

# MINUTES

## ISLANDS PLANNING COMMISSION

MARCH 20, 2012 - 6:00 P.M.

The Casino Bldg, 530 Beachview Drive, SSI

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**MEMBERS PRESENT:** John Dow, Chairman  
Stan Humphries, Vice Chairman  
Preston Kirkendall  
Patricia Laurens  
William Lawrence  
Paul Sanders  
Desiree Watson

**STAFF PRESENT:** David Hainley, Community Development Director  
Paul Forgey, Planning Manager

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

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### MINUTES

#### February 21, 2012 Regular Meeting

Upon a motion made by Mr. Preston Kirkendall and seconded by Mr. Paul Sanders, the Minutes of the *February 21<sup>st</sup> Regular Meeting* were approved and unanimously adopted.

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#### PP2343 Frederica Township, Phase VII

Consider approval of a preliminary plat for a 6.366 acre property consisting of a ten lot residential subdivision, located generally on the north end of St. Simons Island, west of Lawrence Road, and east of Pikes Bluff Road. The project access will be a 60 ft. private right-of-way. Property owned by Frederica Development Group, LLC.

Mr. Mike Shalley, agent, was present for discussion.

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

This site is located in the Island's Future Development Area and is shown on the Future Land Use Map as Low Density Residential. It is located just outside of a ¼ mile radius Village Center.

Engineering staff had no issues with this project and they will be working with the applicant at the construction plan submittal and development phase of the project, as applicable.

Pikes Bluff Road, a 100 ft. wide private right-of-way, is the road that leads to Alford Lane, a 60 ft. wide private right-of-way, off of which two cul-de-sacs are proposed; each accesses 5 lots. At development, 10 lots would generate an estimated average of 10 vehicle trips or a total of 100 ADT's (average daily trips) per day.

A formula of 0.54 children per residence based on current records predicts that at time of development, the project would generate up to 6 school aged children. Public schools servicing this area of Glynn County are Oglethorpe Point Elementary, Glynn Middle, and Glynn Academy.

Public utilities are proposed to be provided by the Brunswick-Glynn County Joint Water & Sewer Commission.

Mr. Forgey stated that staff recommends approval of application **PP2343**, Frederica Township, Phase VII, subject to meeting all requirements during the development process.

Mr. Mike Shalley gave a brief presentation and a general discussion followed. Mr. Bobby Shupe was also on hand to answer questions.

Following discussion, a motion was made by Mr. Paul Sanders to approve application **PP2343**, Frederica Township, Phase VII, subject to meeting all requirements during the development process. The motion was seconded by Mr. Preston Kirkendall and unanimously adopted.

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**SP2338 Frederica Golf Training Center**

Consider approval of a site plan for an accessory golf building and future accessory maintenance building to serve Frederica Golf Club to be located on a 274.26 acre property at 100 Pikes Bluff Drive, St. Simon's Island. Parcel ID: 04-1436. Johnathan Roberts, agent for Mike Shalley of Frederica Development Group, owner.

Mr. Johnathan Roberts and Mr. Shalley were present for discussion.

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

The proposed use consists of an accessory building to be used for golf training and a future accessory building for maintenance.

The site plan was revised from its original submittal to provide access that meets standards for the disabled to the proposed golf training structure.

Mr. Forgey stated that staff recommends approval of **SP2338**, Frederica Golf Training Center Site Plan.

Following an appeal for approval by Mr. Roberts, a motion was made by Mr. William Lawrence to approve **SP2338**, Frederica Golf Training Center Site Plan. The motion was seconded by Ms. Patricia Laurens and unanimously adopted.

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**2012 Meeting Schedule**

Upon a motion made by Mr. Paul Sanders and seconded by Mr. Preston Kirkendall, the **2012 IPC Meeting Schedule** was approved and unanimously adopted.

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In other business, Mr. Forgey gave a brief update regarding discussion and subsequent action of application **VP2323** which was presented at the February 21<sup>st</sup> IPC Meeting. He stated that he has been in contact with someone who is interested in relocating the house from 622 Beachview Drive. The structure will be saved but will not be located on the Island.

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There being no further business to discuss, the meeting was adjourned at 6:20 p.m.