

MINUTES
ISLANDS PLANNING COMMISSION
MARCH 29, 2005 - 6:00 P.M.
St. William's Church, St. Simons Island

MEMBERS PRESENT: Robert Ussery, Chairman
Mike Aspinwall, Vice Chairman
Millard Allen
Preston Kirkendall
William Lawrence
Paul Sanders
Joan Wilson

STAFF PRESENT: John Peterson, Director
York Phillips, Planning Manager
Eric Landon, Planner II
Janet Loving, Admin/Recording Secretary

ALSO PRESENT: Cap Fendig, County Commission Chairman
Don Hogan, County Commissioner
Ulrich Keller, County Commissioner

Chairman Robert Ussery 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.

At this time, Mr. York Phillips requested that the following item be added to the agenda: **Appointment of Recording Secretary**. Thereupon, a motion was made by Mr. Paul Sanders, seconded by Mr. Preston Kirkendall and unanimously adopted to include the additional item on the agenda.

The following are other changes made to the agenda: Items 1 & 2 to be moved down on the agenda; Items 4 & 9 to be considered simultaneously (with separate action); Items 2 & 8 to be considered simultaneously (with separate action). Also, as agent/architect for agenda items 1, 2 & 8, Chairman Robert Ussery advised that he would join his colleagues in the audience to avoid a conflict of interest and the meeting would be turned over to Vice Chairman Mike Aspinwall at that point. The new order of the agenda is as follows: 3, 4, 9, 5, 6, 7, 1, 2, 8, 10, 11, (and so forth).

There being no further changes to the agenda, a motion was made by Mr. Millard Allen to accept the changes and approve the agenda for the March 29th Islands Planning Commission meeting. The motion was seconded by Mr. Paul Sanders and unanimously adopted.

Appointment of Recording Secretary

A motion was made by Mr. Preston Kirkendall to officially appoint Mrs. Janet Loving as the Recording Secretary for the Islands Planning Commission. The motion was seconded by Mr. Millard Allen and unanimously adopted.

TA-2005-04

Consider an Amendment to Section 1009 of the Zoning Ordinance of Glynn County, Georgia, to allow Glynn County to appeal a decision by the Board of Appeals, and for other purposes.

The amendment was included in the packages for review and was presented by Mr. Phillips.

According to the staff's report, the Board of Appeals considers applications for variances and appeals of decisions of administrative officials. Currently (under Section 1009 of the Zoning Ordinance), the applicant may appeal a decision to the Board of Commissioners, but no other party has that authority. The proposed ordinance will make it possible for the county to also appeal a decision. The appealed decision would be then presented to the Board of Commissioners for consideration.

Following a brief discussion, a motion was made by Mr. Mike Aspinwall to recommend approval of this amendment. The motion was seconded by Ms. Joan Wilson and unanimously adopted.

VP-2005-001 530 Beachview/Old Casino

Application by John Tuten, agent for Glynn County Board of Commissioners, owner, for approval to make renovations and additions to the old Casino Building located at 530 Beachview Drive on the south side of Beachview Drive (between Mallory and 12th Streets).

Mr. John Tuten was present for discussion.

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

The application is for renovation of the original Casino, which is a county owned facility. The use is permitted in the General Commercial district as a “private or semi-private club, lodge, union hall, or social center.” The site is also within the St. Simon’s Village Preservation overlay district.

The property fronts on Beachview Drive. To the west is the Pier parking area, Brogen’s restaurant, and a mixed use building. The subject property includes the site of the new Casino (now demolished). To the east is the site of the old Post Office, the Lighthouse, and the Lighthouse Keeper’s quarters. These facilities are owned by the Coastal Georgia Historical Society.

Under Section 709.5 (Village Preservation), alteration of existing construction of a principal building must remain within certain limitations, including building height and footprint. The proposed structure does not meet the strict footprint limitations, so a variance was requested and granted by the former Glynn County Planning Commission on February 15, 2005. In addition, Section 709.8 provides that the Planning Commission will review the plans according to the following criteria:

- A) Conformity of the plans submitted to the purpose and provision of this Ordinance.
- B) Conformity and harmony of external material and design with existing and neighboring structures.
- C) The effect of the improvements on neighboring structures or sites.
- D) The consistence and compatibility with existing architectural design building exterior finishes used on neighboring properties or in the overlay zone.
- E) Exterior materials, exterior doors and windows, color schemes and other building elements which are considered compatible with neighboring structures in the overlay zone and appropriate for the area.
- F) The use of landscaping to cause the improvement to conform to the character of the area or to buffer the improvement from the neighboring sites.

The elevation drawings building modifications reflect a proposal which is consistent with the character of the existing building and the area. With the variance, the proposal appears to be consistent with the requirements of the Village Preservation regulations. Therefore, staff’s recommendation is for approval.

During a brief presentation, Mr. John Tuten stated that one of the previous issues of concern was the general appearance. His slide presentation consisted of a series of

artists renderings demonstrating the ultimate appearance of the building as compared to what existed then and now. The proposal showed a series of meeting rooms and a covered walk way, which is an existing feature of the building in terms of a circulation element to provide pedestrian access to the meeting rooms. As far as the proposed color, he explained that his historic research showed that white or off-white painted brick was more of a traditional treatment for coastal structures.

Mr. Tuten stated that another issue of concern was the tower over the stage in the theater end of the building, which would allow the stage curtain and props to be raised up instead of side by side to accommodate moveable scenery units used by theater groups. He stated that he reduced the height of the tower by 5 ft. after concerns about the appearance not being compatible with the rest of the building. The reduced height is approximately 2 ft. above the existing roof peak. Mr. Tuten stated that he is proposing translucent fabric material covering the courtyard. He distributed samples of the fabric and of the metal which would be a painted finish on the building.

Ms. Joan Wilson had questions about the cost in making the changes to the tower. Mr. Tuten stated that he is estimating the cost to be between \$30,000 and \$40,000 dollars; however, he would have a better idea after the bids are in.

At this time, the site plan was addressed. As pointed out at the beginning of the meeting, the two applications (Village Preservation & Site Plan) are being presented simultaneously but require separate action. The following report from staff was included in the packages.

SP-2005-004 (I) Glynn County Casino

This is a request for site plan approval for a property located on the south side of Beachview Drive between Beachview Drive and St. Simons Sound. The property consists of 9.96 acres and includes the land formerly occupied by the new Casino building. The proposed remodeling will produce a building with a footprint of 32,503 square feet. The site is zoned General Commercial and is the Village Preservation overlay district.

Staff's recommendation is for approval of the site plan subject to meeting all requirements. Staff also recommends that the Planning Official be directed to give final approval to the site plan consistent with the Planning Commission's action.

Mr. Tuten stated that previous concern was expressed about parking. He presented two parking plans for review. One of the plans submitted was the original plan using parking on Mallory Street. He stated that the Casino property line extends all the way over to the Mallory Street right-of-way and includes the parking area. He explained that he counted the existing spaces inside the Casino property line.

Chairman Ussery asked if the Village Preservation Ordinance assigns parking spaces. Mr. Phillips stated that the village area is made up of several different zoning districts and the addition of the Village Preservation overall. However, it does not address parking as a comprehensive issue. Chairman Ussery stated that although the

property line included what appeared to be village parking, there is really no prescription that says that village parking belongs to the Core District. Mr. Phillips stated that when the analysis was done for the Core District, the assumption was that this was parking that would supply that particular need. Chairman Ussery stated that there is no technical reason to not allow the use of that parking. Mr. Phillips agreed and added that it is generally perceived that the parking supports the Core District. But technically, it could be treated as being parking available for that use.

Mr. Tuten explained that the alternate parking plan did not include the Mallory Street parking and required a reconfiguration of the semi-circular driveway and parking on the Beachview Drive side of the building. In his judgment, he stated that the plan with the lesser parking is the better plan. The plan with additional parking spaces, which does not count any parking adjacent to the Mallory right-of-way, is the secondary plan. However, whichever plan the Board selects is the plan that he would go with.

At this time, the floor was opened for public comments beginning with Ms. Meredith Trawick, SSI resident, who stated she feels that the design of the building is extremely chopped up and does not flow properly. She thought that when the new Casino was designed it would be “something special.” However, she does like the cream color better than the red brick, but she is concerned about maintaining the paint job. She also expressed concerns about the entrance with the cupola. She feels that it is out of proportion and looks like a church building rather than a community center. Mr. Tuten stated that the cupola is an existing element that would be painted and restored. He stated that it has been there since the building was constructed. He then pointed out what he is proposing as an alternate, which is a fabric and steel covering system of the courtyard for weather protection.

Ms. Kim Gollin, SSI resident, had questions about the fabric and metal structure. She wanted to know if it would be retractable or if it would be up all of the time. Also, if there is a severe storm, would there be a way to remove it or would it have to be replaced after hurricane season. Mr. Tuten stated that the feature would be designed in accordance with the current regulations relative to wind, etc. Whether it remains in place or not would depend upon the severity of the storm. He reiterated that it would be designed to the stringent requirements of wind in our coastal region. He pointed out that the feature is permanent and would not be designed to be removed or replaced for certain events.

Mr. Cap Fendig, County Commission Chairman, stated that the Board of Commissioners is looking for the Islands Planning Commission to approve this request tonight. He stressed that this design represents a united consensus of the past and present Commission that has brought this project forth. He also stated that the Board would prefer that the brick be left in its natural red color and added that the Board did not authorize the tower over the theater but would give it some consideration.

Mr. Aspinwall asked Mr. Fendig which of the two parking versions the Board of Commissioners would prefer. Mr. Fendig stated that parking is part of the approval

process but is not the final answer. He stated that they would have to revisit this project as it revolves. However, the Board is committed to expanding parking in the pier area.

Mr. William Lawrence wanted to know if the current parking is approximately 147 to 149 spaces covering the total area. Mr. Fendig stated that Glynn County owns the parking in the entire area. The only specific designations are those that are attached to the special use permit in the Core District. The County Commission removed that portion of those specific applications to be a part of their contractual use. He pointed out that the average daily activity has been events of no more than 50 people. But there is special event parking that would occur when there are large events. Mr. Fendig stated that the county is not interested in superimposing a lot of paving. They will come back and make the parking aesthetically better.

Chairman Ussery stated that Mr. Tuten's overall presentation was great. The renderings have been very helpful and from his point of view the appearance is consistent with what is currently there. Also, he is pleased to see that the issue of the stage tower is diminished. Chairman Ussery stated that in his opinion, this is an improvement. Mr. Aspinwall agreed, especially the stage area. Chairman Ussery noted that he does not have a particular color preference. Mr. Millard Allen stated that it makes sense to him to leave the building in the red brick color. He did however have questions about the floor plan and traffic pattern. Mr. Sanders also questioned the floor plan and traffic pattern and wanted to know if they were cast in stone. Chairman Ussery stated that those issues are not being considered by this body.

Following discussion, a motion was made by Mr. Paul Sanders to approve the ***Village Preservation Application*** for the Glynn County Casino. The motion was seconded by Mr. Preston Kirkendall. During the course of discussion, the motion was amended to include that approval is for the red brick finish, the stage tower and the overall design. The amendment was accepted and the motion was unanimously adopted.

Chairman Ussery advised that technically, they can vote on the site plan with the reduced number of parking spaces, which meets the parking requirement without having to redo the front entrance. He stated that in his opinion, the rectangular plan distracts from the charm of the front entrance. Mr. Aspinwall agreed and therefore made a motion to approve the ***Site Plan Application*** containing the circular drive scheme. The motion was seconded by Mr. Millard Allen and unanimously adopted.

VP-2005-004 115 Mallory, Bluewater Bistro
Application by Charles (Ace) Harris for approval to make renovations and additions to the Bluewater Bistro located at 115 Mallory Street, on the west side of Mallory Street and north of the St. Simons Island Pier.

Mr. Charles Harris was present for discussion.

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

This application is for renovations and additions to the Bluewater Bistro, which is an existing restaurant located at the end of Mallory Street near the Atlantic Ocean and the St. Simons Island Pier. The site is zoned General Commercial Core and is also within the St. Simons Village Preservation Overlay District.

Under Section 709.5 (Village Preservation), alteration of existing construction of a principal building must remain within certain limitations regarding building height and footprint. The proposal is to add to the second floor of the building, a portion of which is already two stories. The footprint of the building will not change. Accordingly, the proposal does not conflict with the regulations. In addition to the size limitations, the Village Preservation provisions require the Planning Commission to review the appearance of the proposed improvements according to the following criteria:

- A) Conformity of the plans submitted to the purpose and provision of this Ordinance.
- B) Conformity and harmony of external material and design with existing and neighboring structures.
- C) The effect of the improvements on neighboring structures or sites.
- D) The consistence and compatibility with existing architectural design building exterior finishes used on neighboring properties or in the overlay zone.
- E) Exterior materials, exterior doors and windows, color schemes and other building elements which are considered compatible with neighboring structures in the overlay zone and appropriate for the area.
- F) The use of landscaping to cause the improvement to conform to the character of the area or to buffer the improvement from the neighboring sites.

The proposed expansion will match the building's existing exterior, and will use the same or similar signage as currently exists.

Finally, recent changes to the GC-Core zoning district affect how parking is treated. Previously, all restaurants and drinking establishments were subject to additional parking requirements when the use was established or expanded. Now all existing space is exempt from the parking requirement, but new space (such as is the case here with the addition to the building) must meet the requirement. The proposed expansion requires nine additional parking spaces. The applicant has provided a letter certifying that these spaces will be made available by J. C. Strother and Co.

The proposal appears to be consistent with the requirements of the Village Preservation regulations and the applicable zoning district. Therefore, staff's recommendation is for approval.

Mr. Aspinwall had questions about the lease agreement from J. C. Strother. Mr. Phillips stated that it is actually a letter signed by a representative of Mr. Strother and also by the applicant indicating that there is an arrangement. Staff doesn't typically see anything more detailed than what the applicant submitted.

Chairman Ussery asked if a site plan had been submitted that shows the parking spaces. Mr. Phillips replied no and added that they are off-site existing parking spaces that were used by another restaurant that had been operating under a special use permit. Chairman Ussery asked if it is staff's view that those spaces are now free for release. Mr. Phillips replied yes. He stated that he discussed this issue with the County Attorney and found that there have been about four restaurants that had made parking arrangements and subsequently asked to be released. Staff examined the actual language of the special use permit in each instance and if there were specific requirements, it was determined that the spaces could be released but the applicant would have to amend the special use permit. However, if there were no specific requirements or conditions, the applicant could just release the spaces without having to do anything different.

Mr. Paul Sanders pointed out that there is no date of expiration on the lease agreement and wanted to know if this is considered to be a legal contract. Mr. Phillips stated that this is a typical agreement and it is seldom dated. Not to have an agreement would be a violation of the ordinance. Chairman Ussery stated that they need to start asking for some type of site plan that indicates the parking spaces, and perhaps they should start with this request. He stated that in order to keep an accurate record of what's going on, there needs to be something in the file that shows the specific parking spaces.

Mr. Harris gave a brief presentation and noted that the lease agreement is signed by Mr. Gordon Strother.

Ms. Joan Wilson had questions concerning capacity. Chairman Ussery explained that in what the Planning Commission reviews, capacity has to do with the number of parking spaces required. Mr. Phillips elaborated on how the parking calculations work in this regard.

Mr. Frank Whitline of St. Simons commented that it is readily apparent to him that this particular business is expanding its area and will be a larger facility. He feels that if the business is expanding then there should be expanding parking; however, there is no additional parking being provided, but rather a scheme to allocate parking in an alley. Mr. Whitline stated that in his opinion, the spirit of the regulations is being lost in trying to agree on a scheme to allocate what is now public parking and call it expanding parking for businesses. Chairman Ussery explained that in this particular case, the parking area in question is indeed private parking. He reiterated that there needs to be some type of drawing with these applications showing where the parking spaces are. Mr. Whitline

asked if there are actual physical additional parking spaces being created. Chairman Ussery replied that technically, yes there are.

Following discussion, a motion was made by Ms. Joan Wilson to defer this request until a plan is submitted showing the location of the parking. The motion was seconded by Mr. Millard Allen. Voting Aye: Mr. Millard Allen, Mr. Mike Aspinwall, Mr. William Lawrence, Mr. Robert Ussery and Ms. Joan Wilson. Voting Nay: Mr. Preston Kirkendall and Mr. Paul Sanders.

Variance Request - Stamps Tract Subdivision
Request by P&A Engineering for a variance from the Glynn County Subdivision Regulations for a reduction of the center line elevation for the extension of Forest Park Road in the Stamps Tract Subdivision.

Mr. Chris Amos was present for discussion.

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

This is a request for a variance to the center line elevation requirement as specified in the Glynn County Subdivision Regulations. The requested elevation is 5.47 feet, as compared to the elevation required by the Subdivision Regulations Section 6.02.2(P) of 7.5 feet for minor streets. The request is in connection with construction plans that are currently under review by county staff within the Stamps Tract subdivision.

The proposed variance is requested for the extension of Forest Park Road. The applicant has provided the opinion that if the road extension were elevated as required in the County Subdivision Regulations access and drainage problems would occur to existing homes. County Engineering staff has reviewed the proposal and has no objections. Staff's recommendation is for approval.

Mr. York Phillips presented background information, followed by a brief presentation from Mr. Chris Amos. Afterward, a motion was made by Mr. Paul Sanders to approve this request. The motion was seconded by Mr. Mike Aspinwall and unanimously adopted.

PV-2005-001 (I)

Request by Shupe Surveying Company for a vacation of a plat for Lots 1 & 2 of the Marrs Property. The property is located on Demere Road approximately 300 feet north of Everett Street.

Mr. Bobby Shupe was present for discussion.

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

This subdivision was approved as a minor plat in 2001. The owner wishes to recombine the lots so that they can be divided in a different manner. The vacation/new subdivision approach appears to be the simplest method for doing this.

The property is located on Demere Road approximately 300 feet north of Everett Street, and consists of two lots containing 1.746 acres. The property is zoned R-6. Section 803 of the Glynn County Subdivision Regulations provides the Planning Commission the authority to vacate plats. Staff's recommendation is for approval subject to meeting all requirements.

Mr. Millard Allen questioned staff's recommendation...."subject to meeting all requirements." Mr. Landon explained that although staff has reviewed this request and recommends approval at this point, there are still other review steps that the applicant must follow, i.e., construction plan review, etc. that are typically approved administratively. Mr. Kirkendall asked if the zoning would be changed in this case. Mr. Landon replied no, the zoning would remain the same.

Following discussion, a motion was made by Mr. Millard Allen to approve this request. The motion was seconded by Mr. Paul Sanders and unanimously adopted.

At this time, Chairman Robert Ussery stepped down and the meeting was turned over to Vice Chairman Mike Aspinwall.

ZM-2005-007 (I) Red Barn Development

Consider a request to rezone from Local Commercial and R-6 to Planned Development General, property located on the southeast corner of Frederica Road and South Harrington. The total site area is 14.6 acres, with 660 feet of frontage on Frederica Road and 670 on South Harrington. The proposed development consists of a

commercial/residential complex with approximately 5 to 7 acres of commercial space and approximately 64 dwelling units. Robert Ussery, agent for Don Gentile, owner.

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

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

The proposed application is a zoning request to create two distinct developments in a single Planned Development. The proposal contains a commercial development of 5.8 - 7.3 acres, which is generally consistent with the existing Local Commercial zoning, and the county's adopted Comprehensive Plan.

The residential portion of this application will consist of 7.3 - 9.3 acres. The maximum number of dwelling units for this site is 64, or 8 dwelling units per acre (whichever is less). The proposed residential zoning will be a slight increase in density; however, it will also allow for greater flexibility in the layout. The proposed use will allow a combination of single-family, two-family, row houses, or multi-family dwellings. Allowing different housing types will provide the potential to preserve the natural features of the site by setting lot coverage requirements, preserving open space, and by requiring the protection of existing trees.

The proposed zoning text is accompanied by a PD master plan for the site. The proposed PD text and plan were included in the packages for review.

The site is along the east side of Frederica Road, and along the south side of South Harrington Road. To the south and southeast are a part of the golf course and low-density single family area within the Sea Palms development. Development to the north along South Harrington is mixed, with both newer and older residences. To the west across Frederica is also a mixed residential area.

The county's adopted Comprehensive Plan designates this area for Commercial and Low Density Residential.

In conformance with Section 1103 of the Glynn County Zoning Ordinance, the following findings of fact were considered in making the recommendation:

- 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 commercial use is consistent with the existing zoning for the site. In fact, the commercial site has proposed lot coverage / open space requirements that exceed the requirements of the existing zoning.

The proposed residential uses are more flexible than the existing uses. The proposed uses include the ability to have two-family, and multi-family

development. However, the proposed residential use also includes lot coverage/ open space requirements which exceed the requirements of the existing zoning.

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

The proposed use will not adversely affect the existing use of adjacent or nearby property.

- 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.

The proposed use will be serviced by Glynn County water and sewer. The density of development will be roughly equivalent to the densities that can be permitted under the existing zoning.

- Whether the zoning proposal is in conformity with the policy and intent of the Comprehensive Land Use Plan.

The future land use map identifies this area as Commercial and Low Density Residential.

- Whether there are other existing or changing conditions affecting the use and development of the property, which give supporting grounds for approval or disapproval.

This portion of St. Simons has experienced an increase in residential growth. The location of the proposed commercial use is consistent with the development patterns for the surrounding area.

Both the commercial and residential development of this site provides for lot coverage requirements, which has the potential to preserve the natural characteristics of the site.

The proposed commercial use is consistent with the existing zoning for the site. The proposed PD text provides open space and tree preservation requirements that are more restrictive than the existing zoning.

The proposed residential use will allow a more flexible use for the site than the existing zoning permits. Allowing different housing types will allow the site to be developed in patterns that can preserve the natural character of the site. As with the commercial portion of this project, the proposed zoning change will establish open space and tree preservation requirements that do not presently exist under conventional zoning. Staff's recommendation is for approval.

Several questions were raised about the division in the number of units. For clarification, Mr. Robert Ussery presented a site plan which he stated was prepared based on the existing zoning, with the Local Commercial property in front, and he pointed out what he could potential do on the site as it exists now. The plan shows 50 homes in the R-6 zoning portion. Mr. Ussery stated that he tried to be realistic in his approach in order to compare it to what was being offered in the Planned Development. There is approximately 40,000 sq. ft. of retail/office commercial space in the Local Commercial area in the front. Currently, there are 10 acres in the R-6 portion of the property and approximately 4 acres in the commercial portion of the property.

Mr. Ussery elaborated on the history of the property, explaining that it has been in the Gentile family for a number of years. He pointed out that this is a very significant piece of property on St. Simons that most people are familiar with. During his preparation of the proposal, the owner, Mr. Gentile expressed a concern for them to somehow work the trees into the development. Mr. Ussery advised the owner that it would be very possible to do so with the Planned Development scheme, which would allow them to place restrictions on how to handle the setbacks, greenspace and to also have a tree save stipulation in the development text.

Mr. Ussery stated he feels that they are headed in the right direction to do a quality development and at the same time, regardless of who owns the property in the future, there is some assurance that there will continue to be some greenspace. He then highlighted some of the other details in the development, and a general discussion followed.

While Mr. Ussery was commended on presenting a better Planned Development text than what is usually seen, it was the consensus of the members that it contained a lot of information that should be studied carefully before rendering a recommendation. Some of the items of concern that were discussed at length were deceleration lanes, infrastructure, density, traffic, hours of operation relative to a commercial business, parking, buffers and noise.

Mr. Aspinwall asked Mr. Ussery his opinion on a deferral. Mr. Ussery advised that his client understands the complexity of these issues and would not object to deferring the application to the next meeting. Thereupon, a motion was made by Mr. Paul Sanders to defer this request until the April 19th Islands Planning Commission meeting beginning at 6:00 p.m. The motion was seconded by Mr. Millard Allen. Voting

Aye: Mr. Millard Allen, Mr. Mike Aspinwall, Mr. Preston Kirkendall, Mr. William Lawrence, Mr. Paul Sanders and Ms. Joan Wilson. Abstained From Voting: Mr. Robert Ussery.

At this time, the Planning Commission took a 10 minute recess. The meeting resumed at 8:40 p.m. with Vice Chairman Mike Aspinwall presiding.

ZM-2005-008 (I) Golden Isles Marina PD Amendment

Consider a request to amend the Planned Development zoning master plan and text for property located on the south side of the F. J. Torras Causeway, approximately 2,000 feet west of its intersection with Kings Way. The proposed change is intended to make the existing structures and setbacks consistent with the Planned Development text. The total area is 6.83 acres. Robert Ussery, agent for M. Boyce Mann, owner.

Mr. Robert Ussery and Mr. Joe Combs were present for discussion.

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

The Golden Isles Marina development has been in existence for many years, and has been a planned development for over thirty years. The development consists of a marina, boat storage, commercial space and a residential condominium. A recent amendment (2003) updated the PD text and made provisions to allow subdivision of the property. Reports provided at that time verified that the sewer treatment capacity and road access were sufficient to serve the development. Marina Drive, formerly an access easement, was platted as a private street in 2004, allowing for the division of the project into several parcels also accomplished in 2004.

The property is generally surrounded by marsh, and has frontage on the Frederica River. The project is subject to DNR limitations and restrictions apart from the zoning and subdivision requirements of Glynn County.

The county's adopted Comprehensive Plan designates this area for commercial usage.

In conformance with Section 1103 of the Glynn County Zoning Ordinance, the following findings of fact were considered in making the recommendation:

- Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.

The nature of the proposed development will not change. The proposed amendment will be an adjustment to the internal lot coverage and setback requirements.

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

The proposed change should have no adverse affect on the usability of the adjacent or nearby property.

- 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.

The proposed use will not result in changes in use which would cause further demand or stress on existing infrastructure.

- Whether the zoning proposal is in conformity with the policy and intent of the Comprehensive Land Use Plan.

The future land use map identifies this area as Commercial.

- Whether there are other existing or changing conditions affecting the use and development of the property, which give supporting grounds for approval or disapproval.

The existing marina consists of several different parcels which are currently required to meet all setback requirements. The proposed change would allow the site to be developed without the requirement of setbacks for structures developed within the marina.

The proposed PD amendment will allow this development to develop as a single site, instead of piecing together a series of small parcels. Staff recommends that the

application be approved and that the amended PD text be adopted as proposed, with the following changes:

1. That the proposed amended PD text be amended to allow on-street parking on the existing Marina Drive.
2. That the proposed change to allow 0' setbacks for certain yards be subject to review by the Planning Commission at the time of site plan approval, and further be subject to approval by the Fire Chief.

Following review, a motion was made by Mr. Preston Kirkendall to recommend approval of this request subject to the changes recommended by staff. The motion was seconded by Mr. Paul Sanders. Voting Aye: Mr. Millard Allen, Mr. Mike Aspinwall, Mr. Preston Kirkendall, Mr. William Lawrence, Mr. Paul Sanders and Ms. Joan Wilson. Abstained From Voting: Mr. Robert Ussery.

SP-2005-002 (I) Golden Isles Marina Pool and Restaurant

This is a request for site plan approval for a property located on the south side of the F. J. Torras Causeway, approximately 2,000 feet west of its intersection with Kings Way. The proposed project consists of a new 2,400 sq. ft. restaurant and pool within the existing Golden Isles Marina. The property is 3.23 acres and is zoned Planned Development.

Mr. Robert Ussery and Mr. Joe Combs were present for discussion.

According to the staff's report, this site plan is consistent with the proposed changes to the zoning outlined in **Application #ZM-2005-008 (I)**. Staff's comments have either been addressed or can be addressed with the building permit site plan. Therefore, staff's recommendation is for approval subject to meeting all requirements. Staff also recommends that the Planning Official be directed to give final approval to the site plan consistent with the Planning Commission's action.

Following review, a motion was made by Mr. Millard Allen to approve this request. The motion was seconded by Mr. Paul Sanders. Voting Aye: Mr. Millard Allen, Mr. Mike Aspinwall, Mr. Preston Kirkendall, Mr. William Lawrence, Mr. Paul Sanders and Ms. Joan Wilson. Abstained From Voting: Mr. Robert Ussery.

(Chairman Robert Ussery presided over the remainder of the meeting.)

SP-2005-005 (I) New Condominium for AND Lot LLC

Request for site plan approval for property located on the west side of Demere Road, 300 feet south of its intersection with Skylane Drive. The proposed development consists of 7 attached dwelling units on 1.06 acres. The site is zoned General Residential.

Mr. Larry Bryson, agent, and Mr. Don Hutchinson were present for discussion.

According to the staff's report, comments from staff have either been addressed or can be addressed with the building permit site plan. Therefore, staff recommends approval of this request subject to meeting all requirements. Staff also recommends that the Planning Official be directed to give final approval to the site plan consistent with the Planning Commission's action.

For the benefit of the new members, Chairman Ussery gave a brief overview of previous rezoning and site plan for this particular property. He stated that this is essentially the same site.

During a brief presentation, Mr. Bryson explained that the site coverage on this property is 48.24% (less than 50%) and consists of 7 units. This was agreed upon during the rezoning phase of the property. He stated that he is also providing three parking spaces per unit, which is more than adequate to ease parking constraints for the project. He further stated that a privacy fence is being provided on three of the property boundaries; north, south and west and it will be landscaped. Mr. Bryson stated that a turnaround space is provided to facilitate large garbage trucks. This was a concern that was discussed during the rezoning phase. He stressed that he tried to save as many trees as he possibly could, while maintaining a natural buffer for the first 130 ft. on the front of the property.

Chairman Ussery had questions about the drainage. Mr. Don Hutchinson of Korb Engineering explained that an inlet is being installed in the middle of the driveway, which would be connected to the existing system. He pointed this area out on the plans for further clarification and stated that there was no on-site detention necessary.

Mr. Millard Allen asked if the additional fire hydrant had been taken care of. Mr. Hutchinson replied yes. Mr. Allen then asked if all other concerns had been addressed. Mr. Landon replied yes. Mr. Phillips elaborated on the review process.

Ms. Joan Wilson expressed concerns about there being enough room for emergency vehicles to turn around. Mr. Joe Combs, volunteer chief with the Glynn County Fire Department, stated that he has been with the department for over 12 years.

He explained that it is not uncommon to back the trucks in and out of condominium complexes or business areas. He assured Ms. Wilson that there would be no problem maneuvering emergency vehicles in and out of the area.

Following discussion, a motion was made by Mr. Millard Allen to approve this request. The motion was seconded by Mr. Preston Kirkendall and unanimously adopted.

SP-2005-006 (I) The Black Banks River Residences

Request for site plan approval for property located on the north side of Cloister Place, northwest of the New Cloister Hotel. The proposal consists of 10 multi-family dwelling units on 1.05 acres. The site is zoned Planned Development and is located within the Cloister Planned Development.

Attorney Jim Gilbert was present for discussion.

According to the staff's report, comments from staff have either been addressed or can be addressed with the building permit site plan. Therefore, staff recommends approval of this request subject to meeting all requirements. Staff also recommends that the Planning Official be directed to give final approval to the site plan consistent with the Planning Commission's action.

Following a brief presentation by Mr. Gilbert, a motion was made by Mr. Paul Sanders to approve this request. The motion was seconded by Mr. Preston Kirkendall. Voting Aye: Mr. Millard Allen, Mr. Mike Aspinwall, Mr. Preston Kirkendall, Mr. William Lawrence, Mr. Paul Sanders and Mr. Robert Ussery. Abstained From Voting: Ms. Joan Wilson.

It was the consensus of the members to re-visit Agenda Item #5 **VP-2005-04 (Bluewater Bistro)** for further clarification on the parking issue. Therefore the action to defer this item was retracted. A motion was made by Mr. Millard Allen to place this item back on the table for additional discussion. The motion was seconded by Mr. Mike Aspinwall and unanimously adopted.

Mr. Phillips explained that the parking issue in this application is not technically a function of the Village Preservation. The parking applies when there is a new restaurant because it requires a special use permit. He apologized for not clarifying this point earlier. He stated that the Village Preservation is confined more to the appearance. In

this particular application we are not dealing with a special use permit, but rather an existing operation.

Chairman Ussery stated he always thought that all commercial uses on St. Simons Island required site plan approval. At one point the language was amended to add industrial uses and institutional uses. Mr. Phillips acknowledged that Chairman Ussery is correct. The ordinance says that all commercial and multi-family uses in GC-Core require site plan approval. Chairman Ussery stated that parking, whether it is off-site or on-site, is part of the site review and that type of information is essential. A scaled drawing showing the location and the number of parking spaces would be helpful. Mr. Harris stated that he would not have a problem with providing a site plan.

At the end of discussion, the members concluded that a recommendation of approval subject to a condition to this affect would be sufficient. Therefore, a motion was made by Mr. Mike Aspinwall to approve the Village Preservation Application for Bluewater Bistro conditioned on the applicant providing staff with a site plan indicating the location and the number of parking spaces. The motion was seconded by Mr. Paul Sanders and unanimously adopted.

MINUTES

Joint Meeting - March 1st

A motion was made by Mr. Paul Sanders to approve the Minutes of the March 1, 2005 Joint Meeting with corrections. The motion was seconded by Mr. Millard Allen and unanimously adopted.

Under *Chairman Items*, Chairman Ussery stated that at the next meeting, he would like to have a discussion on the height ordinance and compare the difference between the previous height ordinance and the existing height ordinance, specifically for the Island. Also at a future meeting, he would like for staff to provide some basic demographics for St. Simons Island. Mr. Phillips concurred.

Under *Planning Commission Items*, Mr. Kirkendall requested a smaller version of the zoning map for St. Simons Island. Mr. Phillips stated that he would look into providing some type of Atlas for the members.

Under *Staff Items*, Mr. Allen was appointed to serve as a representative on the Technical Coordinating Committee of the Metropolitan Planning Organization (MPO).

There being no further business to discuss, the meeting adjourned at 9:40 p.m.