

MINUTES

ISLANDS PLANNING COMMISSION

JANUARY 20, 2009 - 6:00 P.M.

The Casino Bldg, 530 Beachview Drive, SSI

MEMBERS PRESENT: Preston Kirkendall, Vice Chairman
John Dow, Jr.
Patricia Laurens
William Lawrence
Paul Sanders
Desiree Watson

ABSENT: Joan Wilson

STAFF PRESENT: David Hainley, Community Development Director
York Phillips, Planning Manager
Janet Loving, Admin/Recording Secretary

ALSO PRESENT: Commissioner Don Hogan, BOC

Vice Chairman Preston Kirkendall called the meeting to order and the invocation was given, followed by the Pledge of Allegiance.

MINUTES

December 16, 2008 Regular Meeting

A motion was made by Mr. John Dow to approve the Minutes of the December 16th Regular Meeting. The motion was seconded by Mr. Paul Sanders. Voting Aye: Mr. John Dow, Mr. William Lawrence, Mr. Paul Sanders and Ms. Desiree Watson. Mr. Kirkendall did not attend the December 16th meeting and therefore abstained from voting. Ms. Patricia Laurens was not a member at that time and also abstained from voting.

Agenda - Additions, Deferrals, Deletions, Postponements

Upon staff's request, a motion was made by Mr. John Dow, seconded by Mr. William Lawrence and unanimously adopted to add the Nominating Committee's Report (for election of officers) to the agenda.

Election of Officers

The nominating committee recommended Mr. Preston Kirkendall as Chairman, Ms. Desiree Watson as Vice Chairman and Mr. William Lawrence as Second Vice Chairman of the Islands Planning Commission for 2009. There were no other nominations. A motion was made by Mr. John Dow, seconded by Mr. Paul Sanders and unanimously adopted to accept the nominating committee's recommendation.

At this time, Chairman Kirkendall expressed appreciation to Mr. Robert Ussery for many years of dedicated service as Chairman of the Islands Planning Commission. Mr. Ussery was appointed to the Glynn County Planning Commission in December of 2002 and was later appointed to the Islands Planning Commission in 2005 where he served diligently as Chairman until December 2008. Mr. Ussery, along with Mr. Wayne Stewart of the Mainland Planning Commission, will be officially recognized by the Board of Commissioners at its February 5th meeting beginning at 6:00 p.m.

SP1399 (I) Randall Court

Consider approval of a site plan for a retail building on a site consisting of 12,575 sq. ft. (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. *(This item was deferred from the December 16th meeting for lack of representation)*

Mr. Gowen was present for discussion.

The following report from staff was included in the packages for the Planning Commission's review and was presented by Mr. Phillips:

This site is currently vacant; however, the proposed use is for a one single-story structure with several small commercial units and parking. There are clusters of existing small commercial uses in the area.

This proposal is consistent with other developments in the immediate area. Several minor amendments were made to the plan during staff's review. Issues that need to be finalized include: location of the water line, location of hydrants, and details of the drainage system. These will be addressed during the building permit process.

Engineering has determined the site plan to be compliant, but will deal with issues of access and drainage with the Building Permit.

This project will be served by Skylane Drive, which connects the commercial area to Demere Road. The site is served by public water and sewer.

The Fire Department has indicated that hydrants will need to be shown as required by the regulations.

According to Section 619.4 (a) of the Zoning Ordinance, the Planning Commission review shall be guided by the following standards and criteria:

- 1) The application, site plan, and other submitted information contain all the items required under this Section. **Staff comment: This requirement has been met.**
- 2) The proposed uses, buildings and structures are in accordance with the requirements of this Ordinance and other ordinances of Glynn County. **Staff comment: This requirement has been met.**
- 3) Adequate provisions are made for ingress and egress, off-street parking, loading, and the flow of traffic, which may reasonably be anticipated. **Staff comment: This requirement has generally been met. Engineering indicates that it will continue to work with the Glynn County Airport Commission on issues of drainage and access.**
- 4) Adequate provisions are made to control the flow of storm water from and across the site. **Staff comment: This requirement has been met, subject to continued oversight by Engineering.**
- 5) Adequate provisions are made to protect trees that are selected to remain as depicted on the site plan. **Staff comment: This requirement has been met.**

- 6) Adequate provisions are made to buffer intensive uses and to screen all service areas from view of the adjacent properties and streets. **Staff comment: This requirement has been met.**
- 7) Adequate provisions are made to control the location, intensity, and direction of all outdoor lighting so that it will not have an adverse effect upon adjoining properties. **Staff comment: This requirement has been met.**
- 8) Open space, as required, has been provided and appropriate means are proposed to assure maintenance of common areas and facilities. **Staff comment: Not applicable.**
- 9) Adequate provisions are made for water supply, fire protection, and sewage collection and treatment. **Staff comment: This requirement has been generally met. The details of the water supply and fire hydrants will be further evaluated during the building permit plan review stage.**

Mr. Phillips stated that staff's recommendation is for approval of *SP1399* for Randall Court subject to meeting all requirements.

Following a brief discussion, a motion was made by Mr. Paul Sanders for approval of *SP1399* for Randall Court subject to meeting all requirements. The motion was seconded by Ms. Desiree Watson and unanimously adopted.

There being no further business to discuss, the meeting was adjourned at 6:15 p.m.