

MINUTES

ISLANDS PLANNING COMMISSION

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

The Casino Bldg, 530 Beachview Drive, SSI

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

ABSENT: Patricia Laurens

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

Chairman Preston Kirkendall called the meeting to order at 6:00 p.m.

MINUTES

February 16, 2010 Regular Meeting

A motion was made by Mr. William Lawrence to approve the Minutes of the February 16th Regular Meeting. The motion was seconded by Mr. Paul Sanders and unanimously adopted.

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 as **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-in/right-out access from Sea Island Road approximately 1,000 feet 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. Edenfield was present for discussion.

This item was considered at the February 16th IPC 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 of this application was submitted to the members for reference. (For a complete review of the staff's report, please see the February 16th Minutes.)

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-in/right-out entrance 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 gave a brief presentation and a general discussion followed, during which several members of the Planning Commission expressed concerns about the number of curb cuts proposed for this project. There was a consensus among the members to avoid additional curb cuts. They discussed at length, the negative impact on traffic with regard to the proposed right-in/right-out access points on the north side of Sea Island Road. As an option, Mr. Edenfield proposed a right-out access only for trucks but not at peak hours. Other suggestions were offered, to no avail. Discussion continued.

Mr. Edenfield explained that he is trying to work through the needs of the applicant in a way that would not be a disadvantage to the community. In an effort to avoid a negative vote, he requested another deferral in order to confer with his client on an alternative approach that would hopefully appease everyone. The Planning Commission concurred.

During the public comment segment of the meeting, Ms. Sara Taylor of 115 Tolomato Trace and Ms. Deborah Wright of 112 Tolomato Trace asked that consideration be given to pedestrian access; i.e., bike paths and walking paths with respect to this development.

At the end of discussion, a motion was made by Mr. John Dow to defer this item until the April 20th IPC meeting, beginning at 6:00 p.m. The motion was seconded by Ms. Desiree Watson and unanimously adopted.

VP1763 Scout Building Demolition

Consider a request to demolish and remove a 1,276 sq. ft. building from one area, and add three 10' x 20' storage sheds in another area. The property is located on the south side of Ocean Boulevard between Demere Road and Twelfth Street, and is a part of the grounds of St. Simons United Methodist Church. The physical address is 624 Ocean Boulevard, SSI, Georgia. The ± 2.6 acre grounds is zoned Resort Residential. Parcel ID 04-04752. Property owned by St. Simons United Methodist Church.

Mr. Tommy Stroud, a member of the St. Simons United Methodist Church, was present for discussion.

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

The St. Simons United Methodist Church wishes to demolish a small building otherwise known as the "Scout Building," and locate portable storage building(s) behind an adjacent building. Under the recently revised Section 709, the addition of the storage buildings does not require Planning Commission review (as it does not meet the threshold requirements for a site plan review), but the demolition of the existing building, which was originally a residence, does.

The request is relatively simple. According to the applicant, the building suffers from mold problems, which makes its use impractical. The building is currently used for storage of supplies and equipment for the church's scout troop. When demolished, the supplies and equipment will be stored in storage buildings to be located behind an adjacent building. The site of the building to be demolished will be landscaped, with no removal of trees.

Staff recommends that the materials submitted be considered as meeting the application requirements. The criteria for consideration of a demolition request are as follows:

- (a) The building is of such architectural or historical interest that its removal would be to the detriment of the public interest. (*Staff Comment: Not met.*)
- (b) The building is fifty (50) years or older and of such old and unusual or uncommon design, texture and material that it could be reproduced only with great difficulty; or (*Staff Comment: Not met.*)
- (c) Retention of the building preserves and protects an historic place or historic presence. (*Staff Comment: Not met.*)
- (d) Retention of the building promotes the general welfare by maintaining and increasing real estate values, generating business, attracting tourists, educating and encouraging study and interest in American history, culture and heritage,

or making the county a more attractive and desirable place in which to live.
(Staff Comment: Not met.)

Staff notes that there is a consistent character of the buildings that make up the church campus, and that it would be appropriate that the storage buildings be painted to a color similar to the existing church buildings.

Mr. Phillips stated that staff's recommendation is for approval of **VP1763**, subject to the storage buildings being painted to a color similar to the existing church buildings.

Mr. William Lawrence advised that as a board member of the United Methodist Church Southeast Georgia Conference, he would refrain from participating in the discussion of this item.

Mr. Tommy Stroud gave a brief presentation and a general discussion followed. Afterward, a motion was made by Mr. John Dow to approve application **VP1763**, subject to the storage buildings being painted to a color similar to the existing church buildings. The motion was seconded by Mr. Paul Sanders. Voting Aye: Mr. John Dow, Mr. Preston Kirkendall, Mr. Paul Sanders, Ms. Desiree Watson and Ms. Joan Wilson. Abstained From Voting: Mr. William Lawrence.

In other business, Mr. Hainley reminded the members of the upcoming Joint Planning Commission Workshop scheduled for Tuesday, March 23rd at 9:05 a.m. at the Harold Pate Building.

There being no further business to discuss, the meeting was adjourned at 7:12 p.m.