maximum building height, modify the sign regulations, amend buffer requirements, and update the agent information. 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.

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

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 is requesting the following modifications to the PD text:

- 1) Update agent information to CSEC, Inc.
- 2) C. Development Standards and Densities
 - a) **Page 4:** Change maximum commercial building height from 60 ft. to 66 ft. Retain language that the height approval is subject to approval from the Fire Chief or State Fire Marshall.
- 3) I. Modify as follows;
 - a) **Page 5:** Signage for the development shall follow the appropriate standards of Article VIII (Signs) of the Glynn County Zoning Ordinance ~~as they read at the time of adoption of the Capital Square (formerly Courtney Cove) Planned Development District (see the attached Exhibit D — Article VIII of the Glynn County Zoning Ordinance (Signs).~~
 - b) **Page 6:** All other perimeter boundaries shall have a 10 ft. perimeter buffer **unless such buffers are waived by the Mainland Planning Commission at the time of site plan approval.** (Proposed new language in **bold underline**)

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: There are no proposed changes to the allowed uses.

2. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.
Staff comment: The zoning proposal will 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: Yes, the property has a 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 comment: There are no proposed changes to the allowed uses.

5. Whether the zoning proposal is in conformity with the policy and intent of the Comprehensive Land Use Plan.
Staff comment: 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 comment: 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. Therefore, staff’s recommendation is for approval of application **ZM3463** with the following modification: Maximum commercial building height shall be 60 ft. A portion of the building may extend up to 66 ft. in height to accommodate signage, architectural features/variation, elevators, etc. upon approval by the Mainland Planning Commission.

Mr. Chris Amos gave a brief presentation. Afterward, he introduced Mr. David Hildebrandt, the hotel director, who clarified that the area in question will not be used as habitable space or for storage.

There were no comments from the public and at the end of discussion a motion was made by Ms. Larissa Harris to recommend approval of application **ZM3463** with the modifications listed by staff and with the clarification that the architectural feature will not be used as habitable space or storage. The motion was seconded by Mr. John Williams and unanimously adopted.

SP3439 La Quinta Del Sol Hotel: Consider site plan approval for an 88 room hotel on 100 Capital Square Drive, located off of Perry Lane Road near Exit 32. The property is currently zoned Planned Development. Parcel ID: 03-12452. Chris Amos with CSEC, Inc. agent for Preyen Milan Enterprise LLC owner and applicant.

Mr. Chris Amos was present for discussion.

According to the staff's report, this project is zoned Planned Development and approval of the building height and waiving of the 10 ft. buffer requirement will be contingent upon approval of the zoning modification requests (*ZM 3463*).

Under Section 619.4 (a) of the Glynn County Zoning Ordinance, the Planning Commission's review shall be guided by the following standards and criteria.

1) The application, site plan and other submitted information contain all the items required under this Section. **Staff comment: This requirement has been met.**

2) The proposed uses, buildings and structures are in accordance with the requirements of this ordinance and other ordinances of Glynn County. **Staff comment: The proposed use of hotel is consistent with the permitted uses within the planned development, which allow for Highway Commercial uses in Pod B. A hotel is an allowed use in the HC zoning district.**

3) Adequate provisions are made for ingress and egress, off-street parking, loading and the flow of traffic, which may reasonably be anticipated. **Staff comment: Ingress/Egress Point(s): Capital Square Drive, accessed via Ventura Drive at Perry Lane Road near I-95.
Parking Spaces - Required: 101 / Provided: 97
Loading Spaces - Required/Provided: None**

Article 611.7 of the Glynn County Zoning Ordinance allows for a reduction of parking, provided "for each parking space so eliminated, the plan shall show a 450 sq. ft. increase in undeveloped area over the area of required yards. The Planning Commission may direct how the additional undeveloped area may be used, and may condition such use on specific standards for the design of buffers and landscaping for the site." The reduction in four parking spaces requires a trade-off of 1,800 sq. ft. of area that will not be developed. This area is indicated on the site plan.

4) Adequate provisions are made to control the flow of storm water from and across the site. **Staff comment: This requirement has been met.
Proposed stormwater system: Discharge to common area lake (located to the north of the site) Site coverage allowed: NA - Site coverage proposed: 57%**

5) Adequate provisions are made to protect trees that are selected to remain as depicted on the site plan. **Staff comment: This requirement has been met.**

Tree to remain: There are no trees located on the property. Tree Credits Required/Provided: NA

6) Adequate provisions are made to buffer intensive uses and to screen all service areas from view of the adjacent properties and streets. **Staff comment: This requirement has partially been met. The property requires a 10 ft. buffer along all property lines; however, the applicant has requested an exception from this buffer requirement for the side buffers, pending approval of the modified Planned Development text. A 20 ft. rear buffer is provided. A type “D” buffer is shown around the dumpster.**

7) Adequate provisions are made to control the location, intensity, and direction of outdoor lighting so that it will not have an adverse effect upon adjoining properties. **Staff comment: The applicant will submit a lighting plan with the building permit application and all lighting will comply with Glynn County Ordinances and Regulations.**

8) Open space, as required, has been provided and appropriate means are proposed to assure maintenance of common areas and facilities. **Staff comment: This requirement has been met. Open space required/provided: NA All improvements will be maintained by the owner**

9) Adequate provisions are made for water supply, fire protection and sewage collection and treatment. **Staff comment: Per JWSC, station upgrades are in progress with a projected completion in October 2017. Taps are available with Hold-Harmless Agreement. This requirement has been met. The owner is in the process of obtaining signatures on all easements required for water and sewer improvements.**

Ms. Thompson stated that staff has reviewed this site plan and determined that it satisfactorily complies with all applicable codes and ordinances. Any remaining issues will be addressed during the permitting phase of the project. She stated that staff’s recommendation is for approval of application **SP3439** contingent upon approval of the requested modifications to the Planned Development Text (Capital Square) by the Board of Commissioners.

Mr. Chris Amos gave a brief presentation and a general discussion followed. Afterward, a motion was made by Mr. Bill Edgy to recommend approval of application **SP3439** subject to a 10 ft. Type E Buffer along the front right-of-way. The motion was seconded by Mr. John Williams and unanimously adopted.

In other business, Ms. Thompson reminded the members of the following upcoming joint meetings scheduled for May 9th: IPC/MPC Joint Meeting with JWSC Presentation, 10:30 a.m. at the Brunswick-Glynn Joint Water & Sewer Commission meeting room, 1703 Gloucester Street and IPC/MPC Joint Meeting, 3:00 p.m. at the Historic Courthouse to discuss four proposed amendments. The public is invited to attend.

There being no further business to discuss, the meeting was adjourned at 6:40 p.m.