

# MINUTES

## ISLANDS PLANNING COMMISSION

AUGUST 18, 2009 - 6:00 P.M.

The Casino Bldg, 530 Beachview Drive, SSI

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

**ABSENT:** Paul Sanders

**STAFF PRESENT:** David Hainley, Community Development Director  
York Phillips, Planning Manager  
Paul Andrews, Assistant County Engineer  
Janet Loving, Admin/Recording Secretary

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Chairman Preston Kirkendall 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 procedure and audience participation in discussing agenda items.

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## MINUTES

### July 21, 2009 Regular Meeting

For clarification, Mr. John Dow suggested amending the July 21<sup>st</sup> Minutes by adding the following sentence to page 8; line 4; first paragraph: *“The proposed ordinance before us eliminates the design review committee.”* The amendment was accepted and a motion was made by Mr. Dow, seconded by Ms. Patricia Laurens and unanimously adopted to approve the Minutes as amended.

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**AGENDA**

Upon staff's request, a motion was made by Mr. John Dow to add Application *SP1632 I*, Revised Frederica Academy Baseball Facility, to the agenda. The motion was seconded by Ms. Desiree Watson and unanimously adopted.

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**ZM1629 (I) Monkey Wrench Bicycles**

Consider a request to rezone from R-9 One-Family Residential to Planned Development, property located at 1708 Frederica Road just north of the entrance to Barnes Plantation and containing 25,383 sq. ft. with 95.71 ft. of frontage on Frederica Road. The proposed development consists of one building for mixed residential and light retail commercial/office uses. Parcel ID: 03-03130. Peter Schoenauer of Tidewater Engineering, agent for Chris Beaufait, owner.

Mr. Schoenauer and Mr. Beaufait were present for discussion.

The following report was included in the packages for review and was presented by Mrs. Scheff:

The property is located at a very busy intersection that appears to be a network of intersecting public roads. It actually consists of private easements that intersect Frederica Road. The site is adjacent to and shares a driveway with a single-family residence to the north. It is adjacent to Barnes Plantation Condominiums to the east, commercial building to the south, and across Frederica Road from Edwards Plaza and Longwood Plaza to the west.

The subject site consists of just over one-half acre in area, is rectangular in shape and drains sharply to the rear (east) of the property. The rezoning proposal is intended to allow the bicycle shop owner to construct a new building for Monkey Wrench Bicycles to live and work on the property, and to allow the flexibility to lease the property to others with small shops or offices according to market demands. Uses which are typically high traffic generators have been excluded from the list of permitted uses.

The proposed rezoning, master site plan, and building are custom designed. The design takes into account its previous customary use as a single family residence in conjunction with its size, location, access, and topography, to meet the needs of the owner, as well as to conform to requisites established by adjacent property owners.

Access was recommended to be located as far north as possible from the Barnes Plantation entrance. Site development based on the rezoning would need to occur such that a portion of the frontage on Frederica could be conveyed in the future to widen the Frederica Road right-of-way. No issues were identified for utility provision to the site.

If the residential alternatives were developed and there were two residences developed, based on current county averages, the residential portion of the project would potentially generate 1 school age child.

**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.

**Yes, the proposed use is suitable in view of the use and development of adjacent and nearby property.**

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

**No, the proposed use is not anticipated to adversely affect the use or usability of adjacent or nearby property.**

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

**Yes, a fact that is underscored by the proposal to include residential use in the planned development allowed uses.**

- 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.

**No, the proposed design limits access to one driveway, and shares that access with the adjacent residential property to the north. The proposed residential use will allow one or more shop or office owners to live and work on the same property, thus limiting vehicle trips to the extent possible.**

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

**Yes, the zoning proposal is for mixed use, which is compatible with its location in a CMU, Corridor Mixed Use Future Land Use Designation.**

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

**Yes, a property owner to the north has established access using the proposed driveway, a fact which is being accommodated by the proposal. Also, the Barnes Plantation Condominium Homeowners Association established no ingress-egress at their entrance next to an existing shopping center, a fact which is also accommodated by the zoning proposal and proposed master plan design.**

Mrs. Scheff stated that staff recommends approval of application *ZM1629 (I)*, A New Building for Monkey Wrench Bicycles, to rezone from R-9, One-Family Residential to Planned Development, allowing mixed residential and retail for the property located at 1708 Frederica Road, as outlined in the PD text and master site plan.

This item was discussed at length and there were several property owners present to express concerns, most of which consisted of traffic, utilities, hours of operation, loading zone and permitted uses. During discussion, significant changes to the text were agreed on by the applicant, neighbors, as well as members of the Planning Commission. There was also a consensus among the neighbors that this proposal is more acceptable than the previous one, which was a rezoning request to Local Commercial for a bank.

Mr. Jack Overman, representing 164 homeowners of Barnes Plantation, stated that most of their concerns have been worked out. Ms. Diane Haywood, the property owner most affected by this proposal, expressed continued concerns for the safety of the children relative to traffic and the school bus stop, which she stated is actually near her driveway at 1790 Frederica Road. Parents also park on her property to pick up their children from the bus stop. Ms. Haywood indicated that she will continue to keep a watchful eye out for the children in the area. Mr. Beaufait stated that he was not aware of this problem but he will gladly offer the use of his parking lot for parents to pick up their children. It was also suggested that the Glynn County School Board be notified of this situation.

At the end of discussion, a motion was made by Mr. John Dow, seconded by Ms. Desiree Watson and unanimously adopted to recommend approval of application *ZM1629 (I)*, A New Building for Monkey Wrench Bicycles, to rezone from R-9 One-Family Residential to Planned Development, allowing mixed residential and retail for the property located at 1708 Frederica Road as outlined in the PD text and master site plan with the following amendments: (Strike through words to be deleted; highlighted words to be added.)

#### **PAGE 1**

##### D. Permitted Uses

Commercial: ...The maximum square footage of commercial space does not include the ~~storage, access and parking provided on the rear~~ bottom level of the structure **which** ~~The bottom floor of the building~~ will be limited to access, storage and parking.

**PAGE 2**

The following uses will be permitted in this Planned Development District **with operating hours limited to 8 a.m. to 11 p.m.**

**PAGE 2**

Add the following to permitted uses:

3. **Small** appliances, radio or television store

Delete the following from the permitted uses:

8. Beer and wine store allowed when in combination with retail bakery or meat/fish/poultry shop
  
29. Church, synagogue, temple or other place of worship
  
32. Meat, fish or poultry retail shop

**PAGE 3**

Add the following to uses specifically not allowed:

6. **Restaurants**

**PAGE 3 (Top of Page 4)**

Change the following to read:

J. Utilities and Stormwater Management

Sewer: Sewer proposed to be provided by: 1) entering into a mutual acceptable agreement and easement with Barnes Plantation for use of their private sewer system; or 2) by agreement with Glynn County Sewer System through the Brunswick Glynn Joint Water & Sewer Commission.

**PAGE 4**

Add the following to read:

K. Loading: No loading zone required **on site. Deliveries will be made between 7 a.m. and 9 p.m. There will not be any parking for deliveries using any public right-of-way.**

**PAGE 4**

No changeable message signs inside of the building.

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### **SP1632 (I) Revised Frederica Academy Baseball Facility**

Request for site plan approval for a baseball facility to be located in the northeast corner of the Frederica Academy campus. Property is zoned Planned Development and located northeast of the intersection of Sea Island Road and Demere Road, on both sides of Hamilton Road. Parcel ID 04-01718 Property owned by Frederica Academy, Inc.

Mr. Brett Remler, representing Frederica Academy, was present for discussion.

In presenting the staff's report, Mr. Phillips explained that this site is located within the Islands Future Development Area. The proposed facility replaces an existing batting cage and is adjacent to the existing baseball field. Photographs of the facility and surrounding property were displayed during staff's presentation.

Under 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: To the extent information is available, 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: To the extent information is available, 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 been met.**
- 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 review by Engineering as part of the building permit review.**
- 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 or will be met through the building permit process.**

- 8) Open space, as required, has been provided and appropriate means are proposed to assure maintenance of common areas and facilities. **Staff comment: N/A**
- 9) Adequate provisions are made for water supply, fire protection, and sewage collection and treatment. **Staff comment: This requirement has been met.**

Mr. Phillips stated that staff recommends that application *SP1632*, Revised Frederica Academy Baseball Facility, be approved subject to meeting all requirements.

During a brief discussion, Ms. Desiree Watson asked if the applicant would consider planting Oleanders along the fence to avoid any disruptive glare from the tin roof of the structure that the neighbors located in the back of the facility might experience. Mr. Brett Remler explained that their roof will not be made of tin. The picture from the slide presentation was an example of a facility located in Camden County. He stated that their roof will be plywood with shingles that would match the rest of the buildings on the school campus. He pointed out that the fence is already buffered and overgrown with shrubbery. Additionally, the facility will not be tall enough to pose a visual problem.

There being no further discussion, a motion was made by Mr. John Dow to approve application *SP1632*, Revised Frederica Academy Baseball Facility, subject to meeting all requirements. The motion was seconded by Ms. Joan Wilson and unanimously adopted.

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**TA1660 Section 624 Tree Ordinance**

Consider an amendment adding Section 624 to the Zoning Ordinance of Glynn County, Georgia, to provide for an amendment for standards for tree canopy preservation on St. Simons Island, and for other purposes.

The proposed amendment was included in the packages for review and was presented by Mr. Hainley as follows:

This proposed ordinance is applicable to new development or construction, with the exception of single family residential lots or uses where clear areas are essential to their function (such as golf courses, ball fields, and airport clear zones). The ordinance establishes requirements for a tree plan in conjunction with review of a site plan, and sets up a system of credits for preserved and new trees. Developments subject to the requirements must achieve eight credits per acre through preserved trees and new trees. The standards are the minimum required, and may be exceeded at the discretion of the developer.

Mr. Hainley stated that this proposed ordinance implements a recommendation of the Comprehensive Plan. He stated that staff's recommendation is for approval.

Following a brief discussion, a motion was made by Ms. Joan Wilson recommending that the Board of Commissioners approve the amendment adopting Section 624 to establish the St. Simons tree canopy preservation regulations and procedures. The motion was seconded by Ms. Patricia Laurens and unanimously adopted.

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There being no further business to discuss, the meeting was adjourned at 7:45 p.m.