

MINUTES
ISLANDS PLANNING COMMISSION
OCTOBER 18, 2005 – 6:00 P.M.
Fire Station #2 Demere Road, St. Simons Island

MEMBERS PRESENT: Robert Ussery, Chairman
Mike Aspinwall, Vice-Chairman
G. Millard Allen, Jr.
Preston Kirkendall
William Lawrence
Paul H. Sanders
Joan D. Wilson

STAFF PRESENT: John Peterson, Director
York Phillips, Planning Official
Eric Landon, Planner
Gail Wendel, Administrative Tech/Acting Secretary

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

Chairman Ussery gave a brief recap of the rules and procedures.

ADOPTION OF AGENDA

Chairman Ussery asked to hold item #2 until after item #3, the ordinance amendment. Mr. Aspinwall made a motion to adopt the agenda and Mr. Kirkendall seconded. All voted in favor of the motion.

SU-2004-004 (I)

Consider a request for a special use permit for a restaurant at 121 Mallory Street, Unit 101. The property is located on the west side of Mallory Street approximately 100 feet south of its intersection with Butler Avenue. Zoning is GC-Core. Application by Jeff Rentz, agent for Hinnants In Common, Inc.

Mr. Landon presented the item and stated that the staff recommended approval.

Chairman Ussery asked if anyone was speaking in favor of the application.

Jeff Rentz, the agent for the owner, stated that the previously approved Special Use Permit had expired because of a misinterpretation of the ordinance. The general ordinance states the permit expires in 12 months, however, in village preservation it expires in 6 months. There was further discussion. Mr. Lawrence asked Mr. Rentz how many people the restaurant will accommodate and he replied 35 to 40 patrons.

Chairman Ussery asked if there was anyone speaking in opposition.

Mr. Jerry Clark, who lives on Butler Ave., wants to be assured that there will not be a problem with the trash. He stated that there has been a problem in the past with other business owners. Mr. Rentz stated that one of the conditions placed on them assures that they will comply with the Glynn County ordinance. There was further discussion.

Chairman Ussery asked Mr. Phillips if he could comment & he stated that the county is developing a plan for this area. Chairman Ussery asked if staff recommends approval with the condition concerning the trash and Mr. Phillips replied that is correct.

Mr. Clark stated that he still needs to know what is going to be done with the trash because there is no place to put a dumpster. Mr. Allen stated that whatever the board decides, it will be contingent on a solution to the problem.

Chairman Ussery passed the gavel to Mr. Aspinwall. He then made a motion to approve the application provided that the applicant complies with the following before the restaurant opens:

- 1) There will be a plan in place and approved by utilities for garbage disposal & pickup.
- 2) There will be a plan in place and approved by utilities for the grease trap.

Mr. Sanders seconded. Mr. Aspinwall called the question and all voted in favor of the motion.

Mr. Aspinwall passed the gavel back to Chairman Ussery.

TA-2005-05

Consider an amendment to the Zoning Ordinance of Glynn County, Georgia, Article VII (Requirements by District), Section 701 (R-6, R-9, M-6, M-9, Mh-6 and Mh-9 One-Family Residential), Section 701.4 (Special Uses) to permit schools affiliated with churches as a special use within the R-6, R-9, M-6, M-9, Mh-6 and Mh-9 Districts; and for other purposes.

Mr. Phillips presented the item and stated that private schools are not provided for in the ordinance. There was further discussion and he stated that the staff recommends approval.

Chairman Ussery asked Mr. Phillips if public schools are currently allowed and he replied that they are.

Chairman Ussery asked if anyone was speaking in favor or in opposition to which no one replied.

Mr. Kirkendall made a motion to approve amendment and Mr. Aspinwall seconded. All voted in favor of the amendment.

SU-2005-005 (I)

Consider a request for a special use permit for a school affiliated with a church at 111 Menendez Avenue. The property is located on the south side of Menendez Avenue approximately 300 feet west of its intersection with Frederica Road. The zoning is R-9. Application by Eddie Esserman, agent for Lord of Life Lutheran Church and Christian Montessori School.

Mr. Landon presented the item and pointed out that there is already a Special Use Permit in effect for this location that was approved in 2001. However, it only allows a day school or nursery, but not a private school. He showed pictures of the property and pointed out a temporary building on the property that is only there until the end of this year. He further stated that the applicant is asking to build a second story, not to increase the footprint of the existing building. He also stated that the question of how many students was answered when the applicant stated that 120 students would be the cap. He stated that the staff recommends approval of the application contingent on the approval of the ordinance amendment.

Chairman Ussery asked if 120 students would be a cap that includes the lower grades and Mr. Landon replied that it would. There was further discussion. Mr. Aspinwall asked about where more parking would be and Mr. Landon stated that it will be on the site plan later. There was further discussion. Mr. Allen asked about the temporary building and Mr. Landon stated that it will be removed at the end of this school year. There was further discussion.

Eddie Esserman, agent for the church, stated that they are asking for a modification to an existing Special Use Permit that stated "pre-school" and change it to "school" and they plan to expand. Mr. Aspinwall asked Mr. Esserman if he has given any consideration to a parking plan. He replied that they will continue to use existing parking and they will stagger drop off times. There was further discussion. Mr. Sanders asked how many students currently attend the school and Mr. Esserman replied 79 students and 9 staff members. Mr. Aspinwall asked if they would consider a cut-through and there was further discussion. Mr. Allen stated that the cars stack up off Menendez onto Frederica. There was further discussion and Mr. Aspinwall stated that the parking & traffic problems should be addressed at site plan.

Chairman Ussery asked if anyone was speaking in favor.

Mr. Tom Brubaker stated that they are concerned for the neighborhood and they will address their concerns.

Mr. Don Long, with Lord of Life Lutheran Church, stated that they are not interested in expanding any further than 120 students. They will look into other solutions for the traffic problems. Chairman Ussery asked what property belonged to Montessori and he replied that it is

a lease agreement. Mr. Sanders asked what the costs were for the County Police to supervise the traffic at Frederica Academy and if this school intends to ask the County Police supervise traffic. He replied that they may look into that if they can't solve the problems themselves.

Ms. Beth Brockwell stated that the County Police assist with traffic at Frederica Academy without charging for that service.

Chairman Ussery asked if anyone was speaking in opposition.

Mr. Ben Nelson, on Menendez, stated that the traffic is very bad. Originally the neighbors were told there would be 35 students.

Ms. Mary Griffis, on Menendez, wanted to know where liability falls in case of a child being hit by a car. She also discussed a true limit of the number of students that cannot be crossed later. She also pointed out that all of the cars driving on the green space and leaving tire ruts and then suggested busing students from a shopping center.

Mr. Nelson spoke again to point out the lack of a buffer.

Mr. Aspinwall stated that given the state of the public schools he is for educational facilities, though having them in neighborhoods can be a problem.

Mr. Kirkendall asked if the building is out of the 20 foot setback. There was further discussion.

Mr. Aspinwall made to motion to approve contingent on:

- 1) The school provides more on-site stack space.
- 2) That a buffer be installed between the school and the residential area.
- 3) There will be a limit of 120 students.
- 4) That all parking be on an improved surface (not paving).

Mr. Kirkendall seconded and there was further discussion. Mr. Aspinwall added another stipulation:

- 5) That Planning & Zoning advertise when the site plan is to be heard.

Chairman Ussery called the question and all voted in favor of the motion.

TA-2005-06

Consider an amendment to the Zoning Ordinance of Glynn County, Georgia, Article III (Definition and Interpretation of Terms Used in this Ordinance), Section 302 (Definitions) to amend the definition of "Story;" Article V (Application of Regulations), Section 502 (Height of Building) to clarify the method for determining the height of a building and to limit the number of stories for buildings in Planning District 2; and for other purposes.

Mr. Phillips presented the item and stated that staff recommended approval. There was further discussion.

Larry Bryson asked what the definition of a “story” is. Mr. Phillips read the definition and Mr. Bryson stated then it would be his understanding that there could be 4 stories. There was further discussion.

Mr. Allen made a motion to approve the amendment and Mr. Sanders seconded. All voted in favor.

TA-2005-07

Consider an ordinance to adopt a new map of Planning Districts as referenced in Section 405 (Planning Districts) of the Glynn County Zoning Ordinance, and for other purposes. The purpose of this amendment is to change the map referenced by the Zoning Ordinance to conform to the boundaries adopted for the two planning commissions.

Mr. Phillips presented the item and stated that in March of 1999 the Board of Commissioners approved a Planning District Map establishing 4 planning districts in Glynn County. However, when ordinance adopted the two Planning Commissions, there was a discrepancy between the boundary for the planning commissioner districts and the planning district. There was further discussion.

Mr. Sanders made a motion to approve the amendment and Mr. Allen seconded. All voted in favor.

VP-2005-010

Carmichael - 405 10th Street - Application by Caroline Carmichael for approval to move a house from 743 Oglethorpe to 405 10th Street. The property is located on the southwest corner of Magnolia and 10th Street.

Mr. Landon presented the item and stated that staff recommended approval.

Chairman Ussery asked if the two homes were combined and there was further discussion.

Chairman Ussery asked if the applicant was present to which no one replied.

Mr. Sanders made a motion to defer the application for 30 days and Mr. Allen seconded. All voted in favor.

VP-2005-011

Reagan - 405 Mallory - Application by Terry Girona for approval to replace a sign at 405 Mallory on the west side of Mallory approximately 125 feet north of its intersection with Kings Way.

Mr. Landon presented the item and stated that staff recommends approval.

Mr. Allen made a motion to approve the application and Mr. Sanders seconded. All voted in favor.

SP-2005-024(I) - Toland Airplane Hangar

This is a request for site plan approval for a property located on the south side of Airport Road between approximately 1,000 feet west of its intersection with Demere Road. The proposal consists of an approximate 9,600 square foot airplane hangar on a 14,100 square foot lot. The site is zoned PD (Planned Development)

Mr. Landon presented the item and stated that staff recommended approval. There was further discussion.

Mr. Allen made a motion to approve and Mr. Sanders seconded. All voted in favor.

SP-2005-025(I) - Garden Style Landscape

This is a request for site plan approval for a property located on the south side of Skylane Drive approximately 1,100 feet northwest of its intersection with Sandcastle. The proposal consists of a 2,586 square foot building on a 9,054 square foot lot. The property is zoned PD (Planned Development).

Mr. Landon presented the item and stated that staff recommends approval.

Chairman Ussery asked Don Hutchinson if the drainage was just surface drainage to existing ditches and he replied that is correct. There was further discussion.

Mr. Aspinwall asked the owner if this is wholesale or retail and he replied wholesale.

Mr. Kirkendall made a motion to approve and Mr. Allen seconded. All voted in favor.

MINUTES

September 20, 2005 Regular Meeting

Chairman Ussery asked the board members if there are any changes to be made. Mr. Kirkendall made a motion to accept the minutes and Mr. Sanders seconded. All voted in favor.

Under ***Chairman Items***, Chairman Ussery stated that Commissioner Uli Keller has asked the board to look into lot splits on St. Simons Island, specifically houses being torn down and two or three being put back in its place. Mr. Phillips stated that 801 and 802 issues have been looked at. He further described the issues and stated the IPC will have an ordinance meeting on November 1, 2005 to which he has also invited the MPC Ordinance Committee and the Community Development Advisory Board's 802 Committee. There was further discussion.

Under ***Ordinance Committee Report***, Mr. Allen stated that the board made some progress tonight on ordinance committee issues. There was further discussion. Mr. Allen also commented on the presentation by John Peterson regarding the Home Occupation amendment. Mr. Peterson stated that it will be important to get the two ordinance committees together on the issue. Mr. Allen also pointed that they went to the L.R.T.P. Planning meeting where they had the final review and it has gone on to the advisory committee.

Under ***Staff Items***, Mr. Phillips stated that there are several ordinance amendments being worked on at this time. He also reminded the members of the meeting on November 1, 2005 at 9:00 a.m. in Room 234 of the Office Park Building.

Chairman Ussery asked if there was anything further. Mr. Phillips stated that he is handing out a replacement for part of the appendix for the Subdivision Regulations.

Mr. Sanders made a motion to adjourn and Ms. Wilson seconded. The meeting was adjourned at 7:52 p.m.