

MINUTES

MAINLAND PLANNING COMMISSION SEPTEMBER 4, 2018 - 6:00 P.M. Historic Courthouse, 701 G Street

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

ABSENT: Larissa Harris
John Williams

STAFF PRESENT: Stefanie Leif, Planning Manager
Janet Loving, Admin/Recording Secretary

Chairman Gary Nevill called the meeting to order and the invocation was given. He then acknowledged the recent passing of former Glynn County Police Chief Matt Doren with a moment of silence. Afterward, the Pledge of Allegiance was recited.

There were no public hearing items on the agenda and therefore Chairman Nevill disregarded the rules and meeting procedures for conducting Public Hearings.

MINUTES

August 7, 2018 Regular Meeting

Upon a motion made by Ms. Mary Hunt and seconded by Mr. Tim Murphy, the Minutes of the *August 7th Regular Meeting* were approved and unanimously adopted.

SP3794 - New Hope United Methodist Church: Consider site plan approval for a 1,009 sq. ft. addition to the existing sanctuary at 1323 and 1329 Emanuel Church Road (parcel number 02-01672). The 1.44 acre property is zoned Forest Agricultural. Chris Amos, CSEC, Inc., agent for South & East Construction, applicant, and Church E M F, owner.

Mr. Chris Amos was present for discussion. Several church members were also in attendance to answer questions.

A detailed report from staff 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, 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 **SP3794** as presented.

Mr. Chris Amos gave a brief presentation and a general discussion followed. Afterward, a motion was made by Mr. Bill Edgy, seconded by Mr. Gene Lee and unanimously adopted to approve application **SP3794** as presented.

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.

This application was deferred from the August 7th MPC Meeting for additional information. A detailed report from staff 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, 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** subject to the following conditions:

- 1) Prior to issuance of a building permit, the building height shall be reviewed for approval by the Glynn County Airport Commission and County Staff;
- 2) 10 additional parking spaces to be shown on the site plan; and
- 3) Subject to approval of an expedited subdivision plat.

Mr. Dan Fischer gave a brief presentation and a general discussion followed. Afterward, a motion was made by Mr. Tim Murphy, seconded by Ms. Mary Hunt and unanimously adopted to approve **SP3738** subject to the following conditions:

- 1) Prior to issuance of a building permit, the building height shall be reviewed for approval by the Glynn County Airport Commission and County Staff;
- 2) 10 additional parking spaces to be shown on the site plan; and
- 3) Subject to approval of an expedited subdivision plat.

SP3755 - Bergen Woods: Consider site plan approval for a new apartment complex consisting of nine buildings for a total of 252 units and associated amenities. The property is 48.97 acres located at 5790 Golden Isles Parkway and zoned Medium Residential. Parcel ID: 03-15790. Thomas J. Purdie, Dwight Development Group, applicant and agent for Travis K. Ostrom, owner.

Mr. Johnathan Roberts was present for discussion.

A detailed report from staff was included in the packages for review and was presented by Ms. Stefanie Leif. It was pointed out in the report that the applicant is submitting the required documentation to the Federal Aviation Authority (FAA) regarding the building height. This 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 **SP3755** with the following conditions:

- 1) Georgia Department of Transportation (GDOT) encroachment permits shall be in place prior to issuance of a building permit for the project.
- 2) Prior to issuance of a building permit, site plan shall indicate internal traffic control measures, crosswalks at sidewalk crossings, and storm drainage. A drainage study shall be submitted for review and approval prior to issuance of a building permit.
- 3) Prior to issuance of a building permit, the building height shall be reviewed for approval by the Glynn County Airport Commission and County Staff.

Mr. Johnathan Roberts gave a brief presentation and a general discussion followed. Afterward, a motion was made by Ms. Mary Hunt, seconded by Mr. Gene Lee and unanimously adopted to approve application **SP3755** subject to the following:

1. Prior to issuance of a building permit, the building height shall be reviewed for approval by the Glynn County Airport Commission and County Staff.
2. Sewer upgrades to be completed prior to issuance of a Certificate of Occupancy.

SP3849 - Woodspring Suites: Consider site plan approval for a new four-story, 122 room hotel at 5323 New Jesup Highway (parcel number 03-06251). The 2.65 acre property is zoned Freeway Commercial (FC). Pete Schoenauer, Tidewater Engineering, agent for Dev-11 Properties, Inc., applicant and owner.

Mr. Schoenauer was present for discussion.

A detailed report from staff 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, 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 **SP3849** as presented.

Mr. Schoenauer gave a brief presentation and a general discussion followed. During which time, Chairman Nevill suggested a modified buffer requirement on Highway 341 to not include large deciduous trees.

At the end of discussion, a motion was made by Mr. Gene Lee, seconded by Ms. Mary Hunt and unanimously adopted to approve application **SP3849** subject to a modified buffer requirement on Highway 341 to not include large deciduous trees.

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