

**DRAFT/MINUTES**  
**ISLANDS PLANNING COMMISSION**  
**CALLED MEETING**  
**OCTOBER 25, 2011 - 9:00 A.M.**  
**Harold Pate Building, 1725 Reynolds Street, Bwk, GA**

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**MEMBERS PRESENT:** John Dow, Jr., Chairman  
William Lawrence, Vice Chairman  
Stan Humphries  
Preston Kirkendall  
Paul Sanders  
Desiree Watson

**ABSENT:** Patricia Laurens

**STAFF PRESENT:** David Hainley, Community Development Director  
Paul Forgey, Planning Manager  
Iris Scheff, Planner III  
Eric Landon, Planner II  
Janet Loving, Admin/Recording Secretary

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Chairman John Dow called the meeting to order at 9:00 a.m. Afterward, Mr. David Hainley introduced and welcomed Mr. Terry Carter as the new member appointed to the Mainland Planning Commission. He also introduced and welcomed Mr. Paul Forgey who was recently hired as the Planning Manager for the Planning & Zoning Division of Community Development Department.

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**SP2282 (I) 201 Arnold Road**

Consider the approval of a site plan for a new swimming pool complex to replace the existing pool complex at the King & Prince Resort. The property is zoned Planned Development (PD). Parcel ID: 04-03436. Ussery-Rule Architects, agent for MHI Hotel Group/owner.

Ms. Tracy Morelan and Mr. Robert Ussery of Ussery-Rule Architects were present for discussion. Mr. Michael Johnson, Manager of the King & Prince, was also present.

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

The applicant is proposing to remodel the existing swimming pool and surrounding area, which is located to the rear of the hotel overlooking the ocean. The remodeling will include a new pool deck with removal of the existing pool equipment building and the addition of new pergolas and new landscaping.

Glynn County's regulations regarding site plan development require that this proposed remodeling be brought to the Island's Planning Commission for review and approval. The applicant has satisfactorily completed and submitted all materials required for site plan review and approval.

Water supply is by private well. Sewer is not applicable for the pool area remodel. The Fire Department has approved the proposed facilities as to adequate fire protection provisions, and there were no comments regarding life safety issues from the Police Department.

Under Section 619.4 (a) of the Zoning Ordinance, the Planning Commission's 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: The application, site plan and other submitted information are complete.**
- 2) The proposed uses, buildings and structures are in accordance with the requirements of this Ordinance and other ordinances of Glynn County. **Staff comment: The use is allowed in the PD, Planned Development zoning district.**
- 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: The site plan is a remodel of existing facilities for a hotel with a swimming pool, which made adequate provisions for ingress, egress, off street parking, loading, and traffic flow.**
- 4) Adequate provisions are made to control the flow of storm water from and across the site. **Staff comment: Plans submitted are acceptable.**
- 5) Adequate provisions are made to protect trees that are selected to remain as depicted on the site plan. **Staff comment: Landscaping is proposed for this voluntarily provided recreation and open space facility, however, this tree protection requirement is not applicable to the remodel of existing pool area facilities.**

- 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: The pool area is buffered by the hotel structure on one side, facing the ocean on the other. Service areas are screened as part of the design.**
- 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: Lighting does not spill over to adjoining properties; adequate provisions are made.**
- 8) Open space, as required, has been provided and appropriate means are proposed to assure maintenance of common areas and facilities. **Staff comment: The pool area constitutes open space provision. The area constitutes common open space for the resort and is maintained by same.**
- 9) Adequate provisions are made for water supply, fire protection, and sewage collection and treatment. **Staff comment: Water supply is adequate for fire protection, and sewage collection provisions currently exist and will continue in effect.**

Mrs. Scheff stated that staff recommends approval of application *SP2282 (I)* to allow the remodeling of the pool area at King & Prince Resort, 201 Arnold Road, SSI.

Chairman Dow wanted to know if anything of substance changed regarding this request. Mrs. Scheff stated that the biggest change is removal/replacement of the equipment shed.

During a brief presentation, Ms. Tracy Morelan explained that the main improvement was the removal of the entire pool deck that will be replaced with a new pool deck. She pointed out the existing pool equipment building and the area where the new equipment will be located, which she stated will be in a fenced in area rather than in a building. The equipment will be contained in a vak-pak unit partially submerged under the ground. She also stated that there is existing pergola structures attached to the pool equipment building which will be removed and replaced with new pergolas on the site. In addition, Ms. Morelan stated that landscaping will be re-done around the entire pool site and it will be in-keeping with the existing area.

Several of the members questioned the fact that the applicant will be removing 16 to 18 palm trees and only adding back one palm tree. Mr. Ussery explained that they are currently working with a landscape architect but they don't have a final landscape plan yet. He stated that in going through the site plan approval process he tried to make sure that at a minimum they would have the required number of trees. There was no requirement for site plan approval to produce a final landscape plan at this point. He will however produce a plan at a later date and additional palm trees will be put back in. Mr. Ussery further explained that the tree plan only addresses the requirements of the ordinance. It does not address what they will actually do on site. At a minimum, he is

showing that if they put back only one palm tree they will meet the standards of the ordinance. However, when they do a final landscape plan there will be a lot more palm trees put in than what they are actually showing at this time.

Chairman Dow asked if the final landscape plan would be available for the planning members to see. Mr. Hainley replied no, the plan would be reviewed by staff but a copy could be provided to the members after staff's review. Mr. Ussery stated that he would not have a problem with the members seeing a copy of the final landscape plan.

At the end of discussion, a motion was made by Mr. Preston Kirkendall to approve application **SP2282 (I)** to allow the remodeling of the pool area at King & Prince Resort, 201 Arnold Road, SSI. The motion was seconded by Mr. Paul Sanders and unanimously adopted.

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There being no further business to discuss, the meeting was adjourned at 9:10 a.m.