

# MINUTES

## ISLANDS PLANNING COMMISSION

NOVEMBER 16, 2010 - 6:00 P.M.

St. William's Catholic Church, SSI

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**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  
Jim Bruner, County Engineer  
Janet Loving, Admin/Recording Secretary

**ALSO PRESENT:** Alan Ours, Glynn County Administrator

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Chairman Kirkendall 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.

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In an effort to accommodate the applicant for agenda item **VP2134**, Chairman Kirkendall advised that this item would be moved up on the agenda. It was presented by Mr. Phillips at this time.

### **VP2134 Mike Dunn**

Consider approval of plans for a new one-family residence located on the southeast corner of Georgia Street and Strachan Lane. The building site is a portion of property consisting of Lots 9 and 10, Butler Mews, and designated as Parcel ID 04-08031. The property address is 102 Georgia Street. The purpose of the action is to review the appearance of the new residence and compatibility with existing nearby buildings. The property is zoned Village Residential (VR). Kevin Higgins, agent for Mike Dunn, owner.

Attorney Taylor Haley and Mr. Dunn were present for discussion.

According to the staff's report, plans are under review for construction of a one-family dwelling on the second lot of property located at 102 Georgia Street, which requires design review based on the updated zoning. Mr. Michael Dunn, owner of the existing house, obtained a variance for the setback from Georgia Street. This approval was contingent upon execution of a tree conservation easement for a giant oak tree located on the property. The easement is complete, and the existing house has been moved closer to Georgia Street as allowed by the variance.

A minor subdivision [XS1980, Butler Mews Lots 9 & 10] to change the common interior lot line between the two lots is soon to be completed. The purpose for revising the lots include the following reasons: (1) to accommodate construction in the immediate area of the tree; (2) to allow adequate access to each of the one-family dwellings; and (3) to allow a suitable building envelope for the second dwelling.

Section 709.4 of the Zoning Ordinance provides for review of new buildings and building alterations and establishes standards for review by citing in broad general terms, building characteristics that might not be acceptable 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. Phillips stated that staff recommends approval of **VP2134** to allow the new building as requested.

There was no one present to oppose this request.

Following a brief presentation by Ms. Haley, a motion was made by Mr. John Dow for approval of application **VP2134** to allow the new building as requested. The motion was seconded by Ms. Patricia Laurens and unanimously adopted.

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Before reading the next agenda item into the record, Chairman Kirkendall reminded everyone of the rules for conducting a Public Hearing. He asked that groups select a spokesperson if possible, stick to the subject matter, and to not be repetitive in their comments.

### **ZM1968 (I) Red Barn Development**

Consider a request to amend a Planned Development (PD) for property consisting of 14.62 acres located on the southeast corner of Frederica Road and South Harrington Road. The property has 656 ft. of frontage on Frederica and 632 ft. of frontage on South Harrington. The purpose of the request is to allow a combination of Local Commercial and mixed-residential uses. Parcel ID 04-05348, 04-09952, 04-05347, 04-05399, 04-05411. Ussery/Rule Architects, agent for Don Gentile, owner. *(This item continued from the October 19<sup>th</sup> meeting.)*

Mr. Robert Ussery and Mr. Don Gentile were present for discussion.

The staff's report for this application is contained in the Minutes of the September 21<sup>st</sup> IPC Meeting in its entirety as a matter of record. Also, additional detailed information is included in the Minutes of the October 19<sup>th</sup> Meeting.

During a brief report, Mr. Phillips presented the following chronological summary of this request:

- Project presented to Islands Planning Commission on September 21<sup>st</sup> and October 19<sup>th</sup>;
- Third hearing November 16<sup>th</sup>;
- October presentation added analysis of traffic with traffic signals (options were Frederica Road and South Harrington Road OR Frederica Road and General Oglethorpe Road);
- Further modifications made prior to report for November 16<sup>th</sup> hearing;
- Modifications included changes in quantity and nature of development, including
  - reduced Area C commercial to 10,000 SF
  - increased Area C residential to 32 units
  - limited commercial uses in Area C to a hardware store/nursery
- Total traffic projection in line with current zoning; and
- Clarified recommended findings and conditions which were incorporated into the modified PD text.

Mr. Phillips pointed out that issues discussed at the last meeting have been resolved and incorporated into the PD Text; therefore, staff recommends approval of application **ZM1968** with no additional stipulations.

Mr. Robert Ussery gave a brief presentation, explaining that staff has adequately covered the basic changes in this application, with the biggest change being Area C where the uses have been reduced, the commercial area being limited to a landscape/hardware store, a limited size of 10,000 sq. ft. and 32 dwelling units. Other comments brought up at the previous meetings have also been incorporated in the text.

Mr. Ussery pointed out that an article appeared in the Brunswick News regarding the number of trees involved in this proposal, which he stated were all based on conceptual plans. He explained that the concept plan is nothing more than a feasibility study based on the requirements put forth in the development text and master plan. He emphasized that the concept plan indicates “*one way*” that the property could be developed rather than “*the way*” that it could be developed. For comparison purposes, he distributed an information sheet consisting of existing and proposed data on traffic, trees, site coverage, buffers/setbacks, road improvements, parking, sidewalks/bike paths, and drainage. He also noted a change in the maximum site coverage of the proposed residential area to 50% rather than 70%.

Regarding the traffic light, Mr. Ussery stated that he conducted a meeting with the Glynn County Engineer, the Engineer of this project, and the Engineer who worked on the local minit market in an effort to resolve the situation with the traffic light being at General Oglethorpe. This was discussed at length at the two previous meetings. However, he stated that after working on this for some time, it was discovered that “without the full cooperation of the minit market it just could not be done.” Therefore, Mr. Ussery stated that if a motion is made tonight recommending approval, he is proposing that a stipulation be included to put the traffic light in South Harrington.

Mr. John Dow stated that comments were made regarding the bike path on Frederica Road which appears to be contiguous to the pavement. He asked Mr. Ussery if he had an exact location for the bike path. Mr. Ussery stated he feels that there is ample room in Area B to put the bike path off of the road. Improvements can be made to accomplish this. There is a small amount of space on the Red Barn side but with curbs (as opposed to a flat surface) and some separation between the asphalt, a bike path could be placed in that area.

Mr. William Lawrence asked if there would be any elimination of parking in front of the Red Barn area. Mr. Ussery stated that there will be no curb cut onto Frederica Road to the Red Barn. According to the concept plan, they anticipate a few parking spaces across the front of Red Barn but the only way to get to those would be from the parking lot. He stated that the parking lot layout will be more organized to accommodate parking.

Mr. Ed Ellis, Traffic Engineer with Kimley-Horn Associates of Atlanta, stated that the November 15<sup>th</sup> update of the traffic study was done to show the peak hour traffic difference between the currently zoned property and the most recent proposal for the rezoning. The difference is the existing is 55,000 ft. of shopping center - the proposed is 75,000 ft.; the existing shows 64 residential units - the proposed is 32 residential units. Mr. Ellis stated that the difference in the traffic between the two zoning proposals is about 70 cars in the pm peak hours.

At this time, Chairman Kirkendall opened the floor for public comments beginning with supporters of this request. Among those speaking in favor were Billy Baker, Charlie Crumbliss, Don Doyle, Fred Pilgrim, Henry Wilson, Charles Odom, Jamie Forbes and Joe Fendig. The supporters cited property rights, growth and economic reasons as grounds for approval. Mr. Billy Baker indicated that the developers of this project are well known and trustworthy and he is confident that they will do a great job on this project. Mr. Crumbliss agreed and added that according to the Chief Property Appraiser for Glynn County, this proposal would not detrimentally affect surrounding property values. He urged the Planning Commission to approve this request.

Mr. Don Gentile, property owner, also gave a brief presentation and elaborated on the history of the property dating back to 1952 up to its current existence. He stressed that the developers have submitted a very viable plan and have done everything possible to reconcile traffic issues, trees and the buffer in an effort to appease the neighbors. He stated that he is only asking for fair consideration of this request.

At the end of Mr. Gentile's presentation, Chairman Kirkendall opened the floor for opponents of this request beginning with Attorney Don Stack of Atlanta, spokesperson representing approximately 600 island residents. Mr. Stack gave an extensive power point presentation to substantiate reasons for opposing this request, which consisted of the following: Review and Evaluation of North Village Development Traffic Study, Citizen Traffic Analysis, Hydrologic Summary Report, and Residents Petition. (These reports are contained in application file **ZM1968**.)

Also present to speak in opposition were Meredith Trawick, James Holland and John Teramo.

Mr. Ussery gave a brief rebuttal re-emphasizing the difference between a concept plan and a development plan. He also re-addressed the proposed traffic light location, and stated that their intention is to provide essential service to the surrounding neighborhood.

Discussion continued among the Planning Commission members. Chairman Kirkendall pointed out that the applicant has placed limitations on the property if rezoned in comparison to what could actually go on the property in its current zoning.

Ms. Watson stated that it is very overwhelming to hear so much citizen input on a rezoning. She expounded on zoning laws and the comprehensive plan relative to this request and stated that it does not meet the requirements of the comprehensive plan. She also stated that she has seen several traffic studies but no one has provided a traffic plan.

Mr. Dow gave further details about zoning rights and pointed out that this commission does not have the authority to tell the property owner to “take his property and move it.” He stated that the best way to control growth is to control residential developments rather than commercial.

At the end of discussion, a motion was made by Mr. John Dow recommending approval of application **ZM1968** with the proposed amendment to change the residential site coverage to 50%. The motion was seconded by Ms. Patricia Laurens. Voting Aye: Mr. John Dow, Mr. Paul Sanders and Ms. Patricia Laurens. Voting Nay: Mr. Preston Kirkendall, Mr. William Lawrence, Ms. Desiree Watson and Ms. Joan Wilson.

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In other business, Chairman Kirkendall appointed Mr. John Dow and Ms. Joan Wilson as the nominating committee for election of 2011 officers.

Also, a motion was made by Mr. John Dow, seconded by Ms. Patricia Laurens and unanimously adopted to change the December Regular Meeting date from December 21<sup>st</sup> to December 14<sup>th</sup>.

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There being no further business to discuss, the meeting was adjourned at 8:00 p.m.