

DRAFT/MINUTES
ISLANDS PLANNING COMMISSION
NOVEMBER 15, 2011 - 6:00 P.M.
The Casino Bldg, 530 Beachview Drive, SSI

MEMBERS PRESENT: William Lawrence, Vice Chairman
Stan Humphries
Patricia Laurens
Paul Sanders
Desiree Watson

ABSENT: John Dow
Preston Kirkendall

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

In the absence of Chairman Dow, Vice Chairman William Lawrence 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.

MINUTES

- September 20, 2011 Regular Meeting**
- October 18, 2011 Regular Meeting**
- October 25, 2011 Called Meeting**

A motion was made by Mr. Stan Humphries and seconded by Ms. Desiree Watson to approve the Minutes of the ***September 20th Regular Meeting***. Voting Aye: Mr. Stan Humphries, Ms. Patricia Laurens, Mr. William Lawrence and Ms. Desiree Watson. Abstained From Voting: Mr. Paul Sanders.

A motion was made by Mr. Stan Humphries, seconded by Ms. Patricia Laurens and unanimously adopted to approve the Minutes of the ***October 18th Regular Meeting***.

A motion was made by Mr. Paul Sanders and seconded by Ms. Desiree Watson to approve the Minutes of the ***October 25th Called Meeting***. Voting Aye: Mr. Stan Humphries, Mr. William Lawrence, Mr. Paul Sanders and Ms. Desiree Watson. Abstained From Voting: Ms. Patricia Laurens.

ZM2298 Sinclair Tract

Request to rezone from Forest Agricultural (FA) to Planned Development (PD), 60.073 acres and to amend an existing Planned Development for an adjacent 68.78 acre property fronting on the east side of Lawrence Road approximately 7,400 ft. north of the Lawrence Road/Frederica Road traffic circle. The purpose of the request is to modify and expand the boundary of an existing Planned Development. Parcel ID's 04-00207, 04-14278, 04-10329, 04-14279, 04-11390 and 04-14278. Stratford Land LLC, owner.

Mr. Ed Blakely, representing the Stratford Land Group, was present for discussion.

The following report from staff was included in the packages for review and was presented by Mr. Eric Landon:

In 2008 the Sinclair PD was created consisting of 82 acres. This application is a request to expand the boundary of the PD to include an additional 60 acres. There are approximately 13 acres from the 2008 PD that are not included in this application. The already adopted PD text will apply in this area. The total acreage for this request is 128.853 acres (60 acres to be rezoned from FA to PD and 68 acres to be amended from original PD).

The proposed permitted uses included a mixture of single-family residential units and amenities such as a clubhouse, swimming pool, or other recreational uses. The maximum number of dwelling units for this PD is 250 (1.9 dwelling units per acre). This is consistent with the existing PD and the surrounding development of the area.

The site is to be served by public utilities provided by JWSC. Access will be from Lawrence Road. If fully developed, this project could generate an additional 2,500 trips (10 trips per dwelling unit x 250 units). Also, if built to maximum density, this development could generate up to 135 school aged children.

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 use is consistent with the recently approved Sinclair PD from 2008, and also with the development of the other surrounding areas.

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

None.

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

Yes, but the proposed change will give the applicant flexibility in the development of the project that standard FA zoning does not provide.

- 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.

None.

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

Yes, this area is designated for Low Density Residential which is consistent with the proposed use.

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

None.

Mr. Landon stated that staff recommends approval of **ZM2298** to rezone from Forest Agricultural to Planned Development, 60.073 acres, and to amend an existing Planned Development for an adjacent 68.78 acre property fronting on the east side of Lawrence Road.

Ms. Desiree Watson had questions about the buffer and wanted to know the distance between the southern entry road and the German Village Tract. Mr. Landon stated that the proposed buffer is 25 ft. along Lawrence Road and 25 ft. on the southern boundary.

Mr. Mark Johnson, representing the neighboring property owners to the east, stated that he met with the Stratford Group about concerns from his clients who consist of Davis Love, Sam Nunn, Mr. & Mrs. Jones, et al. He stated that they had several issues concerning buffers and access easements that they would like to see worked out with the Stratford Land Group before moving forward with this proposal. Therefore, on behalf of his clients, he is requesting that the Planning Commission defer this item to allow them an opportunity over the next two weeks to discuss these issues with the Stratford Group. Mr. Johnson feels that all of the issues can and will be resolved to everyone's satisfaction.

Mr. Ed Blakely stated that he met with Mr. Johnson and he is aware of the concerns. He also feels that these issues can be resolved, and therefore he is in agreement with the deferral.

There being no further discussion, a motion was made by Mr. Paul Sanders to defer application **ZM2298** until the next IPC Meeting scheduled for December 13th beginning at 6:00 p.m. The motion was seconded by Mr. Stan Humphries and unanimously adopted.

ZM2299 Frederica Development

Request to amend an existing Planned Development (PD) text known as the North End Planned Development. The property is located on the west side of Lawrence Road north of the Frederica traffic circle. The property has 19,440 ft. of frontage on Lawrence Road. The proposed text amendment revises the maximum building height from 35 ft. to 45 ft. William Edenfield, agent for Frederica Development Group LLC, owner.

Mr. Edenfield was present for discussion.

The following report from staff was included in the packages for review and was presented by Mr. Landon:

The existing North End PD includes over 3,600 acres. Within this PD there are approximately 55 acres designated as VC/S (Village Commercial/Services). This area can generally be found just north of the existing Lawrence Road/Frederica Road traffic circle. The current height limit for this portion of the PD is 35 ft. The applicant is asking for an increase to 45 ft. which is consistent with other zoning classifications on the Island (RR for example).

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 use is not proposed for change, only the maximum structure height.

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

None.

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

Yes, the type of use will not be affected. Only the maximum building height is to be changed.

- 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.

None.

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

Yes.

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

None.

Mr. Landon stated that staff recommends approval of **ZM2299**, the proposed PD amendment, to allow a maximum building height of 45 ft. within a portion of the North End Planned Development.

Mr. Humphries wanted to know what changed with the development that prompted the applicant to request the 45 ft. height. Mr. Edenfield stated that nothing really changed. The property was planned years ago and was always intended to be a commercial zone and it comported with other locations of commercial zones on St. Simons. The company proceeded with the development of the Stables as an alternative approach, but mostly for the appearance of the Stables. Mr. Edenfield stated that to his knowledge there was never an intent to have a 35 ft. limit but he cannot say for sure why it is at 35 ft. Perhaps it was an oversight. However, when the Frederica Group garnered a renewed interest in developing the area it was noted, but it obviously doesn't comport with other portions of the Planned Development itself.

There was no one present to oppose this request and there was no other discussion from the floor. A motion was then made by Mr. Paul Sanders to recommend approval of **ZM2299**, the proposed PD amendment, to allow a maximum building height of 45 ft. within a portion of the North End Planned Development. The motion was seconded by Ms. Patricia Laurens and unanimously adopted.

SP2301 Frederica Restaurant

Consider approval of a site plan for a new restaurant to be located on the west side of Lawrence Road on the north side of the Frederica Stables. Parcel ID 04-00206. Brian Witmer, agent for Frederica Development Group LLC, owner.

Mr. Brian Witmer and Mr. Mike Schally were present for discussion.

The following report from staff was included in the packages for review and was presented by Mr. Landon:

The applicant is proposing a new 7,500 sq. ft. restaurant to be located on the northern portion of the Frederica Stables property. This project is located within the North End Planned Development.

Mr. Landon stated that staff recommends approval of application *SP2301* to allow a new restaurant at the Frederica Stables.

During a brief discussion, Mr. Paul Sanders asked if this is being proposed as a public or private restaurant. Mr. Mike Schally of the Frederica Development Group stated that the restaurant would be public.

At the end of discussion, a motion was made by Ms. Desiree Watson, seconded by Mr. Paul Sanders and unanimously adopted to approve application *SP2301* to allow a new restaurant at the Frederica Stables.

VP2305 - 627 Beachview

Consider approval of the demolition of an existing structure in the Islands Preservation District. Parcel ID 04-04725. Property owned by St. Simons Methodist Church.

Mr. Richard Pipe, secretary of the St. Simons Methodist Church, was present for discussion.

The following report from staff was included in the packages for review and was presented by Mr. Landon:

The applicant is proposing to demolish the existing structure at this location. Section 709.5(a) requires approval from the Islands Planning Commission within the overlay prior to a structure being “erected, reconstructed, altered, restored, moved or *demolished.*”

Mr. Landon stated that staff recommends approval of application *VP2305* to allow the demolition of the existing structure at 627 Beachview Drive.

Following review, a motion was made by Mr. Stan Humphries, seconded by Mr. Paul Sanders and unanimously adopted to approve application *VP2305* to allow the demolition of the existing structure at 627 Beachview Drive.

VP2308 - 407 Butler Ave

Consider approval of a porch alteration to an existing single-family home in the Islands Preservation District. Parcel ID 04-08041. Mark Podlin, applicant.

The following report from staff was included in the packages for review and was presented by Mr. Landon:

The applicant is proposing to cover an existing porch on the first floor with a second floor porch and new roof. A site plan has been provided which shows the existing footprint and a proposed elevation of the changes.

Section 709.4 in the Island Preservation District gives the standards for review as follows:

- (a) Construction, or remodeling or enlargement of an existing building in a manner inconsistent with the existing building massing (the three-dimensional bulk of a building: height, width, and depth), articulation (the pattern of the building base, middle and top, created by variations in detailing, color and materials or stepping back or extending forward a portion of the facade) and fenestration (the arrangement, proportioning, and design of windows and doors in a building) in the immediate area; or
- (b) An absence of unity or coherence in composition which is in opposition to the character of the present structure in the case of repair; or
- (c) Violent contrasts of materials or intense colors not representative of the existing buildings in the immediate area; or
- (d) A multiplicity or incongruity of details resulting in a disturbing appearance.

Mr. Landon stated that staff recommends approval of application *VP2308* to allow a porch alteration on an existing structure at 407 Butler Avenue.

Following review, a motion was made by Mr. Paul Sanders, seconded by Ms. Desiree Watson and unanimously adopted to approve application **VP2308** to allow a porch alteration on an existing structure at 407 Butler Avenue.

There being no further business to discuss, the meeting was adjourned at 6:30 p.m.