

MINUTES

ISLANDS PLANNING COMMISSION DECEMBER 16, 2008 - 6:00 P.M. The Casino Bldg, 530 Beachview Drive, SSI

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

Chairman Robert Ussery called the meeting to order. He then offered condolences for the loss of Mr. Preston Kirkendall's wife, Karen, and asked that we keep his family in our prayers. Afterward, the invocation was given, followed by the Pledge of Allegiance and a brief recap of the rules.

Minutes

November 18, 2008 Regular Meeting

Regarding Ocean Lodge Application (*SP1285 I*), Mr. John Dow felt that significant discussion was omitted. He then suggested that the following language be included in the Official Minutes (Page 11, Paragraph 4): **“Mr. Bill Hooker made reference to existing structures not being shown on the site plan, which he stated would clearly show that this exceeds the 50% site coverage.”** (Page 12, Paragraph 2), change “...over half of the audience stood” to **“...many in the audience stood.”** (Page 13, Paragraph 2), add **“Mr. Don Hutchinson stated that the site plan shows all of the parking spaces. The building that is shown on the plan is an as-built. This is an as-built plan.”**

The Planning Commission had no objection to these changes. Afterward, a motion was made by Mr. Dow, seconded by Ms. Joan Wilson and unanimously adopted to approve the November 18th Minutes with the noted revisions.

Agenda - Additions, Deferrals, Deletions, Postponements

Upon staff's request, a motion was made by Ms. Desiree Watson, seconded by Mr. John Dow and unanimously adopted to add the Village Preservation Application for 405 Mallery Street to the agenda.

ZM1373 (I) Old Stables Tract

Consider a request to amend, in its entirety, the PD Text and Master Plan for property consisting of 36.655 acres located on the north side of Sea Island Road, west of its intersection with Frederica Road. The property has approximately 650 feet of frontage on Frederica Road and approximately 2,000 feet of frontage on Sea Island Road. The current zoning is known as the Sea Island Support Campus Planned Development. The proposed change would permit retail commercial, hotel, and residential uses, and would reduce the area devoted to hotel and resort support activities. Parcel ID: 04-05060, 04-05141, 04-05142, and 04-06511. Sea Island Company and JLV-VASI, LLC, owners.

Mr. Bill Edenfield, Mr. Doyle Kelly & Mr. Bill Foster, Jr. of Thomas & Hutton Engineering were present for discussion.

The following report was included in the packages and was presented by Mr. Phillips:

This request was considered at a public hearing on November 18th and was deferred for further submittals and review. The Islands Planning Commission had additional discussion on this project at a workshop on December 9th. The discussion focused on traffic and buffers. The applicant's traffic consultant presented traffic count information and a diagram showing entrances. A revised Planned Development Text was also included in the packages, with additional information on proposed buffers, particularly abutting the residential portion of Glynn Haven. The text changes the limitations on uses and the ability to adjust between different uses.

As previously reported, this proposed use is consistent with historic development trends in the area. This particular intersection serves as a commercial node to support the north half of St. Simons Island. The proposed PD text allows a neighborhood scale shopping center, hotel, and residential uses, along with a continuation of the support campus at a reduced scale. The proposed text accommodates some flexibility to adjust the

quantities of particular uses without dramatically changing the nature of the mix. The proposed mix includes residential with not more than 150 units, hotel with not more than 100 sleeping rooms, commercial with not more than 200,000 square feet, and resort operations support facilities with not more than 80,000 square feet of building area and 500 parking spaces. The absolute cap for residential allows 200 dwelling units, but would necessitate reducing commercial to 150,000 square feet. The absolute cap for commercial allows 250,000 square feet, but reduces residential to 100 dwelling units. These alternatives are summarized in the following table. Other conversions (such as changing the Sea Island support facilities to another use) would require a rezoning.

Use	Scenario 1: Base Number of Each Use	Scenario 2: Maximize Residential Use	Scenario 3: Maximize Commercial Use
Residential	150 dwelling units	200 dwelling units	100 dwelling units
Commercial	200,000 square feet	150,000 square feet	250,000 square feet
Hotel	100 sleeping rooms	100 sleeping rooms	100 sleeping rooms
Sea Island Support	80,000 square feet	80,000 square feet	80,000 square feet

Engineering notes that more detailed review will occur at the site plan level, and will address issues of traffic circulation and drainage. The site is served by public water and sewer.

Based on generalized data and traffic models prepared in 2004 and 2005, Sea Island Road carried 11,900 average daily trips (ADT) in 2002 and is projected to carry 14,600 in 2030, according to the 2030 Long Range Transportation Plan (LRTP) adopted in 2005. Frederica Road had 9,100 ADT in 2002 and will have 13,600 in 2030. Both of these roads are projected to operate at Level of Service “F” in 2030, although the LRTP calls for studies to identify improvements that can be made to roads in this area.

Staff has reviewed the trip generation of the various development scenarios based on Institute of Traffic Engineers (ITE) data for the proposed uses (shopping center, hotel, residential, and support facilities). Based on the development scenario without conversion of uses (Scenario 1 above), this project will yield approximately 10,000 daily trips. Based on maximum conversion of commercial to residential (Scenario 2 above), the average daily trips (ADT) would be 7,900. Based on maximum conversion to commercial (Scenario 3 above), the ADT would be about 12,100. Staff does not have an estimate of the number of trips generated by the uses that are currently on this site.

These estimates are high, since no adjustment is made for internal (or “capture”) trips (i.e. trips that go from one use to another use within the project). Depending on the nature of the development and the specific uses, capture trips may easily reduce traffic by twenty percent.

Note that consideration is given to the possible development of a roundabout at the Frederica Road/Sea Island Road intersection. Land for this project would be provided from this site.

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 development is consistent with development in the area.

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

The proposed development is consistent with developments in the area and will not adversely affect the usability of nearby property.

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

Yes.

- 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 proposed use will not significantly impact existing county infrastructure. Attention will need to be given to traffic circulation during the site plan process to ensure smooth traffic flow.

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

This site is located in the St. Simons/Sea Islands Future Development Area. This designation permits residential, small commercial, hotel, and resort uses, including master planned resort communities.

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

No.

Mr. Phillips stated that staff recommends approval of application **ZM1373** for Planned Development, including the PD Text and the PD Master Plan.

Mr. Bill Edenfield presented a list of issues raised at the last workshop meeting. He also highlighted potential resolutions to these issues and distributed copies for the

Planning Commission's review. He then introduced Mr. Doyle Kelly of Thomas & Hutton Engineering whose presentation focused on the traffic concerns and the Traffic Impact Study for this project. In addition to Mr. Kelly's presentation, Mr. Bill Foster, also with Thomas & Hutton Engineering, explained that when the developer comes back with a site plan or construction drawings, if there are any drainage issues, they would be addressed at that time. He stated that they intend to work closely with the County Engineering Department and would take into consideration the on-site drainage as well as the surrounding drainage areas, which would then be incorporated into a plan and brought back for the Planning Commission's consideration.

During a lengthy discussion between the members and the applicant, Mr. John Dow pointed out several changes to be included in the text, as well as items that would be prohibited. He also noted inconsistencies in the language, i.e., *liquor store* vs. *package store*; use of the term "shall" vs. "may" and suggested that the applicant clean up the language for clarification. Afterward, the floor was opened for public comments. Several property owners were disturbed about not being notified of this request; however, they concluded that most of their concerns had already been addressed. Although adjacent property owners within 200 ft. of the proposed request were notified by staff in accordance with Section 1105.1 of the ordinance, Mr. Edenfield apologized and agreed that he should have spoken with the neighbors and discussed the project with them.

The following is a summary of proposed revisions that Mr. Edenfield agreed to include in the text (in addition to cleaning up the language for consistency):

- 1) Right-In/Right-Out entrance at Frederica Road and Sea Island Road to be shown in the text;
- 2) Prohibit the "swap" availability and limit development to 200,000 sq. ft. for commercial; rooms capped at 100 for residential dwelling units and 100 for hotel/motel;
- 3) 35 ft. height restriction for Sea Island Facilities (except for parking garage);
- 4) Additional prohibitions; lighting to comply with lighting ordinance; trees greater than 34 inches will be preserved and trees greater than 24 inches will be identified for possible preservation.

Members of the Planning Commission were adamant about seeing the final draft of the text with the revisions incorporated before its submittal to the Board of Commissioners. Mr. Edenfield had no objections. Chairman Ussery remarked about the amount of time needed to incorporate all of the changes and several dates were discussed for additional review of the final draft. Mr. Hainley asked that consideration be given to advertising and notification procedures when selecting a date to review the final draft.

At the end of discussion, a motion was made by Mr. John Dow recommending that the items discussed be incorporated into a final draft for additional review at a special called meeting of the Islands Planning Commission on January 13, 2009 at 9:00 a.m., Third Floor of the Harold Pate Building, 1725 Reynolds Street, Bwk., GA. The motion was seconded by Ms. Desiree Watson and unanimously adopted.

The Planning Commission took a 10 minute recess. The meeting resumed at 7:55 p.m.

SP1343 (I) The Beachview on St. Simons

Request for approval of a site plan for a 22,861 sq. ft. (+/- 0.52 acre) property located at the intersection of Neptune Road and Beachview Drive (115 Beachview Drive and 307 Neptune Road). The project consists of two three-story buildings containing eight condominium units above parking. The property is zoned Resort Residential. Parcel ID: 04-03931. Chris Amos of P & A Engineering, agent for Jones and Barbara Jo Lindgren of The Beachview on St. Simons, LLC, owners. *This item deferred from October 21 and November 18 meetings.*

Mr. Chris Amos was present for discussion.

According to the staff's report, the site plan for this property was approved September 19, 2006, and has since expired. The updated requirements for the site plan were changed July 17, 2008. The plan was originally submitted on August 26, 2008, and did not meet the new site plan requirements. Plans with elevations were submitted, and the question about the address and the plan comply with the new site plan requirements.

Engineering requested more information and revisions to the plans, which were to be remedied at construction plan phase. The property is served by Neptune Road and Beachview Drive. Traffic Safety Engineer, as well as the Fire Department found the plans compliant. The Joint Water & Sewer Commission also found the plans compliant.

Mr. Phillips stated that staff recommends approval of site plan *SP1343 (I)*, The Beachview on St. Simons, subject to meeting all requirements.

Mr. Chris Amos gave a brief presentation and a general discussion followed. Afterward, a motion was made by Mr. Paul Sanders to approve *SP1343 (I)*, The Beachview on St. Simons, subject to meeting all requirements. The motion was seconded by Mr. William Lawrence and unanimously adopted.

SP1399 (I) Randall Court

Consider approval of a site plan for a retail building on a site consisting of 12,575 square feet (0.289 acres) located within the Service Commercial area of the McKinnon Commercial Park. The property is zoned Planned Development and is part of the McKinnon Commercial Park PD. Parcel ID: 04-02922. Michael Gowen, agent for Glynn County Airport Commission, owner.

It was noted that no one was present to represent this request. Therefore, a motion was made by Mr. John Dow, seconded by Ms. Desiree Watson and unanimously adopted to defer this item until the January 20, 2009 Islands Planning Commission meeting.

VP1418/401 Mallery Street

Application for approval of previous exterior façade work done by tenant of stucco over stucco, located on property at 401 Mallery Street, St. Simons Island. There is to be no change in building footprint and no increase in building height. The property is zoned General Commercial-Core. Parcel ID: 04- 04447. Bill Downey, applicant and owner.

Mr. Bill Downey was present for discussion.

In presenting the staff's report, Mr. Phillips explained that Mr. Downey's tenant requested and received approval for a façade renovation to Mr. Downey's building at 401 Mallery Street. Instead of the tenant pursuing the approved renovation, the tenant caused beige colored stucco to be applied to the building without seeking a building permit.

Upon discovery, the tenant was issued a citation and subsequently given a deadline by the Islands Planning Commission to complete the approved renovations. The tenant did not complete the approved renovations by the deadline. The tenant expressed to Mr. Downey that he would not pursue the façade renovation approved by the Islands Planning Commission. Mr. Downey in turn made a decision to attempt to put the issue to rest by asking the Planning Commission to officially sanction the stucco that his tenant applied without permission.

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.

Mr. Phillips stated that staff recommends that this request be approved because the existing stucco façade appears to be harmonious as well as in-keeping with the Village Area.

Mr. Downey elaborated on the history of this property which involved a shared (50/50) cost of renovations with a tenant who is currently experiencing financial difficulties. He explained that this request is an attempt to straighten out the problem, and he is soliciting the Planning Commission’s approval.

Following discussion, a motion was made by Mr. Paul Sanders for approval of application **VP1418 (I)** 401 Mallery Street because the existing stucco façade appears to be harmonious as well as in-keeping with the Village Area. The motion was seconded by Mr. William Lawrence. Voting Aye: Mr. William Lawrence, Mr. Paul Sanders, Mr. Robert Ussery, Ms. Desiree Watson and Ms. Joan Wilson. Voting Nay: Mr. Dow.

VP1453/405 Mallery Street

Consider approval of a Village Preservation permit to allow a new sign on an existing building in a GC-Core zoning district. The address is 405 Mallery Street, and is located on the west side of Mallery Street approximately 80 feet north of its intersection with Kings Way. Parcel ID: 04-04448. Terry Gironda, agent for Dorothy McKaskill, owner. *(This item added to the agenda.)*

Ms. Terry Gironda was present for discussion.

According to the staff's report, this is a request for the replacement of an existing sign due to the change in the name of the business located on the property. The property is subject to the requirements of the Village Preservation overlay district, which include the requirement that changes in the façade of a building be approved by the Islands Planning Commission.

The following are the criteria for Planning Commission review, along with staff comments:

A) Conformity of the plans submitted to the purpose and provision of this Ordinance.
Staff Comment: *The proposal appears to conform to the purpose and provision of the ordinance.*

B) Conformity and harmony of external material and design with existing and neighboring structures.
Staff Comment: *The proposal appears to be in harmony with the design of nearby properties.*

C) The effect of the improvements on neighboring structures or sites.
Staff Comment: *The proposal appears to have minimal affect on neighboring properties.*

D) The consistence and compatibility with existing architectural design building exterior finishes used on neighboring properties or in the overlay zone.
Staff Comment: *The proposal appears to be compatible with the design of neighboring properties.*

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.
Staff Comment: *The proposal appears to be compatible with building features appropriate to eth 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.
Staff Comment: *Landscaping is not present at this site.*

The proposed sign exceeds the size limit applicable to this location (24 sq. ft.) and the application paperwork needs to be completed.

Mr. Phillips stated that staff recommends that this request be approved as meeting the criteria of the Village Preservation District, subject to reduction of the sign area to the 24 sq. ft. limit and subject to the completion of the application requirements.

Following review, a motion was made by Mr. John Dow to approve application **VP1453**, 405 Mallery Street, as meeting the criteria of the Village Preservation District, subject to reduction of the sign area to the 24 sq. ft. limit and subject to the completion of the application requirements. The motion was seconded by Mr. Paul Sanders and unanimously adopted.

In other business, a motion was made by Ms. Desire Watson, seconded by Mr. Paul Sanders and unanimously adopted to approve January 20, 2009 as the first regular meeting date for the Islands Planning Commission.

A motion was made by Mr. William Lawrence, seconded by Mr. John Dow and unanimously adopted to retain Mrs. Janet Loving as the Recording Secretary for the Islands Planning Commission for 2009.

At this time, Commissioner Uli Keller announced that this is the end of his term on the Glynn County Board of Commissioners. He expressed a deep appreciation for county staff and the Islands Planning Commission for their diligence and professionalism in handling what many “nay sayers” thought to be an impossible task. He also complimented each member of the Islands Planning Commission for maintaining an above board relationship with the Mainland Planning Commission. In reflecting over the years of service, Commissioner Keller noted that he is only aware of two recommendations from this body that were overturned by the Board of Commissioners, which speaks volumes for the kind of work produced by staff and the Islands Planning Commission.

Chairman Ussery returned the compliment to Commissioner Keller and thanked him for his constant support and belief that the Islands Planning Commission would do the job expected of them.

There being no further business to discuss, the meeting was adjourned at 8:30 p.m.