

MINUTES
ISLANDS PLANNING COMMISSION
DECEMBER 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
Joan Wilson

STAFF PRESENT: David Hainley, Director
York Phillips, Planning Manager
Iris Scheff, Planner III
Sarah Smolek, Planner I
Kristina Wright, Planner I
Gail Wendel, Administrative Technician

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 procedures and audience participation in discussing agenda items.

Approve Minutes - November 20, 2007 Regular Meeting

A motion was made by Ms. Watson to approve the minutes. The motion was seconded by Ms. Wilson and all voted in favor except for Mr. Sanders who abstained.

Chairman Ussery asked if there were any requests to postpone action. Mr. Hainley stated that, with the permission of the board members, an item was added to the agenda: VP-2007-009 that deals with a sign. He further stated that he has a request to withdraw ZM-2007-005(I) known as the Jasper Wilson Tract.

ZM-2007-005 (I) Consider a request to rezone from R-9 One-Family Residential to Local Commercial, property consisting of 25,382 square feet (approximately 0.58 acre), located on the northeast corner of the intersection of Frederica Road and Barnes Plantation Road on St. Simons Island. The property has 110 feet of frontage on Frederica Road and 245 feet on Barnes Plantation Road. The address of the property is 1708 Frederica Road. Parcel ID 04-02466. Larry Bryson, agent for Jasper L. Wilson, owner. (I. Scheff)

Larry Bryson was present for the applicant and requested that the item be withdrawn.

A motion was made by Mr. Kirkendall to accept the withdrawal. The motion was seconded by Mr. Lawrence and was unanimously adopted.

PP-2007-022 (I) Village Oaks - Consider a request for approval of a preliminary plat for 19 various adjacent lots generally located in the vicinity of King's Way and 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, Single Family Residential, and the plats are described as Lots 1 through 3, Gillican Tract, Lots 1 through 12, Southern Oaks Subdivision, Lots 1 through 7, Block 4, Island Retreat Subdivision (revised). Parcel ID numbers are on file. Frank DeLoach for Village Urban, LLC, owner. (I. Scheff)

Frank DeLoach and Bobby Shupe were present for discussion.

Ms. Scheff presented the item, including maps, photos, and drawings. Staff recommends approval.

Chairman Ussery asked the members if they had any questions for staff. Hearing none, he asked the agent for the applicant if they wished to make a statement. Mr. DeLoach stated he was available for questions.

Mr. Dow stated that the last time this came up there were two issues: the drainage and the access into the property from Kings Way. He stated that what they are proposing is the perfect solution but he asked how we would prevent traffic from turning off from Kings Way onto Ocean Blvd. without going through the area designed for access. Ms. Scheff stated that she did not know. There was further discussion and Paul Andrews stated that in other similar situations landscaping and paving usually solves the problem by directing the traffic to use the path designed. Mr. Dow asked Mr. Andrews who would pay for that work, the developer or the county. Mr. Andrews stated that he did not know. Bill Foster with Thomas & Hutton Engineering stated that it is their understanding that the improvements will be a county project. Mr. Kirkendall asked Mr. Andrews about the plan to have one-way access along Village Oaks Circle, will the board have to approve that in the way of the variance. Mr. Hainley stated that action would be required on this. Chairman Ussery asked Mr. Foster about the drainage and he replied that they have a done a drainage study and they have two options to handle the water quality and quantity and they can choose one when they get further into the design and that neither option would cause a problem with the existing pond. There was further discussion.

Chairman Ussery asked if there were any other questions and Ms. Wilson asked if the one-way traffic was just in the subdivision and he replied that it would be just in that loop.

A motion was made by Mr. Sanders to approve the request. Mr. Kirkendall amended the motion to approve the request subject to: 1. The current underlying plat being vacated. 2. The existing rights of way being abandoned. 3. Meeting all requirements for subdivision development and platting. The motion was seconded by Mr. Dow and was unanimously adopted.

A motion was made by Mr. Kirkendall to allow a variance for one way traffic on Village Oaks Circle within PP-2007-022 Village Oaks. The motion was seconded by Mr. Sanders and was unanimously adopted.

NOTE: There was a problem with the recording equipment at this point and the tape was stopped. The tape was started again at the election of officers.

PV-2007-003 (I) Plat Vacation - Consider a request for vacation of an existing plat for 19 various adjacent lots generally located in the vicinity of King's Way and Ocean Boulevard. The project consists of vacating previous plats in order to then subdivide the property in accordance with its existing R-6 zoning. The plats are described as Lots 1 through 3, Gillican Tract, Lots 1 through 12, Southern Oaks Subdivision, Lots 1 through 7, Block 4, Island Retreat Subdivision (revised), with a total area of 6.091 acres. Properties are served by Glynn County water and sewer and streets are public. Frank DeLoach for Village Urban, LLC, owner. (I. Scheff)

A motion was made by Mr. Dow to approve the request. The motion was seconded by Ms. Wilson and was unanimously adopted.

PP-2007-028 (I) Sinclair Pointe - consider a request for approval of a preliminary plat for property located on the south side of South Harrington Road opposite Village Creek Way and approximately 630 feet west of the intersection of south Harrington Road and Harrington Lane. The project consists of 50 lots on 15.036 acres, including a 3.451 acre reserved area. The project is to be served by private streets, and County water and sewer. Parcel ID: 04-05420, 04-05419, 04-11548, 04-05339, 04-11547, 04-11546, 04-11545, 04-11544, 04-05458, and 04-05344. Zoning is R-6 One-Family Residential. Harrington Group, owner. (Y. Phillips)

Mr. Phillips presented item and pointed out two issues: 1) lining up the entry road with the existing subdivision across South Harrington and 2) the disposition of the reserved area. He stated that the staff recommends approval subject to the redesign of the entrance and subject to meeting all requirements.

Ms. Wilson asked if this was part of the property they voted on behind Bennie's Red Barn and Mr. Phillips replied that this is not the same property.

A motion was made by Mr. Dow to approve the request. The motion was seconded by Mr. Kirkendall and was unanimously adopted.

PP-2007-030 (I) Lake Cottages Phase IV - Consider a request for approval of a preliminary plat for property located generally east and south of the intersection of Sea Island Causeway with Frederica Road, off Lake Cottages Drive. The plat consists of three residential lots, easements, buffers, and “limited common area”, totaling 33,902 square feet (not including easements/buffers) or a little over three-quarters of an acre. The property is zoned Resort Residential and is proposed to use Glynn County water and sewer. Sea Island Coastal Properties, LLC, owner.

Bobby Shupe was present for discussion.

Ms. Scheff presented item, drawings, and photos. She stated that staff recommends approval.

There was further discussion.

A motion was made by Mr. Kirkendall to approve the request. The motion was seconded by Mr. Sanders and all voted in favor except for Ms. Wilson who abstained.

Robert Ussery handed the gavel to Mr. Kirkendall for this item.

SP-2007-042 (I) Sea Palms Meeting Facility - Consider a request for approval of a site plan for property located on the east side of Windward Drive approximately 1450 feet north of its intersection with Palm Drive. The project consists of a 12,008 square foot meeting facility. The property is zoned PD (Planned Development). Parcel ID 04-00240. Ussery/Rule Architects, agent for Sea Palms Corporation, owner (S. Smolek)

Mr. Ussery was present for discussion.

Ms. Smolek presented item, survey, and photos. She stated that staff recommends approval.

Ms. Watson asked about access and Mr. Ussery discussed this using the map. Mr. Dow asked about the condos on the other side of the road and if they agree to the access. Mr. Ussery replied that the access road is owned by Sea Palms, not the condos. There was further discussion.

A motion was made by Ms. Watson to approve the request. The motion was seconded by Mr. Dow and all voted in favor except Mr. Ussery who abstained.

SP-2007-043 (I) Island Health Pavilion - Consider a request for approval of a site plan for a 5.0 acre property generally located southeast of Arthur J. Moore Drive and southwest of Hamilton Road on St. Simons Island. The project consists of a 2,040 square feet addition to the existing Island Health Pavilion, located at a physical address of 6000 Wellness Way, plus a two story physician suites facility with a 11,808 square feet building footprint, located at a physical address of 7000 Wellness Way, with associated landscaping, sidewalks and parking. The property is zoned Planned Development. The project is known as "Island Health Pavilion". Parcel IDs 04-12014 and 04-10491. Larry Bryson, agent for Southeast Georgia Health Systems, owner.

Larry Bryson was present for discussion.

Ms. Scheff presented item and photos. She stated that staff recommends approval and that the applicant requests a 25% reduction in parking. There was further discussion on the parking, building height, and a walkway. Afterward, a motion was made by Mr. Sanders to approve the request with the 25% reduction in parking and with keeping the reserved area. The motion was seconded by Mr. Lawrence and was unanimously adopted.

VP-2007-008 - Consider a Village Preservation site plan application by Carol Damman, owner, to construct a 3,405 s.f. single family residence on a property located at 607 May Joe Street. The 6200 s.f. lot will contain a residence with an 1846 s.f. footprint. Actual building height of this two-story home to be provided by the agent for the applicant. The property is zoned R-6 and is within the Village Preservation Overlay District. Parcel ID 04-04596.

Brad Brumback, agent, was present for discussion.

Ms. Wright presented item and stated that staff recommends approval. Mr. Brumback stated that this is a residence, not a spec house.

A motion was made by Ms. Wilson to approve the request. The motion was seconded by Mr. Sanders and was unanimously adopted.

VP-2007-009 - Consider a request to replace the existing sign face with a sign of the same size and shape on property located on the north side of Ocean Boulevard, approximately 320 feet west of its intersection with Demere Road. The property address is 641 Ocean Boulevard. Zoning is General Commercial with Village Preservation overlay. Parcel ID 04-04741. Moore, Stephens, Tiller, LLC, agent for John Silva, owner.

Ms. Scheff presented item and photos and stated the request is just to replace the sign. She further stated that staff recommends approval. There was a brief discussion. Afterward, a motion was made by Mr. Sanders to approve the request. The motion was seconded by Mr. Kirkendall and was unanimously adopted.

In other business, Ms. Wilson & Mr. Dow, of the nominating committee, called for a motion to be made to elect Chairman Ussery as Chairman for 2008 and Mr. Kirkendall as Vice Chairman for 2008. Mr. Sanders so moved, Mr. Lawrence seconded and all voted in favor except for Chairman Ussery and Mr. Kirkendall who both abstained.

Chairman Ussery called for a motion to adopt the calendar for 2008. There was discussion about the November meeting date which allowed for an election. It was agreed that the wording for elections be removed. Mr. Kirkendall so moved and Ms. Watson seconded. The 2008 Calendar was adopted.

The meeting was adjourned at 7:15 P.M.
Minutes Transcribed by Ms. Gail Wendel