

MINUTES
ISLANDS PLANNING COMMISSION
CALLED MEETING
JANUARY 13, 2009 - 9:00 A.M.
Harold Pate Building, 1725 Reynolds Street, Bwk, GA

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

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

Vice Chairman Preston Kirkendall called the meeting to order and the invocation was given. He then introduced and welcomed Ms. Patricia Laurens as the new member appointed to serve on the Islands Planning Commission.

Agenda - Additions, Deferrals, Deletions, Postponements

A motion was made by Ms. Desiree Watson, seconded by Mr. John Dow and unanimously adopted to modify the agenda to add the appointment of a nominating committee for election of 2009 officers.

ZM1373 (I) Old Stables Tract

Consider a request to amend, in its entirety, the PD Text and Master Plan for property consisting of 29.914 acres located on the north side of Sea Island Road, west of its intersection with Frederica Road. The property has approximately 650 ft. of frontage on Frederica Road and approximately 2,000 ft. 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, agent for Sea Island Company and JLV-VASI, LLC, owners. *(This item was deferred from the Nov 18th and Dec 16th meetings)*

Mr. Bill Edenfield was present for discussion.

Mr. Hainley explained that this item was deferred at the December 16, 2008 meeting to allow the developer to incorporate a number of revisions in the text, thus allowing the Planning Commission a chance to review the text in its entirety before rendering a recommendation to the Board of Commissioners. *(For the record, complete reports from staff are contained in the Official Minutes of Nov 18th and Dec 16th)*

During a brief presentation, Mr. Phillips pointed out the property in question and all surrounding properties; residential and commercial. He explained that the Planning Commission received a revised text reflecting the discussion that took place at the December 16th meeting. He stated that staff's recommendation remains for approval.

Mr. Hainley gave a brief overview of the discussion at the December 16th meeting particularly about the right-of-way and the roundabout issue, and stated that the details have been included in the revised text.

Mr. Paul Sanders stated that the county is negotiating the bridge issue with the GA Highway Department in an effort to obtain funds to accommodate a four-lane road.

Mr. William Lawrence asked what determines the possibility of having a roundabout versus a dual left turn from Sea Island Road to Frederica Road. Mr. Hainley stated that for any type of roundabout or intersection improvement the county would have to obtain the services of a traffic engineer to determine which would be the most practical. Mr. Sanders stated that under the county regulations, the Board of Commissioners can discuss two things in private; one is personnel issues and the other is land acquisition. He stated that the roundabout would involve some land acquisition, but nothing has been presented to the Islands Planning Commission in this regard.

Mr. John Dow asked if there is a provision in the revised text for the dedication of a right-of-way, whether it's for a dual left turn or a roundabout. Mr. Edenfield replied yes. In addition, he stated that he reviewed the video of the December 16th meeting and made the necessary adjustments to the text based on the discussion that took place at that meeting.

It was noted at this time that the revisions were highlighted in the text, and the members addressed a number of the items page by page. It was also noted that Ms. Desiree Watson conferred with the applicant and discussed additional changes that they both agreed should be incorporated in the text, provided the other commission members agree with the modifications. These additional changes were distributed and briefly discussed. Afterward, a motion was made by Mr. John Dow to recommend that the Board of Commissioners approve application **ZM1373 (I)** for Planned Development including the PD Text and Master Plan as presented with the highlighted amendments provided by the applicant, and including the additional amendments as outlined on pages 23 and 27. The motion was seconded by Ms. Joan Wilson and discussion continued.

Mr. Paul Sanders asked that the motion be amended to include that the applicant is to pay a share of the cost of the roundabout. Ms. Watson stated that what Mr. Sanders is proposing is outside of the Planning Commission's purview for a rezoning. Mr. Sanders pointed out that most of the discussion with this request has been over the traffic situation and therefore ties in with his amendment. However, the amendment was not accepted. The motion and the second remained for recommendation of approval of the PD Text and Master Plan including the highlighted amendments provided by the applicant and the additional amendments as outlined on pages 23 and 27.

For further clarification, Mr. Edenfield explained that the land swap involves trying to take land that is partially owned by Sea Island Company and John Varner and providing it for public good. He stated that this venture would be financially beneficial for the county in terms of land value, and when it is completed the right-of-way would be adequately provided for either an intersection or roundabout. Beyond this fact, he stated that he has no authority to agree to pay for any infrastructure.

At the end of discussion, Ms. Watson asked that the motion be amended to include that upon approval of this application by the Board of Commissioners, the PD Text is to be recorded in Glynn County Superior Court, filed and stamped as public record. Mr. Edenfield concurred. The amendment was accepted and the motion was unanimously adopted.

In other business, Mr. John Dow and Mr. Paul Sanders were appointed to serve on the nominating committee and make a report at the January 20th regular meeting on its selection of Chairman and Vice Chairman of the Islands Planning Commission for 2009.

There being no further business to discuss, the meeting was adjourned at 9:40 a.m.