

DRAFT/MINUTES
ISLANDS PLANNING COMMISSION
JUNE 16, 2015 - 6:00 P.M.
The Casino Bldg., 530 Beachview Drive, SSI

MEMBERS PRESENT: Preston Kirkendall, Chairman
 Desiree Watson, Vice Chairman
 Stan Humphries
 William Lawrence
 Robert Ussery
 Karen Ward
 Joel Willis

STAFF PRESENT: David Hainley, Community Development Director
 Cayce Dagenhart, Planner II
 Karl Bursa, Planner II
 Julie Grimm, Planner I
 Janet Loving, Admin/Recording Secretary

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.

Minutes

February 17, 2015 Regular Meeting
March 17, 2015 Regular Meeting
May 25, 2015 Joint Meeting

A motion was made by Mr. Joel Willis to approve the Minutes of the *February 17th Regular Meeting* subject to corrections. The motion was seconded by Ms. Karen Ward and unanimously adopted.

A motion was made by Ms. Desiree Watson to approve the Minutes of the *March 17th Regular Meeting* subject to corrections. The motion was seconded by Mr. Joel Willis and unanimously adopted.

During discussion of the May 25th Minutes, Mr. Humphries advised stated that he did not vote (one way or another) on items discussed at the Joint Meeting; however, Chairman Kirkendall explained that there were no official votes taken only a consensus among the members present

A motion was made by Mr. Joel Willis to approve the Minutes of the May 25th Joint Meeting subject Mr. Stan Humphries memo dated being included in the Minutes. For the record.

AGENDA - Additions, Deferrals, Deletions, Postponements

The following are preliminary plat requirements (and staff's comments) in accordance with Section 703 of the Glynn County Subdivision Regulations - The preliminary plat shall consist of a map or maps, drawn at a scale of not less than one inch, two hundred feet depicting the following:

1. The proposed name of the subdivision and proposed street names shall not duplicate or too closely approximate phonetically the name of other subdivisions or streets in Glynn County. If shown to the contrary, the Planning Commission or Geographic Information System (GIS) office may refuse to accept such subdivision and street names; must indicate whether the streets are to be public or private.

Staff Comment: Provided by applicant on plat.

2. Name, address and telephone number of the owner of record.

Staff Comment: Provided by applicant on plat.

3. Name, address and telephone number of the subdivider.

Staff Comment: Provided by applicant on plat.

4. Date of survey, north point and graphic scale, source of data, date of plat drawing, and space for revision dates.

Staff Comment: Provided by applicant on plat.

5. Preliminary Plat Certificates and Statements.

Staff Comment: Provided by applicant on plat.

6. A vicinity map locating the subdivision in relation to the surrounding area with regard to well-known landmarks such as major streets and thoroughfares, railroad rights-of-way, rivers, streams and other named bodies of water. Vicinity maps may be drawn in freehand and at a scale sufficient to show clearly the information required, but not smaller than one inch to one mile.

Staff Comment: Provided by applicant on plat.

7. Name of former subdivision(s), if any.

Staff Comment: Provided by applicant on plat.

8. Exact boundary lines of the tract or parcel to be subdivided, indicated by a heavy line giving length and bearings, and total subdivision land area in acres. The boundary lines shall apply to the entire tract to be subdivided.

Staff Comment: Provided by applicant on plat.

9. Natural features within the proposed subdivision, including drainage channels, bodies of water, flood plain, wetlands and other significant features.

Staff Comment: Provided by applicant on plat.

10. Cultural features within the proposed subdivision, including rights-of-way widths, and names of existing and proposed streets and alleys, existing structures, existing easements, buildings, city and county lines, zoning districts and boundaries, and other significant information.

Staff Comment: Provided by applicant on plat.

11. Proposed layout including lot lines with rough dimensions, lot numbers, block letters, street and alley lines, sites reserved through covenants, dedication or otherwise for public uses.

Staff Comment: Provided by applicant on plat.

12. Location of existing water and sewer utilities, if a connection to these public systems is proposed.

Staff Comment: Provided by applicant on plat.

13. Proposed unit division or stage of development, if any, by the subdivider.

Staff Comment: Not pertinent to this application.

14. The names of owners of record and zoning of land adjacent to the tract to be subdivided.

Staff Comment: Provided by applicant on plat.

15. FIRM Panel Number and flood zone designation.

Staff Comment: Provided by applicant on plat.

16. Building setback information per Zoning Ordinance including setback lines on odd shaped lot.

Staff Comment: Provided by applicant on plat.

VP3015 - 529 Beachview Drive: Consider approval for exterior improvements to an existing building/site on a 0.54-acre parcel. The property is zoned VMU Village Mixed Use and located in the Island Preservation District. Parcel ID: 04-04664. Larry L. Bryson, agent for Golden Isles Convention and Visitors Bureau, Inc., owner.

Mr. Larry Bryson and Mr. Scott McQuaid were present for discussion.

According to the staff's report, which was presented by Mr. Johnson, the proposed request is to allow for exterior improvements to an existing site. These improvements include new landscaping, sidewalks, paving, and wall signage. Also during the staff's presentation, photographs of the area were included for the Planning Commission's review.

In accordance with Section 709.4, the Island Preservation District gives the standards for review, 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.