

**DRAFT/MINUTES**  
**ISLANDS PLANNING COMMISSION**  
**SEPTEMBER 15, 2015 - 6:00 P.M.**  
**Casino Bldg., 530 Beachview Drive, SSI**

-----

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

ABSENT:                 Robert Ussery

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.

-----

**SP3108 Skylane Shops-Warehouse Annex:** Consider approval of a site plan for the construction of one building consisting of four office and warehouse spaces with a total of 8,000 sq. ft. for a parcel of .515 acres. The property is located on the south side of Skylane Road near the west end. PARCEL ID: 04-02922. Jim Watson, Skylane Shops, LLC, authorized agent and applicant for Glynn County Airport Commission, owner.

Mr. Larry Bryson, representing the applicant, was present for discussion.

In presenting the staff's report, Ms. Julie Grimm stated that the applicant is proposing to have an office/warehouse development consistent with the surrounding land uses of the area. The application is compliant with the requirements of the adopted Planned Development Text.

Under Section 619.4 (a) of the Zoning Ordinance, the Planning Commission's review shall be guided by the following standards and criteria:

- 1) The application, site plan, and other submitted information contain all the items required under this Section. **Staff comment: This requirement has been met.**
- 2) The proposed uses, buildings and structures are in accordance with the requirements of this ordinance and other ordinances of Glynn County. **Staff comment: This requirement has been met.**
- 3) Adequate provisions are made for ingress and egress, off-street parking, loading, and the flow of traffic, which may reasonably be anticipated. **Staff comment: This requirement has been met.**
- 4) Adequate provisions are made to control the flow of storm water from and across the site. **Staff comment: This requirement has been met, subject to review by Engineering as part of the building permit process.**
- 5) Adequate provisions are made to protect trees that are selected to remain as depicted on the site plan. **Staff comment: Not applicable. The lot is cleared and vacant.**
- 6) Adequate provisions are made to buffer intensive uses and to screen all service areas from view of the adjacent properties and streets. **Staff comment: The applicant is required to provide a Type "D" buffer where landscaping will visually conceal the adjacent dumpster or equipment areas and a Type "E" buffer adjacent to the Airport Road right-of-way.**
- 7) Adequate provisions are made to control the location, intensity, and direction of all outdoor lighting so that it will not have an adverse effect upon adjoining properties. **Staff comment: This requirement has been met.**
- 8) Open space, as required, has been provided and appropriate means are proposed to assure maintenance of common areas and facilities. **Staff comment: Not applicable.**
- 9) Adequate provisions are made for water supply, fire protection, and sewage collection and treatment. **Staff comment: The Fire Department has determined that this site plan is compliant. This requirement has been met, subject to review by JWSC as part of the building permit process.**

Ms. Grimm stated that any outstanding issues can be addressed at the time of permitting during the development process.

Mr. Lawrence wanted to know what the applicant plans to store inside of the warehouse. Mr. Larry Bryson stated that he's not sure what will be stored but the intent is to have an office to be occupied by a plumber, an electrician, or by someone who needs storage space for materials and a small office to operate a designated business.

Mr. Humphries asked if this proposal will be similar to the buildings currently located along that same street. Mr. Bryson replied yes.

Ms. Watson stated that in viewing the map of the area, access to the dumpster is clearly off of Skylane Road, but once you get pass the edge of the building there doesn't appear to be a way to maneuver out, except perhaps to back out. Mr. Bryson replied correct; the only way out is to back out of the area.

Ms. Watson asked if the applicant would consider putting in a tree in the area that's designated as grassy or landscaped. Mr. Bryson replied yes. He stated that a Type E buffer is actually required. He also pointed out that there is a large ditch located toward the back of the property and Mr. Don Hutchinson has worked out the drainage to be captured in an underground system and piped to the ditch.

Chairman Kirkendall wanted to know if a tree count is required for the amount of acreage listed. Mr. Hainley replied yes; there will be trees planted as part of the Type E buffer, and the guidelines of the current Tree Ordinance will be met.

There being no further discussion, a motion was made by Ms. Karen Ward, seconded by Mr. Joel Willis and unanimously adopted to approve site plan application **SP3108**, Skylane Shops-Warehouse Annex.

-----

**VP3107-121 Mallery Street, Suite 102 FUSE:** Consider approval for a new sign for a new business at 121 Mallery Street, Suite 102 in the Island Preservation District. PARCEL ID: 04-04619. Justin Henshaw, DBA Fuse Frozen Yogurt, applicant and owner.

Mr. Justin Henshaw was present for discussion.

Mr. Karl Bursa reported that the applicant is proposing to construct a 21.26 sq. ft. sign for a new business at 121 Mallery Street. The proposed sign will be in the same location as the previous sign and it will also be the same size as the previous sign. Staff is authorized to approve signs that are 6 sq. ft. or less in the Village Preservation District. The Islands Planning Commission approves all signs larger than 6 ft.

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.

Mr. Bursa stated that staff believes that the submittal for the sign permit meets all of the ordinance requirements. He noted however that there are two additional signs located on the property that were installed without approval of the Planning Department or the Islands Planning Commission. One sign is painted on the exterior roll-down door and is roughly 22 sq. ft. The other sign is a hanging shingle style sign and it is approximately 5 sq. ft.

Mr. Humphries wanted to know how many signs are being proposed at this time. Mr. Hainley replied that the applicant is proposing to have a total of three signs. All of the signs meet the requirements and will be considered for approval at this time. Mr. Humphries thought that the sign on the roll-down door was approved with the previous Yogurt Shop; however, Mr. Hainley clarified that it was not approved at that time. Mr. Humphries stated that he's concerned about the hanging sign not being very well attached, which could be dangerous in the wake of a storm. He feels that there should be some requirements about how the signs are attached to avoid potential dangerous situations. Mr. Hainley stated that he would advise the Building Official to review the attachment level of the signs.

During a brief presentation, Mr. Justin Henshaw stated that he is the sole owner of Fuse Frozen Yogurt, which is a locally created concept. It is not a franchise or a chain. He stated that this is actually his third location. The first shop was opened three years ago at Longview Plaza, and the second shop was opened in May and is located on Jekyll Island. Mr. Henshaw stated that he has seen great success with this concept, but he is hoping to become a chain. He's soliciting the Planning Commission's approval at this time.

Ms. Karen Ward wanted to know if the hanging sign is really necessary. Mr. Henshaw stated that all of the other tenants in the area have hanging signs and he feels that it would be a burden to not have one. He pointed out that being in the Village is a very impulsive style business where everyone stops and take a glance at the stores as they stroll along the sidewalks. Personally, he feels that the hanging signs actually help the businesses in the Village.

At the end of discussion, a motion was made by Mr. Joel Willis to approve application **VP3107** to allow the construction of proposed signs at 121 Mallery Street, which includes the roll-up sign and the sign on the building. The motion was seconded by Ms. Desiree Watson and unanimously adopted.

-----

**VP3111-315 Mallery Street, Savannah Bee Company:** Consider approval to resurface two (2) signs on a portion of the building. The building is located at 315 Mallery Street in the Island Preservation District. PARCEL ID: 04-08623. Heather Donn, authorized agent and applicant for Shirley Ralston, owner.

Ms. Meg Conway, representing the applicant, was present for discussion.

In presenting the staff's report, Ms. Grimm stated that the applicant is proposing to resurface two signs for a new business at 315 Mallery Street. The proposed signs will be in the same location and will be the same size as the previous signs. The applicant is proposing to resurface the two signs that were previously attached to the awning of the building. These signs were/will be hanging and are both approximately 17.875 total square feet. One of the signs will be hanging facing Mallery Street in front of the building and the smaller sign will be hanging perpendicular to the front of the building.

In accordance with Section 709.4, the Island Preservation District lists 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  
**Staff Comment: The building is not going to be enlarged.**

(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  
**Staff Comment: The antiquity of the signs provide unity and is in-keeping with the character of this structure.**

(c) Violent contrasts of materials or intense colors not representative of the existing buildings in the immediate area; or

**Staff Comment: There will not be any violent contrast of materials or use of intense colors.**

(d) A multiplicity or incongruity of details resulting in a disturbing appearance.

**Staff Comment: None of the proposed changes will result in a disturbing appearance.**

Ms. Meg Conway gave a brief presentation and a general discussion followed. Afterward, a motion was made by Mr. Stan Humphries, seconded by Ms. Desiree Watson and unanimously adopted to approve application *VP3111* to allow resurfacing of two signs at 315 Mallery Street with the signs being securely attached to the building.

-----

In other business, Mr. Hainley advised that a Joint Planning Commission Worksession is scheduled for Tuesday, September 22<sup>nd</sup> beginning at 9:00 a.m. in the Second Floor Conference Room of the Harold Pate Building to continue discussing the proposed ordinance amendments.

Mr. Hainley also advised that the Board of Commissioners is expected to take action on the recently proposed amendments at its regular meeting scheduled for Thursday, October 15<sup>th</sup> beginning at 6:00 p.m. Therefore, the October IPC Meeting has been changed from October 20<sup>th</sup> to October 13<sup>th</sup> beginning at 6:00 p.m. in Room 108 of the Casino Building, SSI.

-----

There being no further business to discuss, the meeting was adjourned at 6:30 p.m.