

MINUTES

ISLANDS PLANNING COMMISSION NOVEMBER 20, 2007 - 6:00 P.M. Fire Station #2, Demere Road, St. Simons Island

MEMBERS PRESENT: Robert Ussery, Chairman
John Dow, Jr.
William Lawrence
Desiree Watson
Joan Wilson

ABSENT: Preston Kirkendall
Paul Sanders

STAFF PRESENT: David Hainley, Community Development Director
York Phillips, Planning Manager
Iris Scheff, Planner III
Kristina Wright, Planner I
Paul Andrews, Assistant County Engineer
Denise Keller, Administrative Secretary
Janet Loving, Admin/Recording Secretary

ALSO PRESENT: 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

October 16, 2007 Regular Meeting

A motion was made by Ms. Desiree Watson to approve the Minutes of the October 16th Regular Meeting. The motion was seconded by Mr. John Dow. Voting Aye: Mr. John Dow, Mr. Robert Ussery, Ms. Desiree Watson and Ms. Joan Wilson. Mr. Lawrence did not attend the October 16th meeting and therefore abstained from voting.

Agenda

Mr. Hainley stated that there are no postponements or deferrals; however, staff suggests that application #PP-2007-024 (I) be moved up on the agenda due to its affiliation with rezoning application #ZM-2007-041 (I). The Planning Commission concurred. Also, application #VP-2007-007 was moved up on the agenda in order to accommodate the applicant.

ZM-2007-041 (I)

Consider a request to rezone from Local Commercial to Planned Development for property consisting of approximately .78 acres located on the west side of Harrington Lane approximately 900 feet south of North Harrington Road. The property has approximately 160 feet of frontage on Harrington Lane. The property is part of a proposed one-family residential development known as Olde Club Plantation. Parcel ID 04-05319. Hurricane Construction, owner.

Mr. Sonny Livingston and Mr. Ernie Johns were present for discussion.

The following report from staff was included in the packages for review and was presented by Mrs. Iris Scheff.

This site was zoned Local Commercial as part of the original zoning of Glynn County to reflect the previous restaurant land use, but needs to be rezoned if it is to be part of the proposed subdivision. The requested zoning change affects approximately six of the lots in the proposed subdivision.

The proposed zoning is consistent with the uses and densities in the area, but the PD zoning is needed as rezoning to R-6 is prohibited. The PD Text includes reference to the R-6 zoning district for development standards. The PD Master Plan is based on the relevant portion of the preliminary plat. Design issues are being addressed through the review of the subdivision proposal.

In conformance with Section 1103 of the Glynn County Zoning Ordinance, the following findings of fact are to be considered in making a decision on a request for rezoning:

- Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.

The proposed use is consistent with the use and development of the surrounding area.

- Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.

No, the proposed use will not adversely affect the usability of adjacent or nearby property.

- Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.

Yes, however the previous commercial use has ceased.

- 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.

No.

- Whether the zoning proposal is in conformity with the policy and intent of the Comprehensive Land Use Plan.

Yes. The Future Land Use Map indicates the site for low density residential use.

- Whether there are other existing or changing conditions affecting the use and development of the property, which give supporting grounds for approval or disapproval.

Yes, the previous commercial (restaurant) use is no longer in existence.

The purpose for the existing zoning no longer exists. The proposed zoning change is consistent with the Comprehensive Plan and with the use and development of the surrounding area. Therefore, staff recommends that the rezoning for Olde Club Plantation PD be approved, along with the PD Text and Master Plan.

Chairman Ussery wanted to know if there would be some way to track the stipulations of the PD Zoning. Mr. Phillips stated that there is a Zoning Text on file that basically contains one line. Also, the plat is being used for the purpose of a Master Plan.

It was noted that no one was present to oppose this request.

Following discussion, a motion was made by Mr. John Dow recommending approval of this rezoning along with the PD Text and the Master Plan. The motion was seconded by Ms. Joan Wilson and unanimously adopted.

PP-2007-024 (I) Olde Club Plantation

Consider a request for approval of a preliminary plat for property zoned R-6 One-Family Residential located at 171 Harrington Lane, approximately 900 feet south of its intersection with North Harrington Road. The project consists of 57 lots with a common area on 11.293 acres, and is served by a public street and Glynn County water and sewer. Parcel ID numbers 04-05290, 04-05291, & 04-05319. Ernest C. Johns, Jr. of Atlantic Survey Professionals, agent for Sonny Livingston of Hurricane Construction, owner.

Messrs. Sonny Livingston, Peter Schoenaur and Ernie Johns were present for discussion.

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

The proposal for this property is a single-family subdivision to be located on land largely zoned R-6, with a portion zoned Planned Development. The project was previously approved as “Township Bluff, Phase II.”

Based on acreage calculations provided, the proposed density for this development is five (5) dwelling units per acre, which is generally considered low density.

A single private street named “Olde Club Plantation Circle” with a right-of-way width of 40 feet provides access to the 57 proposed lots.

Mrs. Scheff pointed out that there is also a variance associated with this application. She stated that staff recommends approval of the variance as well as the preliminary plat subject to the Board of Commissioners’ approval of the rezoning to Planned Development with the R-6 standards (*ZM-2007-041*); and subject to meeting all requirements for subdivision development and platting.

Ms. Desiree Watson wanted to know what staff’s recommendation for approving the variance is based on. Mrs. Scheff stated that the applicant is requesting the variance in order to preserve the large oak trees located near the entrance of the development and staff concurs. Ms. Watson had additional questions about traffic with regard to the egress and ingress. Mrs. Scheff stated that there would be minimal impact on traffic due to the property being on a cul-de-sac.

Chairman Ussery had questions concerning the drainage. Mr. Peter Schoenaur explained that a lot of effort is being made to provide for drainage for the entire area of North Harrington Road to the east, all the way to the marsh. Part of the drainage infrastructure has already been installed by the applicant and it serves a project at the north side of North Harrington Road. He stated that he has a verbal agreement with Glynn County Engineering about the drainage plan. His intention is to tentatively sacrifice 4 or 5 lots for the interim until the drainage is completed along North Harrington and approved by the county, but if that doesn’t happen, those lots will remain as a detention area for this project.

Ms. Watson asked if the wetlands are isolated, but Mr. Livingston stated that there are no wetlands on his property. He pointed out the area for clarification of where the wetlands are actually located.

Chairman Ussery wanted to know what assurance would there be to getting the drainage scheme, and how would the lots be monitored. Mr. Hainley explained that as with previous property, staff would ask for a bond and also place a note (NBP) on the plat during the plat recording process indicating that no building permit will be issued until the improvements are completed.

There being no further discussion, a motion was made by Mr. John Dow to grant the *variance* as requested. The motion was seconded by Ms. Desiree Watson and unanimously adopted. A motion was also made by Mr. Dow to approve the *preliminary plat* subject to meeting all requirements. The motion was seconded by Ms. Watson and unanimously adopted.

PP-2007-022 (I) Village Oaks

Consider a request for approval of a preliminary plat for 32 lots generally located on the south side of King’s Way and north of Ocean Boulevard. The project consists of a proposal for 32 lots on 6.091 acres with public streets, and is served by Glynn County water and sewer. The property is zoned R-6 One-Family Residential. Parcel ID numbers are on file. Frank DeLoach for Village Urban, LLC, owner.

Messrs. Frank DeLoach, Bobby Shupe and Bill Foster, Jr. were present for discussion.

According to the staff’s report, the proposal for this property is a single-family subdivision to be located on land zoned R-6 on St. Simons Island. Based on acreage calculations provided, the proposed density for this development is five and one-quarter (5.25) dwelling units per acre, which is generally considered low density.

Engineering noted that the proposal is approvable and that the proposal contains aspects that will be worked upon during the construction plan phase of the project.

The intersection of King’s Way may need improvement as part of the project, which will be dealt with during construction plan phase. No issues were raised with regard to water and sewer utilities for the project.

Mrs. Scheff stated that staff recommends approval of this preliminary plat subject to the following:

1. The current underlying plat being vacated;
2. The existing rights-of-way being abandoned; and
3. Meeting all requirements for subdivision development and platting.

Mr. John Dow stated that in looking at the plat he's confused as to how King's Way, Ocean Boulevard and the entrance to the project are all coordinated. Also, the report indicates that the intersection of King's Way may need improvements, but it is not clear as to who would be responsible for these improvements if they occur. Mrs. Scheff stated that the entrance to the subdivision is via Ocean Boulevard. Mr. Hainley explained that with the estimated amount of traffic proposed, there doesn't appear to be a need for any type of improvements at the King's Way intersection.

Mr. Dow had additional concerns about drainage and asked if a drainage report had been done. Mr. Paul Andrews, Assistant County Engineer, stated that he has not seen any drainage calculations, etc. but the applicant's engineers have indicated to him that they are contemplating the best approach for preparing the report.

Mr. Bill Foster of Thomas & Hutton Engineering Company stated that they did meet with Mr. Paul Andrews to discuss the stormwater drainage on the project as it relates to quantity and quality. He pointed out that they have done some preliminary calculations but have not done a formal report yet. However, he stated that upon completion of the site development plans, and once all engineering work is completed based on the approved preliminary plat, the project will meet all state and local regulations.

Ms. Desiree Watson expressed concerns about the amount of traffic that will be generated in the area. Mr. Foster stated that they have not been asked to do any type of traffic study but as noted by staff, there doesn't appear to be a need for any improvements due to the amount of trips generated in the area. Mr. Foster explained that this particular plan eliminates several driveways that currently access onto King's Way.

Ms. Watson wanted to know if any consideration had been given to diverting traffic away from the intersection of King's Way and Ocean Boulevard and directing it across Park Avenue. Mr. DeLoach stated that county staff has looked at this and is of the opinion that there is not enough trips per day generated to cause a problem at the intersection of King's Way. He stated that with this particular plan there are only a handful of trees that they may lose due to the entrance. Mr. DeLoach stated that they have actually spent a lot of time trying to save as many trees as they possibly could and this proposal works best.

Mr. Dow feels that it would be in the best interest of everyone if the applicant were to at least consider diverting the traffic, as noted by Ms. Watson. In addition to the traffic issue, there are still concerns about drainage. Mr. Dow stressed that if he were to vote on this item with these uncertainties, it would more than likely be for denial. He stated that these are issues that should be resolved and seen in detail prior to submitting a recommendation to the Board of Commissioners.

At this time, the floor was opened for public comments. Mr. Stan Kyker, St. Simons Island resident, stated that although there are 19 lots platted, he would like to know how many houses are in the development. He would also like to know how the

county feels about there just being one method of ingress/egress to the property. Mr. DeLoach stated that he is not sure how many homes are on the property but he believes there are at least 10 to 12. As far as there being one entrance to the subdivision, he stated that he has done several subdivisions with just one point of ingress/egress onto a county road. Mrs. Scheff confirmed that one entrance is the usual method for this size subdivision for Glynn County.

Mr. Roger Frobe, board member for Friends of the Park Homeowners Association, had questions about the parcel next to this property which is listed on the agenda as **PV-2007-003**. Mrs. Scheff stated that the plat vacation is for the same property. Mr. Frobe then asked if the zoning would remain for both parcels. Chairman Ussery replied yes, the zoning for both parcels would remain R-6.

Attorney Taylor Hailey, representing a group of homeowners in the Grove, stated that the residents are glad that a residential development is being proposed; however, they are concerned about the increased quantity and quality impact of drainage.

Ms. Jan Nichols, representing the homeowners of Sea Island who live off of Fairway Drive at Golf Retreat, stated that the residents are concerned about the setbacks relative to visibility and privacy from the road. Chairman Ussery explained that the setbacks are required by the zoning, and staff as well as the Planning Commission will ensure that those requirements are adhered to in accordance with the Ordinance. He stated that there is a 10 ft. strip along Fairway Drive that has been in existence for a number of years and will remain as such. In addition to the 10 ft. strip there is a 7 ft. required setback, for a total of 17 ft. from the edge of the right-of-way that will be maintained with no construction.

Chairman Ussery feels that this is a great concept, but on smaller subdivisions there are often concerns about drainage, which is also his concern. Although he understands the concerns expressed by Ms. Watson and Mr. Dow, he doesn't share the same concerns about the traffic.

Mr. DeLoach stated that he would be amenable to a deferral. Thereupon, a motion was made by Mr. John Dow to defer the preliminary plat for Village Oaks (**PP-2007-022 I**) and the plat vacation (**PV-2007-003 I**) until the December 18th Islands Planning Commission meeting, beginning at 6:00 p.m. The motion was seconded by Ms. Desiree Watson and unanimously adopted.

SP-2007-038 (I) McKinnon Airport Lots 3 & 4

Consider a request for approval of a site plan for property located on the south side of Airport Road approximately 200 feet west of its intersection with Gary Moore Court. The project consists of two hangar buildings totaling 32,160 square feet square feet in area on leased parcels totaling 34,428 square feet. The property is zoned Planned Development. Parcel ID 04-02922 (portion). Don Hutchinson, agent for Lance Toland, applicant.

Mr. Donald Terry of Owens & Pridgen, Inc. was present for discussion.

According to the staff's report, this proposed use is consistent with the intent for the development of this area as depicted in the Planned Development Text and Master Plan for the McKinnon Airport Planned Development. Several hangars and commercial buildings have been constructed on leased space to the east and west. Property to the north across Airport Road consists of mobile homes located in the St. Simons Mobile Home Park.

The property is to be accessed through the airport property even though it abuts Airport Road. Airport Road is in the process of being improved.

The PD Text provides that building designs will be reviewed by the Planning Commission and by the Airport Commission. The text also includes basic guidelines for building design, including:

1. Two-story height limitation
2. Primary roofs with a slope of 5/12 to 9/12
3. No flat roofs except for minor areas
4. Exposed wall materials of wood siding, tabby and/or stucco but no metal or vinyl siding
5. Roof material shall be "architectural style" fiberglass shingle or seamed metal
6. Exterior colors shall be subdued earth-tones with limited contrasting colors

The proposed building designs appear to be consistent with these guidelines with the exception of the roof slope, which is 1/12. This will have to be corrected before the building permit can be issued.

Information from the Airport Commission indicates that they have not yet reviewed the plans, although this may not be the most recent information. The PD Text also contains restrictions related to exterior lighting, which will need to be addressed during the building permit review.

Engineering raised some issues that will need to be resolved prior to issuance of the building permits. These issues are related to: 1) possible relocation of utilities as part of the Airport Road improvements; 2) access; and 3) downstream stormwater capacity.

The proposed plan appears to generally comply with the applicable requirements, with the exception of the roof pitch. Any remaining issues can be addressed at the time of

the building permit approval. Therefore, staff's recommendation is for approval subject to changing the roof slope to meet the guidelines of the PD Text, and subject to meeting all requirements.

Following a brief discussion, a motion was made by Mr. John Dow for approval of this site plan subject to changing the roof slope to meet the guidelines of the PD Text, and subject to meeting all other requirements. The motion was seconded by Ms. Desiree Watson and unanimously adopted.

VP-2007-007

Application by Anna Dahan to change doors and windows on the front elevation of a property located at 315 Mallery Street. There will be no change in building footprint and no increase in building height. The property is zoned General Commercial-Core. Parcel ID 04-08623. Anna Dahan, agent for Shirley Ralston, owner.

Ms. Anna Dahan was present for discussion.

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

This is a request for approval of the following proposed changes to the front elevation of the subject property: (a) remove main entry doors and replace with glass doors; (b) remove existing walk-up window and wall; (c) remove existing door and install new glass window; and (d) cover existing exterior brick work with smooth beige colored stucco under the Village Preservation provisions (§709 of the Zoning Ordinance).

The Village Preservation regulations provide the following criteria for review of proposed exterior changes, including signs:

- A) Conformity of the plans submitted to the purpose and provision of this Ordinance.
- B) Conformity and harmony of external material and design with existing and neighboring structures.
- C) The effect of the improvements on neighboring structures or sites.
- D) The consistence and compatibility with existing architectural design building exterior finishes used on neighboring properties or in the overlay zone.
- E) Exterior materials, exterior doors and windows, color schemes and other building elements which are considered compatible with neighboring structures in the overlay zone and appropriate for the area.

- F) The use of landscaping to cause the improvement to conform to the character of the area or to buffer the improvement from the neighboring sites.

The request is for minor changes to the exterior front façade of the building. There is to be no change in building footprint or height of the building. The proposed changes do not appear to conflict with external material and design of existing neighboring structures or sites, and do not involve landscaping of any sort.

Staff recommends that this request be approved for the following reasons:

1. The proposed changes would return the exterior features of the building to those of a retail shop, from an exterior designed for an ice cream shop.
2. The proposed changes are exterior only and appear to be harmonious with the existing structure, as well as in-keeping with the Village area.

Chairman Ussery asked if the improvements only go up to the awnings, to which Ms. Dahan replied yes.

It was noted that no one was present to oppose this request.

Following discussion, a motion was made by Ms. Desiree Watson to approve this request. The motion was seconded by Mr. John Dow and unanimously adopted.

TA-2007-016

Consider an amendment to the Glynn County Zoning Ordinance to amend Section 619 to establish procedures, requirements and provide for conditions of approval for site plan approval by the Planning Commissions; and for other purposes.

The amendment was included in the packages for review and was presented by Mr. Hainley.

According to the staff's report, the proposed changes modernize the regulations, adding certain provisions and deleting or modifying other provisions. The changes also consider revisions recently made to the Planned Development district procedures and bring the two sets of site plan regulations into alignment.

Mr. Hainley stated that staff recommends that the Planning Commission approve the proposed amendment as presented and forward the recommendation to the Board of Commissioners for adoption.

During review, Chairman Ussery proposed a considerable amount of revisions in the amendment and suggested a deferral for additional study at a workshop. Inasmuch as the Mainland Planning Commission recommended approval of this amendment at their

November 5th meeting, Mr. Hainley clarified that the procedure in this case would be to deny (rather than defer) the amendment and remand it to a workshop for additional review.

Following discussion, a motion was made by Ms. Desiree Watson to deny the proposed text amendment (*TA-2007-016*) and remand it to a workshop for additional review. The motion was seconded by Mr. William Lawrence and unanimously adopted.

TA-2007-018

Consider an amendment to the Glynn County Zoning Ordinance Section 906 (Sign Permits and Tags) to permit agreements with sign companies to fabricate sign tags; and for other purposes.

The amendment was included in the packages for review and was presented by Mr. Hainley.

According to the staff's report, this is an amendment to the Glynn County Zoning Ordinance to modify and clarify requirements for sign tags. These are tags incorporated on the sign or sign post giving information about the valid sign permit. Sign tags aid in the management and enforcement of the sign ordinance.

Mr. Hainley stated that staff recommends that the Planning Commission approve the proposed amendment as presented and forward the recommendation to the Board of Commissioners for adoption.

This amendment was discussed at length at a joint workshop. It was noted that no one was present to oppose.

Following review, a motion was made by Mr. John Dow to recommend approval of the amendment to Section 906 for adoption by the Board of Commissioners. The motion was seconded by Ms. Desiree Watson and unanimously adopted.

In other business, a motion was unanimously adopted selecting Ms. Joan Wilson and Mr. John Dow to serve on the Nominating Committee for election of officers for 2008.

There being no further business to discuss, the meeting was adjourned at 7:50 p.m.