

# MINUTES

## ISLANDS PLANNING COMMISSION

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

The Casino Bldg, 530 Beachview Drive, SSI

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

**STAFF PRESENT:** York Phillips, 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 and the invocation was given, followed by the Pledge of Allegiance. He then introduced and welcomed Mr. Stan Humphries as the new member recently appointed to the Islands Planning Commission. Chairman Dow also acknowledged Ms. Joan Wilson's many contributions while serving on this Commission and he thanked and congratulated Mr. Preston Kirkendall for his performance as past Chairman.

At this time, Chairman Dow appointed Vice Chairman William Lawrence as the Parliamentarian for the IPC meetings and provided him with the most recent edition of "Roberts Rules of Order."

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## MINUTES

### January 18, 2011 Regular Meeting

A motion was made by Mr. Preston Kirkendall and seconded by Mr. Paul Sanders to approve the Minutes of the *January 18<sup>th</sup> Regular Meeting* with minor corrections as follows: page 3, paragraph 1, line 4: change *sense* to *since*; page 4, paragraph 3, line 2: change *no* to *not*. Voting Aye: Mr. John Dow, Mr. Preston Kirkendall, Ms. Patricia Laurens, Mr. William Lawrence, Mr. Paul Sanders and Ms. Desiree Watson. Mr. Humphries was not a member at that time and therefore abstained from voting.

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**PP2162 (I) Red Maple Court**

Consider approval of a preliminary plat for a subdivision consisting of 1.524 acres. The property is located in Frederica Township Phase VI. The property is zoned Planned Development. Parcel ID: 04-00206. Mike Shalley, agent for Frederica Development Group, owner.

Mr. Bobby Shupe and Mr. Mike Shalley were present for discussion.

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

This proposal is part of Phase VI of the Frederica Township Subdivision. Red Maple Court has previously been approved for four lots and a private access easement under the expedited subdivision process. The plat will create a fifth lot, and will convert the existing access easement into a private street right-of-way.

Technical comments from Engineering Staff will be provided during construction plan review. The project will be served by the Joint Water & Sewer Commission.

Mr. Landon stated that staff recommends approval of application **PP2162**, subject to meeting all requirements.

Mr. Kirkendall asked if this proposal is consistent with the current PD. Mr. Landon replied yes.

Mr. Paul Sanders wanted to know how much of the Frederica Township is owned by the Frederica Development Group. Mr. Mike Shalley stated that the Frederica Development Group actually owns everything. They purchased the assets from Wells Fargo Wachovia on December 1<sup>st</sup>. They own all of the remaining undeveloped land and the 119 lots that had been platted and still owned by Sea Island when it went into deed in lieu of foreclosure. He stated that Frederica Club bought the actual Frederica Club operations and entities which include the boathouse and fitness center. Mr. Sanders then asked what part REDUS Frederica plays. Mr. Shalley stated that it was owned by Wells Fargo Wachovia, but all of their assets have been sold to Hyzinger in the name of Frederica Development Group, LLC.

At the end of discussion, a motion was made by Mr. Paul Sanders to approve this request. The motion was seconded by Ms. Patricia Laurens and unanimously adopted.

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**VP2165 (I) Sign- Palmer Café, 223 Mallery Street**

Consider approval of a sign for an existing business with a new owner located at 223 Mallery Street near the southwest corner of Mallery Street and Lord Avenue. The requested sign meets the provisions of the Zoning Ordinance, but requires approval by the Planning Commission because it exceeds 6 sq. ft. in area. The property is zoned Village Mixed Use (VMU). Parcel ID: 04-04634. Palmer Fortune, Palmer Café business owner and agent for Peter J. Nermoe, owner.

Mr. Palmer Fortune was present for discussion.

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

The applicant proposes that a business identification sign be placed on the building as indicated in the accompanying illustration. The proposed signage meets the provisions of the Sign Regulations (Article VIII) as to the type and size of the sign. The Sign Regulations require that signs over 6 sq. ft. in area “are subject to the prior approval of the Planning Commission with regard to material, size, construction, color, face type, location and setback.” The sign exceeds 6 sq. ft. The Sign Regulations also provide that such review and approval be per the requirements of Section 709 (Island Preservation District).

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.

Mrs. Scheff stated that staff recommends approval of *VP2165 (I)* Palmers Café to allow the sign as requested.

Mr. Lawrence stated that he would like to know the size of the proposed sign in view of the fact that it exceeds the 6 sq. ft. Mrs. Scheff stated that the proposed sign is approximately 21¼ sq. ft. just slightly under the maximum square footage allowed, which

is 24 sq. ft. Ms. Laurens asked if the proposed sign is consistent with other signs in the area. Mrs. Scheff replied yes.

During a brief presentation, Mr. Palmer stated that Mrs. Scheff is correct in the dimensions of the proposed sign; however, he was not aware that the size of the sign could go up to 24 sq. ft. He then respectfully asked if he could request at this time for a 24 sq. ft. sign. Mrs. Scheff explained that the Planning Commission could include in the motion that the sign could not exceed 24 sq. ft. Members of the Planning Commission concurred.

At the end of discussion, a motion was made by Ms. Desiree Watson to approve application **VP2165 (I)** Palmers Café to allow the sign as requested but amended to include that the sign could go up to a maximum of 24 sq. ft. The motion was seconded by Mr. William Lawrence and unanimously adopted.

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There being no further business to discuss, the meeting was adjourned at 6:15 p.m.