

MINUTES

ISLANDS PLANNING COMMISSION

APRIL 20, 2010 - 6:00 P.M.

The Casino Bldg, 530 Beachview Drive, SSI

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

STAFF PRESENT: David Hainley, Community Development Director
York Phillips, Planning Manager
Janet Loving, Admin/Recording Secretary

Chairman Kirkendall called the meeting to order and the invocation was given, followed by the Pledge of Allegiance.

MINUTES

March 16, 2010 Regular Meeting

A motion was made by Mr. John Dow to approve the Minutes of the March 16th Regular Meeting. The motion was seconded by Ms. Joan Wilson. Voting Aye: Mr. John Dow, Mr. Preston Kirkendall, Mr. William Lawrence, Mr. Paul Sanders, Ms. Desiree Watson and Ms. Joan Wilson. Ms. Patricia Laurens did not attend the March 16th meeting and therefore abstained from voting.

ZM1754 (I) Old Stables Tract II

Consider a request to revise the Planned Development Text and Master Plan for the Old Stables Tract Planned Development (approved March 5, 2009 - case #ZM1373) on property located north of Sea Island Road and west of Frederica Road. The purpose of the revision is to authorize an additional right-only exit onto Sea Island Road, approximately 1,000 ft. west of its intersection with Frederica Road. Parcel ID: 04-05060, 04-05141, 04-05142, and 04-06511. William E. Edenfield, agent for JLV-VASI, LLC, owners.

Mr. William Edenfield was present for discussion.

This request was considered at the February 16th meeting as well as the March 16th meeting and was continued to allow further discussion of several issues relating to traffic, including:

- the conditions under which traffic signals might be needed at one or more entrances on Sea Island Road;
- whether or not the proposed change will result in increased traffic; and
- whether it would be appropriate or feasible to add a median along Sea Island Road.

The summary portion of the Traffic Study presented in connection with the initial review was included in the packages for reference.

At the March 16th meeting, the applicant submitted revised drawings modifying the proposed additional entrance to be a right-turn exit only. The request was continued to allow further consideration of this change. The revised plan indicates the following changes:

- Reduce commercial area from 200,000 to 190,000 sq. ft.
- Restrict proposed access to CVS site only and prohibits any additional access on Frederica or Sea Island Roads; and
- Applicant shall improve existing easternmost access on south side of Sea Island Road to ensure no left turns.

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 development of nearby property.

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

No.

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

Yes.

- 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.

Water and sewer services are available and will require connections. Drainage can be handled through the site plan process. The street system was extensively studied as part of the 2009 rezoning and improvements were identified at that time. The proposed change does not substantially impact the circulation system. Other infrastructure is not adversely affected.

- 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.

No.

Mr. Phillips stated that staff recommends approval of application **ZM1754** to revise the Planned Development Text and Master Plan for the Old Stables Tract Planned Development. The change will allow an additional right-only exit on the north side of Sea Island Road, and will change the PD Text to permit signage based on standards applicable to commercial development on St. Simons Island.

Mr. Edenfield presented the plans with the suggested changes, including the square footage reduction. Ms. Joan Wilson wanted to know how the 10,000 sq. ft. reduction would impact the existing CVS Store. Mr. Edenfield stated that the new proposal is about twice the size of the existing CVS; he is not actually certain but it is larger. He cannot be sure until the site plan is done but the intent is to have a larger CVS Store, which is the purpose of the applicant's interest. He explained that by comparison, all of the development on the other side of the street, i.e., the Shops at Sea Island, the theater and the Sea Island offices are all about 200,000 sq. ft. and he is proposing to take

away 10,000 sq. ft. of development rights for the entire tract as a way of mitigating and controlling traffic impacts.

At the end of discussion, a motion was made by Mr. John Dow recommending that the Board of Commissioners approve application **ZMI754** to revise the Planned Development Text and Master Plan for the Old Stables Tract Planned Development. The change will allow an additional right-only exit on the north side of Sea Island Road, and will change the PD Text to permit signage based on standards applicable to commercial development on St. Simons Island. The motion also incorporates the following:

1. Amendment to the PD Text to reduce the maximum allowed commercial building area from 200,000 sq. ft. to 190,000 sq. ft.;
2. Amendment to the PD Text to restrict the additional “right-out only” access to the CVS site only and to prohibit any additional access points onto either Frederica or Sea Islands Roads; and
3. The applicant shall improve the existing “right-in/right-out” access at the Shops at Sea Island so that in-bound left-hand turns off of Sea Island Road are prohibited.

The motion was seconded by Mr. Paul Sanders. Voting Aye: Mr. John Dow, Mr. Preston Kirkendall, Ms. Patricia Laurens, Mr. William Lawrence and Mr. Paul Sanders. Voting Nay: Ms. Desiree Watson and Ms. Joan Wilson.

There being no further business to discuss, the meeting was adjourned at 6:22 p.m.