

CITY OF BRUNSWICK

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Cosby H. Johnson, Mayor
Julie T. Martin, Mayor Pro Tem
John A. Cason III, Commissioner
Felicia M. Harris, Commissioner
Kendra L. Rolle, Commissioner

City Attorney
Brian D. Corry

City Manager
Regina M. McDuffie

MINUTES PLANNING & APPEALS COMMISSION February 8, 2023 5:15PM

Present: Lance Sabbe, Dave Bowers, William Kitts, Alyssa Bruce (Alt), Grace Greene, Anita Collins (Alt), Delores Harrison **Staff:** John Hunter, Russ Marane, Brian Corry, Regina McDuffie, Jeremiah Bergquist

Call to Order: Chairman Lance Sabbe called the meeting to order at 5:15PM.

Items of Business: January 11, 2023 Minutes were reviewed. A typo was noted that “not” needed to be changed to “note” under “Items of Business”. Mr. Kitts made a motion to approve the minutes with the correction, and Ms. Greene seconded. A vote was taken and the motion was approved 5-0.

Site Plan Review

- Review of 50% Site Plan – Island View Apartments
Mr. Corry was introduced to provide an overview of the process. Staff would present the site plan, and review the elements and their compliance with ordinances and guidelines. This would be an informational session for the Planning Commission. There would not be a Public Hearing related to this review.

Mr. Hunter was introduced to provide the review.

Task 1: Review for consistency with PD Text

- Do proposed uses follow the PD Text? Yes
- Does the site plan follow the Setbacks established by the PD Text?
 - 23-6-4/Multifamily dwellings – 23-6-4 is our General Residential Code
Follows our standard setback, heights, density used in GR citywide.
15 ft front/5 side/10 rear. Does deviate from GADF, but that is allowed via a PD approval.
 - Plan follows established setback requirements
 - While architectural review is not a part of this, 3 stories is within the allowed heights
 - Density is based on 3-story building, 2 bedroom units = 20 units an acre
 - 204 units shown, 14.59 units per acre on proposed 13.98 acre site
- Water/Sewer: Water Sewer Plan connects as discussed in PD Text: Yes

Task 2: Review for consistency with Concept Plan

- The apartment development does show the evolution of how site planning typically moves from concept to reality. With more site constraints added into the plan, the number of residential buildings has been reduced from 9 to 8, number of units reduced from 216 to 204, the location of buildings and amenities have shifted to accommodate site constraints and necessary infrastructure. In staff's opinion,

Task 3: Review for General Regulations and Ordinances

-Generally involves a cursory review by Planning, Engineering, Public Works, and the Fire Marshal.

- Parking – 408 required for units 306 provided – plan for addressing or applying for variance?
300 sq ft required per space = 380 sq ft provided
- Buffers – No buffer required between adjacent residential – plan calls for 15 foot landscaped buffer with a fence TBD.
 - Buffer between residential and commercial is only required when commercial is added next to Residential. Plan calls for 15 foot landscaped buffer
- Flood Damage Prevention (Garrow Alberson provided feedback to Mr. Hunter)
 - LiMWA line -- This is the Limit of Moderate Wave Action line and is shown on the attached flood map as a black line with small triangles. Any development on the east (seaward) side of this line must comply with V-zone regulations-- no structural fill, elevated structures on pilings, etc. This is discussed in Section 11-55 of the ordinance.
 - Freeboard requirement – The ordinance includes a one-foot freeboard requirement. Any of the development in the AE-10 zone on the landward side of the LiMWA line must have a FFE of 11.0 or higher.
- Storm Water – Large amount of the site was impervious surface previously. Site plan reflects consideration of collecting storm water from impervious surfaces, detaining, then discharging to the marsh. Collection calculations, any required permits, etc. will be reviewed, verified and approved by the City Engineer prior to issuance of a building permit. Depth of detention? May require fencing
 - Question to applicant – can you discuss the site grading approach on the sides adjacent to marshview?
 - Sanitation: Dumpster/Compactor location provided.
 - Fire Access: Fire Marshal has reviewed and believes the current plan provides adequate access for equipment, including new equipment on order.
 - ROW Access: Final requirements will be permitted via GDOT
 - Q: Can you discuss current status and potential changes
 - Feedback: Sightlines from entrances, neighboring commercial and residential access points need to be considered in landscape plan and proposed fencing along US 17
 - Water/Sewer Connectivity: Shown as proposed: SS sewer connection in Marshview access Drive??? Explain.

US 17 Overlay: US 17 overlay provides guidelines for development via the GADF. Under the GADF, a PD is considered a “Special District”, and the PD Text and Concept plan as adopted dictate the development parameters such as setbacks, building size and forms, heights, road and parking forms and locations, etc. Because of this, most of the applicable portions of the GADF are related to aesthetics.

- Existing Trees: 2 Specimen trees are noted for removal and replacement
 - Will need a “clean” existing tree survey noting trees for removal
- A Landscape plan, will be provided and reviewed prior to the issuance of permits. Landscape buffers and any fence or walls will need to meet GADF standards
- 4 replacement trees for Specimen trees will need to be provided
- 10 Canopy Street Trees along US 17 will need to be provided
- 29 Canopy trees associated with the parking areas will need to be provided
- Landscaping will need to feature native vegetation as outlined in GADF
- Will any elements of the Coastal Stormwater Supplement be used within the development to manage stormwater within the site?
- Landscape plan will need to detail screening of dumpsters and any on-ground mechanical equipment
- Plan notes for lighting, signage, and landscaping need to be changed to reference Sec. 23-23-7: Glynn Avenue Design Framework.
- 45’ Marsh Buffer: Is reflected in the plan. Only public amenity provided within the setback is a picnic area.
- Sidewalks: Sidewalk on SE corner should wrap and connect to sidewalks along
the southernmost parking area. While this would be within the 45’ marsh setback, it would be an allowed use and is encouraged.
- Bike racks will be required at each building

Future Actions:

- Variance Application?
- Subdivision Application?
- “100%” review and approval

Staff Items

- Review of Zoning Ordinance Revisions and Synopsis – Staff has completed reviews with most of the City Commission. A Workshop session would be on the March 1 Commission agenda.
- Comprehensive Plan: Discussion of Plan and Stakeholder Committee Recommendations – Staff introduced list of names submitted. There was a discussion and some additions and deletions. Staff would follow up with potential members.

Adjournment: The meeting was adjourned at 7:15 PM