

MINUTES

ISLANDS PLANNING COMMISSION

MARCH 15, 2011 - 6:00 P.M.

The Casino Bldg, 530 Beachview Drive, SSI

MEMBERS PRESENT: John Dow, Jr., Chairman
Stan Humphries
Preston Kirkendall
Patricia Laurens
Paul Sanders
Desiree Watson

MEMBERS ABSENT: William Lawrence, Vice Chairman

STAFF PRESENT: David Hainley, Community Development Director
York Phillips, Planning Manager
Iris Scheff, Planner III
Eric Landon, Planner II
Gail Wendel, Administrative Technician

Chairman John Dow called the meeting to order and the invocation was given, followed by the Pledge of Allegiance. He then reviewed meeting procedures.

MINUTES

February 15, 2011 Regular Meeting

A motion was made by Mr. Paul Sanders, seconded by Ms. Desiree Watson and unanimously adopted to approve the Minutes of the *February 15th Regular Meeting* with minor corrections as follows: on the statement acknowledging Ms. Joan Wilson, change "He" to "Chairman John Dow." Chairman Dow also wished to add a statement that he then thanked and congratulated Mr. Preston Kirkendall for his performance as past Chairman.

PP2180 Beachview

Consider approval of a preliminary plat for an eight lot subdivision of a 0.52 acre parcel. The property is located on the northwest side of Beachview Drive, west of its intersection with Neptune Road. The property is zoned Resort Residential (RR). Parcel ID: 04-03931. Chris Amos, agent for R. Jones Lindgren of 1155 Beachview Investment Partners, Inc., owner.

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

Mr. Phillips showed the map, survey, & photos for the project. He pointed out that the lots are referred to as “units” but they will be referred to as “lots.” Also there is a phase line that needs to be clarified to distinguish which is Phase I & Phase II.

Mr. Phillips stated that staff recommends approval and he showed the recommended motion.

Chairman Dow asked if there were any questions for staff. Ms. Watson asked if there was going to be an easement required for water & sewer and Mr. Phillips stated that the location of utilities will be addressed at construction plan phase and will be conveyed at that final plat stage. There was further discussion.

Mr. Sanders asked on lots 5, 6, &7, what width will be allowed for the houses. Mr. Hainley stated they would be just shy of 24 feet.

Chairman Dow pointed out that on the survey there is a note; “There may exist additional restrictions lying over subject property that are not shown here on which may be recorded in the official records of said county.” He asked if that had been completely researched and Mr. Hainley replied that it would be up to the applicant.

Chairman Dow asked if there were any further questions for staff. Hearing none, he asked if the applicant would like to make a presentation. Mr. Chris Amos, the agent, came up to the podium and stated that this is meant to be attached single-family townhomes, the utilities are in public streets and he does not know where they will be yet. Mr. Amos further stated that all access will be from a single driveway at the back of the homes.

Chairman Dow asked the surveyor to explain the note on the plat. Mr. Phillip Jackson stated that they put that statement on all plats until the title is reviewed and that this one is clear and the note will be removed.

Mr. Humphries asked where visitors will park. Mr. Amos replied that there will be parking under the building and additional parking in the shared easement behind the building.

Mr. Kirkendall made a motion to approve application PP2180, The Beachview, subject to submitting a revised plat. Mr. Sanders seconded. Chairman Dow stated that we have a motion and a second and asked if there was any further discussion. Hearing none, Chairman Dow called for all in favor to raise their hand. All present were in favor.

PV2186 Frederica Township, V-B

Consider the vacation of a subdivision plat consisting of 39.623 acres. The property is recorded as Frederica Township Phase V-B. The property is zoned Planned Development (PD). Parcel ID: 04-13728, 04-13744, 04-14097, 04-14104, 04-14105. Mike Shalley, agent for Frederica Development Group, owner.

Mr. Hainley stated that they would like to present both items for Frederica Township at one time. Chairman Dow agreed and read into the record the second item.

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

Mr. Landon showed the map and plat and then pointed out that there is nothing located on this property yet, so the applicant wishes to vacate the first Preliminary Plat in favor of approval of the new one. He further stated that the two plats have the same acreage and the same number of lots, but that on the new version, the lots will absorb the frontage road. Mr. Landon then showed photos of the area. He then stated that staff recommends approval of both items and showed the suggested recommendations.

Chairman Dow asked if there were questions for staff and Ms. Watson asked if there were any easements associated with this plat and Mr. Hainley replied that there are not. Ms. Watson asked if it was going to be a private well. Mr. Bobby Shupe stated that the well will be a private irrigation well and it will be listed as so.

Mr. Humphries asked what will happen to the land on the other side of the road, is it going to be park land? Chairman Dow stated that it will be absorbed by the lots.

Mr. Kirkendall moved to approve application PV2186, subject to meeting all requirements. Ms. Laurens seconded. All present were in favor.

PP2187 Frederica Township, V-B

Consider approval of a preliminary plat for a subdivision consisting of 39.623 acres. The property is located in Frederica Township Phase V-B. The property is zoned Planned Development (PD). Parcel ID: 04-13728, 04-13744, 04-14097, 04-14104, 04-14105. Mike Shalley, agent for Frederica Development Group, owner.

Ms. Laurens moved to approve application PP2187, subject to meeting all requirements and the currently recorded Frederica Township Phase V-B being vacated by the Board of Commissioners. Mr. Sanders seconded. All present were in favor.

TA1672

An amendment to Section 705 of the Glynn County Zoning Ordinance concerning the Resort Residential zoning district; to impose and identify certain uses and development standards for the district; and for other purposes.

Chairman Dow stated that the work on the Resort Residential district has gone on for five years. Mr. Hainley stated that this is the final amendment to the text that came out of the Village Master Plan. Mr. Hainley further commented on the changes included.

Mr. Humphries stated that on 705.2 5b (line 58), should it be 622 instead of 623? Mr. Hainley stated it should be 622. Mr. Humphries asked if section 609 (line 60) should be further clarified and Mr. Hainley stated that it is typically referred to that way. Mr. Humphries asked about line 152, if it should be clarified? Mr. Hainley stated that it does not.

Chairman Dow asked about line 65 and 84, it states “reserved” and asked why. Mr. Hainley stated that because there were two definitions that had not been vetted by the county attorney.

Chairman Dow asked if anyone in the audience wishes to speak. Mr. Bill Hooker stated that he appreciates what the commission has done so far but that the ordinance needs further tweaking: 1) The new version restricts sleeping units to 35 per acre which has a negative impact on, for example, duplexes. This impact should be more towards the commercial aspect and hotels. 2) There should be better tweaking as to the definition of multi-family and hotels. 3) Enforcing the existing ordinance is more important than tweaking it. 4) The new regulations decrease the amount you can put on a property which will decrease the worth, so will property taxes also be decreased? 5) Site coverage should not be broad brushed regardless of the use. By making the 50% universal, some lots could not be re-built. 6) Everything that is existing should be grandfathered in so that if there is a catastrophic event, such as a hurricane, people can rebuild.

Chairman Dow asked Mr. Hainley if he wanted to comment on Mr. Hooker's issues. Mr. Hainley stated he would go in reverse order: 6) There is a provision in the existing ordinance that covers non-conforming structures that allows them to be built back to the extent that they are today. 5) We did look at block models about the density and lot coverage and tried to equalize everything. 3) We are moving forward with enforcement issues in the Resort Residential district.

Mr. Hooker asked if "rowhouse" is now being called "townhouse" and Mr. Hainley replied yes.

Chairman Dow asked if there were any other comments and hearing none stated that the public hearing is now closed.

Chairman Dow stated that on line 55, it states "no parking" and he suggested adding "no loading zone." There was further discussion on this.

Chairman Dow stated that on line 59, it states that a restaurant or lounge must have a loading zone and asked if we have that now and Mr. Hainley stated that we do.

Mr. Sanders moved to recommend approval of TA1672, the amendment to revise the RR district regulations and to correct line 58 to state Section 622 and on line 55 to read "no parking or loading zone." Ms. Watson seconded. All present were in favor.

TA2168

An amendment to Section 611.6(a) of the Glynn County Zoning Ordinance concerning the required number of parking spaces for hotels and for other purposes.

Mr. Hainley presented the item and stated that it addresses a problem that occurs mostly in the Resort Residential district but it will apply to the whole county. There was further discussion on this.

Chairman Dow asked if there were any questions of staff and hearing none, he stated that this is a public hearing and asked if there were any questions to which no one answered.

Ms. Watson moved to recommend approval of TA2168, the amendment to revise the parking standards for hotels and other uses. Ms. Laurens seconded. All present were in favor.

TA2169

An amendment to amend Section 904 of the Glynn County Zoning Ordinance concerning the approval of conditional uses and special uses and for other purposes.

Mr. Hainley presented the item and stated that staff recommends approval.

Chairman Dow asked if there were any questions of staff and hearing none, he stated that this is a public hearing and asked if there were any questions to which no one answered.

Mr. Sanders moved to recommend approval of TA2169, the amendment to revise the conditional use permit and special use permit regulations. Ms. Watson seconded. All present were in favor.

TA2170

An amendment to Section 1103 of the Zoning Ordinance of Glynn County, Georgia; to provide that applications for a conditional use permit shall require a public hearing by the Planning commissions only; and for other purposes.

Mr. Hainley presented the item and stated that staff recommends approval.

Chairman Dow asked if there were any questions of staff and hearing none, he stated that this is a public hearing and asked if there were any questions to which no one answered.

Ms. Laurens moved to recommend approval of TA2170, the amendment to revise provisions for approving conditional use permits. Mr. Kirkendall seconded. All present were in favor.

The meeting was adjourned at 6:48 p.m.
Minutes Transcribed by Gail Wendel