

MINUTES

ISLANDS PLANNING COMMISSION
SEPTEMBER 18, 2007 - 6:00 P.M.
Fire Station #2, Demere Road, St. Simons Island

- MEMBERS PRESENT:** Robert Ussery, Chairman
Preston Kirkendall, Vice Chairman
John Dow, Jr.
William Lawrence
Paul Sanders
Desiree Watson
- ABSENT:** Joan Wilson
- STAFF PRESENT:** David Hainley, Community Development Director
York Phillips, Planning Manager
Eric Landon, Planner II
Sarah Smolek, Planner I
- ALSO PRESENT:** Janet Loving, Admin/Recording Secretary
Commissioner Uli Keller, BOC

Chairman Robert Ussery 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/August 21, 2007

Upon a motion made by Mr. Preston Kirkendall and seconded by Mr. John Dow, the Minutes of the August 21st Islands Planning Commission meeting were approved and unanimously adopted.

Agenda

Mr. Hainley stated that there are no postponements or deferrals; however, staff has added the following item to the agenda: *SP-2004-1215-1400 Sea View Inn.*

PP-2007-19 (I) Constance's Retreat

Consider a request for approval of a preliminary plat for property located on the east side of Harrington Lane approximately 1,200 feet north of its intersection with South Harrington Road and 600 feet south of its intersection with North Harrington. The project consists of 7 lots on 1.37 acres and is served by a private street and county water and sewer. Parcel ID number 04-05289. Jackson Surveying, agent for D F Inter Vios Trust, owner.

Mr. Jason Boatright was present for discussion.

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

This property is currently vacant. According to the Future Land Use Plan, the site is designated for low-density residential. The applicant's proposal is for a single-family subdivision to be located on land zoned R6 on St. Simons Island.

Based on acreage calculations provided the proposed density for this development is 5.1 dwelling units per acre. The project is to be served by county water and sewer with a private street. Drainage easements may be needed for drainage at the rear of the lots; however, details of the drainage will need to be resolved at the construction plan phase.

This project will be served by Harrington Lane. ITE (Institute of Traffic Engineers) data suggests that the project will generate an average of 70 daily trips based on the number of dwelling units.

Staff recommends approval of this preliminary plat subject to meeting all requirements.

Mr. William Lawrence asked if this is a proposal for a gated development. Ms. Smolek replied no.

Chairman Ussery wanted to know if the applicant submitted any type of hydrology study. Ms Smolek stated that she wasn't sure; the applicant would have to address the issue.

Mr. Jason Boatright, representing the applicant, stated that they do have a contingency plan. He explained that because of the adjoining developments that are currently ongoing in the area, there is a possibility that they will move forward with 7 lots as depicted on the plans in order to make use of the property and improve the drainage along North Harrington Lane. The property owner and the current engineering plans indicate that one of the 7 lots will possibly be used for on-site detention. Therefore, ultimately they are expecting to have a 6-lot subdivision with on-site detention.

Following discussion, a motion was made by Mr. John Dow for approval of this preliminary plat subject to meeting all requirements. The motion was seconded by Mr. William Lawrence and unanimously adopted.

SP-2007-028 (I) 5500 Frederica

Consider a request for approval of a site plan for property located on the east side of Frederica Road approximately 800 feet south of its intersection with South Harrington Road. The project consists of a 20,668 square foot office/retail building on 1.02 acres. The property is zoned Local Commercial. Parcel ID 04-05349. Larry Bryson, agent for 5500 Frederica LLC, owner.

Mr. Larry Bryson was present for discussion.

The following revised report from staff was distributed to the Planning Commission and was presented by Mr. Eric Landon.

This site is designated for commercial on the Future Land Use Plan. Currently, there is an existing commercial structure on the property.

The applicant is proposing a new 20,668 square foot retail/office building. The building will be a 2 story structure and has a building footprint of 10,334 square feet. 6,784 square feet will be dedicated to retail space, and 6,784 will be dedicated to office space. The remaining square footage is dedicated to breezeways, mechanical areas, and storage space.

St. Simons is designated as an area of scenic beauty in the Zoning Ordinance, and therefore all commercial uses require site plan approval.

This site will be served by county utilities. Engineering finds this plan compliant for Planning Commission review. Several items will need to be addressed prior to the issuance of a building permit including drainage, as well as work that needs to be done on Frederica right-of-way, and access to the site.

The site is served by Frederica Road, which is a county maintained road and the project is estimated to generate 347 daily trips based on the provided square footage. Existing traffic counts at this location exceed 6,000 daily trips.

Staff's recommendation is for approval.

Chairman Ussery noted that as the area grows, Frederica Road becomes busier and busier. He then asked if there had been any discussions with the applicant about sharing the driveway access because it appears that perhaps in the future something could

be done to allow a shared access. Mr. Landon stated that it is possible that this could be considered by the commission but he is not sure if it could be enforced through the ordinance.

Ms. Desiree Watson expressed concerns about the dumpster site and asked if there is enough room for emergency vehicles to maneuver. Mr. Landon stated that the Fire Department submitted comments indicating that the site is compliant. Ms. Watson stated that according to the design, there doesn't appear to be enough space to get in and out of the area in back of the site. Mr. Landon stated that the applicant would have to address that concern.

Mr. Dow stated that the plan references 70% of the retail space being used toward the parking requirement; however, he'd like to know if this is in accordance with the ordinance or if it is by practice. Mr. Landon stated that the calculation in the Zoning Ordinance is by floor area and the applicant is making the assumption that not the entire shop will be retail floor area. Some areas would be dedicated to other uses that the public would not be able to access. Mr. Dow pointed out that if the applicant doesn't know what the intended use is, how then would he know that 70% or even 90% is going to be used for floor space vs. storage space. Mr. Landon stated that this would be difficult to determine if the applicant doesn't know who the tenants are going to be. It would more than likely be an educated guess. Mr. Hainley explained that if the 70% is included as a condition of approval, it would then be enforced through the building permit process.

Ms. Watson had additional questions about trees along Frederica Road as to whether or not they would be removed. Mr. Landon stated that currently there is no tree ordinance, but if the trees are on private property, removal would be up to the applicant's discretion. If the trees are located in the right-of-way, the applicant would have to confer with the Glynn County Tree Board.

In addressing the Chairman's concerns about tying the property in with the adjacent property, Mr. Don Hutchinson of Korb Engineering stated that the applicant did not discuss this issue with the adjacent property owner but he has acquired a quick claim deed to the 25 ft. strip and would consider tying into the adjacent property if the other property owner agrees. Chairman Ussery stated that if possible he would like for this to be worked out.

Mr. Dow wanted to know if there had been any requests or consideration regarding the dedicated right-of-way for Frederica Road. Mr. Hutchinson replied no.

Mr. Paul Sanders stated that he knows that there is a drainage system already in place, but he asked if there had been any changes to the system. Mr. Hutchinson stated that the inlets will be placed in a different location because some of them will be under the new building, but they will tie onto the existing system. He stated that there is no detention required, and although there is not much of an increase, the system is capable of handling the water run-off.

Ms. Watson asked if the building height is being proposed at 35 ft. Mr. Bryson replied no, the two-story structure has a pitched roof and will be 34 ft. in height. Ms. Watson reiterated her concerns about the dumpster site in the rear and again asked if there is enough space for a fire truck to maneuver. Mr. Hutchinson replied yes; there is ample room for a fire truck as well as the dumpster truck. He stated that there is 18 ft. for parking, plus the additional 20 ft. He pointed out that the applicant is going to tie into the adjacent driveway. Regarding Ms. Watson's concerns about the trees, Mr. Hutchinson stated that the applicant will have an extensive landscape plan for the site and any of the trees that they have to remove will be replaced.

Mr. Dow asked if the applicant is willing to dedicate the 25 ft. right-of-way to the county. Mr. Bryson stated that in order to give up the 25 ft. they would lose some parking spaces, but the applicant is willing to give that space to the county if he doesn't have to make up those lost parking spaces anywhere else.

Following discussion, a motion was made by Mr. John Dow to approve this site plan subject to meeting all requirements, including a 25 ft. right-of-way being conveyed to the county contiguous to Frederica Road for greenspace, and subject to the parking reduction being shown on the site plan. The motion was seconded by Ms. Desiree Watson. Voting Aye: Mr. John Dow, Mr. Preston Kirkendall, Mr. William Lawrence, Mr. Robert Ussery and Ms. Desiree Watson. Voting Nay: Mr. Paul Sanders.

SP-2004-1215-1400 Sea View Inn

Consider a request for approval of a revised site plan for an 11-unit hotel located on 0.4 acres on the southeast corner of Ocean Boulevard and Ninth Street. The property is zoned Resort Residential. James Sutton Jr., agent for Oglethorpe Group LLC, owner.

Mr. James Sutton was present for discussion.

Mr. Phillips explained that the original plan approved for this property had a number of parking spaces under the building plus seven spaces outside of the building. The stair tower and elevator were located at the rear and the building was pushed more toward Ocean Boulevard. He then pointed out the changes on the revised site plan.

After a brief presentation by Mr. Sutton and a general discussion regarding site coverage, parking and drainage issues, a motion was made by Ms. Desiree Watson to approve the revised site plan for Sea View Inn subject to the drainage modification, the re-arrangement of the parking from 23 to 18 spaces, the relocation of the stair tower and elevator along with the relocation of the dumpster to add the pool. The motion was seconded by Mr. Preston Kirkendall and unanimously adopted.

TA-2007-014

Consider an amendment to the Glynn County Zoning Ordinance, Article III (Definition and Interpretation of Terms Used in This Ordinance), Section 302 (Definitions), by adding, amending, and deleting certain definitions and terms; and for other purposes.

The proposed amendment was included in the packages for review and was presented by Mr. Hainley who explained that the amendment would add, delete, and revise certain definitions primarily to support other amendments that are being prepared and adopted as part of the overall update of the Zoning Ordinance.

Following review, a motion was made by Mr. Preston Kirkendall recommending approval of this amendment. The motion was seconded by Ms. Desiree Watson and unanimously adopted.

There being no further business to discuss, the meeting was adjourned at 7:00 p.m.