

# **MINUTES**

## **ISLANDS PLANNING COMMISSION**

**JUNE 17, 2008 - 6:00 P.M.**

**The Casino Bldg, 530 Beachview Drive, SSI**

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**MEMBERS PRESENT:** Robert Ussery, Chairman  
Preston Kirkendall, Vice Chairman  
Paul Sanders  
Desiree Watson  
Joan Wilson

**ABSENT:** John Dow, Jr.  
William Lawrence

**STAFF PRESENT:** David Hainley, Community Development Director  
York Phillips, Planning Manager  
Kristina Wright, Planner I  
Janet Loving, Admin/Recording Secretary

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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.

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### **Minutes**

#### **May 20, 2008 Regular Meeting**

Upon a motion made by Ms. Desiree Watson and seconded by Mr. Paul Sanders, the Minutes of the May 20<sup>th</sup> Islands Planning Commission meeting were approved and unanimously adopted.

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In order to avoid a conflict of interest with the next agenda item, Chairman Ussery turned the gavel over to Vice Chairman Preston Kirkendall and joined his colleagues in the audience.

## **ZM1225 Red Barn Development**

Consider a request to amend the Planned Development Text for property located on the southeastern corner of the intersection of Frederica Road and South Harrington Road. The property consists of 14.62 acres with 656.28 ft. of frontage on Frederica Road and 632.45 ft. of frontage on South Harrington Road. The purpose of this request is to amend the criteria for establishing a temporary use. The property is zoned Planned Development. Parcel IDs: 04-05348, 04-09952, 04-05347, 04-05399, and 04-05447. Ussery/Rule Architects, agent for Don and Diana Gentile, owners.

Mr. Robert Ussery, Mr. Joe Combs and Mr. Don Gentile were present for discussion.

The following report was included in the packages for review and was presented by Ms. Kristina Wright:

This is a request to amend the original Red Barn Development (*ZM 2005-007 I*) Planned Development Text. The purpose of the proposed amendment is to allow for temporary use. Existing language (*ZM-2005-007 I*) in the Planned Development Text dated January 31, 2005 did not contain language regarding temporary uses. Proposed revised language is as follows:

### **5. Temporary Uses:**

- a) Temporary uses as permitted by section 905 of the Zoning Ordinance for commercial and residential zoning districts are allowed within this planned development district.
- b) The storage of landscape equipment, vehicles, materials, supplies, and refuge are allowed as a temporary use with the following provisions:
  1. The storage area must be located no closer than 100 ft. of any adjacent property line and no closer than 200 feet from any existing right of way and out of view of adjacent residences and streets.
  2. A site plan depicting the storage area with narrative describing details of the use and the type of activities within the storage area must be approved by the planning commission.
  3. An approval from the Islands Planning Commission will allow the use for a period of 24 months.

Staff would also like to note that the current standards for signage within the PD text exceed the current standards for St. Simons Island as contained in Section 811. As a result, staff recommends revising the language for signage (p.8, J. Miscellaneous Provisions, 2.) to reflect the current sign standards per Section 811, limiting the total area of the sign to 24 sq. ft. and the height to a maximum of 6 ft. as measured from the ground to the highest point.

The Water Resources Protection Ordinance will be applicable to development on this site (all or a portion of the site development) where drainage may be an issue.

**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 amendment provides the criteria for applying for and establishing a temporary use within a limited amount of time.**

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

**The current use of the property differs from the residential intent of the district originally proposed in the PD text and may adversely affect the residential character of nearby properties.**

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

**The property is currently intended to serve as a residential area and could further be developed as such.**

- 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.

**The applicant is proposing to limit the temporary use to a 24 month period of time.**

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

**The Comprehensive Land Use Plan designates the area as commercial and residential. Any temporary use submitted for review will require Planning Commission approval.**

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

**The Code Enforcement Division has notified the Planning and Zoning Division that it appears that the property is currently being utilized for storage purposes.**

**The amendment to the PD text would allow for some flexibility to support the existing conditions of the site, pending the approval of the Planning Commission.**

As a result of Code Enforcement Activity regarding the use of the property, the Planning and Zoning Division has assisted the applicant in amending the PD text to include criteria for applying for and seeking the approval of a temporary use within the property that will be subject to Planning Commission approval and with the imposition of a 24 month time limit.

Ms. Wright stated that staff recommends approval of application *ZM1225* to amend the PD text for the Red Barn Planned Development to include criteria for temporary uses.

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

Following a presentation by Mr. Combs and a brief explanation by Mr. Ussery, a motion was made by Mr. Paul Sanders recommending to the Board of Commissioners approval of application *ZM1225* to amend the PD text for the Red Barn Planned Development to include criteria for temporary uses. The motion was seconded by Ms. Joan Wilson and unanimously adopted.

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Chairman Ussery presided over the remainder of the meeting.

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**Comprehensive Plan**

Consideration of the proposed update of the Glynn County Comprehensive Plan, including the Community Assessment, Community Agenda, and Short Term Work Program. The purpose of the hearings is to determine what will be sent to the Coastal Georgia Regional Development Center (CGRDC) and to the Georgia Department of Community Affairs (DCA) for review.

In presenting the staff's report, Mr. Hainley gave a brief overview of the progress of the Comprehensive Plan including the public workshops in 2006, the first formal public hearing in July 2006, approval of the Community Assessment in 2007, the November 2007 draft Community Agenda, and approval of the Solid Waste Management Plan in December 2007. He also presented a chronological order of continued reviews by the Mainland and Islands Planning Commissions including recommended revisions and a list of comments. He stated that a recommendation from both Planning Commissions will be forwarded to the Board of Commissioners for public hearing on July 3, 2008.

Mr. Hainley explained that the intent is to forward the draft to the Coastal Georgia Regional Development Center (CGRDC) in early July. After review by the CGRDC and the Georgia Department of Community Affairs (DCA), the plan will be adopted. The schedule calls for adoption prior to the October 31, 2008 deadline date.

Mr. Hainley stated that staff recommends approval for transmittal to the Coastal GA Regional Development Center (CGRDC) and the Department of Community Affairs (DCA).

Following a brief discussion, a motion was made by Ms. Desiree Watson to recommend to the Board of Commissioners authorization for transmittal of the Glynn County Comprehensive Plan Update to the DCA and the CGRDC, including the changes, corrections and additions discussed by the Planning Commissions in the workshops. The motion was seconded by Mr. Preston Kirkendall and unanimously adopted.

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In other business, Mr. Hainley reminded the members of the next joint workshop scheduled for Tuesday, June 24<sup>th</sup> at the Harold Pate Building at 9:00 a.m.

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There being no further business to discuss, the meeting was adjourned at 6:30 p.m.