

# MINUTES

## ISLANDS PLANNING COMMISSION NOVEMBER 17, 2015 - 6:00 P.M. Casino Bldg., 530 Beachview Drive, SSI

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

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

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

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### MINUTES

#### October 13, 2015 Regular Meeting

A motion was made by Mr. Stan Humphries to defer the *October 13<sup>th</sup> Minutes* until the December 15<sup>th</sup> IPC Meeting beginning at 6:00 p.m. The motion was seconded by Mr. Robert Ussery and unanimously adopted.

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#### **AGENDA - Additions, Deferrals, Corrections, Postponements**

Mr. Hainley advised that the applicant for PP3105 and PP3106 requested a deferral until the January 19<sup>th</sup> IPC Meeting. Thereupon, a motion was made by Mr. Joel Willis, seconded by Ms. Desiree Watson and unanimously adopted to defer applications *PP3105* and *PP3106* to the *January 19, 2016* IPC Meeting beginning at 6:00 p.m.

Upon a request made by staff, a motion was made by Ms. Desiree Watson, seconded by Mr. William Lawrence and unanimously adopted to defer application *SP3124* until the *December 15, 2015* IPC Meeting beginning at 6:00 p.m.

Upon a request from the applicant for medical reasons, a motion was made by Ms. Desiree Watson, seconded by Mr. Joel Willis and unanimously adopted to move application *VP3143* up first on the agenda.

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**VP3143 544 Magnolia Avenue:** Consider a request to approve the demolition of an existing building and propose new construction of a single-family home at 544 Magnolia Avenue. The subject parcel is approximately .15 acres. The property is zoned VR Village Residential and is located in the Island Preservation District. Parcel ID: 04-04691. Ed Mecchella, owner and applicant.

Mr. Mecchella was present for discussion.

According to the staff's report, the applicant is requesting approval of a demolition permit to remove the existing single family residence at 544 Magnolia Avenue. The structure was built in 1953 and is approximately 1,428 sq. ft. and is in a state of disrepair due to age, lack of maintenance and damage of falling tree limbs. The house would require substantially more than the listed improvement value to make it habitable. According to Glynn County GIS, the existing improvement value of the home is \$92,700.

The proposed single-family house is approximately 2,592 sq. ft. The colors that the applicant is planning to use are "Full Moon" which is a light yellow and "Dove White" which is a soft shade of white. The roof will be a mixture of metal and shingles.

The footprint of the new house extends into the rear yard where two trees of significance (a 21" diameter pine and a 36" diameter laurel/water oak) are located. Both trees are approved to be removed by a Certified Arborist due to their species and health. The applicant is consecutively submitting the required Island Preservation, demolition and construction applications prior to any development of this site.

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.

Section 709.7 in the Island Preservation District requires the Planning Division to provide a report regarding the proposal addressing the four (4) criteria as follows:

(a) The building is of such architectural or historical interest that its removal would be to the detriment of the public interest. **Staff Comment: There is no known historical interest in the structures. Neglect of the structure has left it unsafe and uninhabitable.**

(b) The building is fifty (50) years or older and of such old and unusual or uncommon design, texture and material that it could be reproduced only with great difficulty. **Staff Comment: The structure is not a significant example of local architecture. The house is 52 years old and was built in 1953 with minor improvements.**

(c) Retention of the building preserves and protects an historic place or historic presence. **Staff Comment: Staff is unaware of this structure having a historical significance.**

(d) Retention of the building promotes the general welfare by maintaining and increasing real estate values, generating business, attracting tourists, educating and encouraging study and interest in American history, culture and heritage, or making the county a more attractive and desirable place in which to live. **Staff Comment: It is likely that the redevelopment of this property would provide a positive impact on this neighborhood.**

Pursuant to Section 709.7(e), ...all demolition applications and all design approval applications which require site plan approval under Section 619 of the Zoning Ordinance shall contain that information deemed necessary by the Planning Division for review and processing of the application. Ms. Grimm stated that staff determined that this application is complete and contains the necessary information.

During a brief discussion, several Planning Commission members expressed concerns about the fate of existing trees on the property. Mr. Mecchella stated that all live oak trees will remain on the property. He then pointed out the three live oaks for clarification.

There being no further discussion, a motion was made by Ms. Desiree Watson to approve application **VP3143**, 544 Magnolia Avenue. The motion was seconded by Mr. William Lawrence and unanimously adopted.

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**PP3104 Tabby Place Phase II:** Consider preliminary plat approval for a 49 lot subdivision. The parcels are zoned R-6 One-Family Residential and PD Planned Development. The proposed development is located on the southeast corner of North Harrington Road and Harrington Lane. Parcel IDs: 04-05291, 04-05290 and a portion of 04-05319. Vassa Cate with Olde Plantation Group, LLC, applicant and owner.

Mr. Cate was present for discussion.

The following report was included in the packages for review and was presented by Mr. David Hainley:

The applicant is proposing to have a 49 lot subdivision. Forty-eight of these lots will be accessed from an internal road and one will be accessed from Harrington Lane. The lots are designed to accommodate one-family (detached) dwellings. The smallest lot would be at least 6,000 sq. ft., which complies with the minimum lot size in the R-6 Zoning District. There are two entrances into the proposed subdivision, which is now a requirement for subdivisions with more than 25 lots.

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: N/A**
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; however, based on the letter from the Brunswick-Glynn Joint Water and Sewer Commission dated October 13, 2015, the system currently lacks the capacity to handle any additional residential units other than those already platted. Due to this finding, the proposed preliminary plat is not in compliance with Glynn County Subdivision Regulations.**

**Per Section 606.1, “Subdivisions within the unincorporated area of Glynn County shall be served by public water and sanitary sewer systems in compliance with Environmental Protection Division of Georgia Department of Natural Resources regulations and all local ordinances, including Section 2-16-64 of the Glynn County Code of Ordinances which pertains to water and sewer utilities . . . unless the County Commission may find the conditions are such that one or both of these installations may not be necessary.”**

**The applicant does have the option of requesting a Water/Sewer Variance, but as of this time, no such request has been received; therefore, the proposed preliminary plat does not meet the requirements of this criterion.**

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

**Staff Comment: Provided by applicant on plat.**

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.**

Collector streets, as defined in the Glynn County Subdivision Regulations, are “those streets which carry traffic from minor or sub-collector streets to the major system of arterial streets and highways and those streets serving commercial and industrial areas. Collector streets should be designed to have limited residential frontage.”

If North Harrington Road and Harrington Lane are determined to be “collector streets” the county regulations would require a type “A” buffer to be designated between the roadways and the houses. Lot 5 should be accessed from Tabby Place Drive and not from Harrington Lane. The Tabby Place Drive intersection located on North Harrington Road would not meet the minimum distance required between intersections, which is 450 ft. The proposed location of Tabby Place Drive is less than 250 ft. from Harrington Lane.

Thirteen out of the fifteen streets that intersect North Harrington Road do not meet the minimum separation requirement between roads, and none of the twelve roads that intersect South Harrington Road have the minimum separation requirement for a collector road. The location of these roads was not taken into consideration at the time of their construction since these roads have never been considered collectors.

The designation of Harrington Lane and South Harrington Road as collectors would mean that the Lake View Cottages Proposed Subdivision, which is currently being reviewed for the Construction Permit, would not be compliant with the distance separation. The collector designation would also affect the Tabby Place Phase I expedited subdivision application. The properties would not be able to have individual driveways and again there would need to be a type “A” buffer between the street and the houses.

The Subdivision Regulations would require the North and South Harrington Road and Harrington Lane right-of-way to be increased from 60 ft. to 70 ft. These roads would also be required to have 24 ft. lanes which they do not currently have. The developer of Tabby Place would be responsible for providing 5 of the additional 10 ft. needed to make North Harrington and Harrington Lane compliant.

To make the road right-of-way compliant with the width requirements, the county would have to purchase right-of-way from the property owners on the rest of the road. The number of existing driveways on North Harrington, South Harrington and Harrington Lane would need to be addressed to meet the standard of limited residential frontage on the roads.

Mr. Hainley pointed out that a letter was hand delivered by the Chairman of the Joint Water & Sewer Commission outlining their position which is also in connection with the letter dated October 20, 1015 from JWSC (regarding the status of future developments). For this reason, Mr. Hainley stated that staff believes that the submitted preliminary plat does not meet all ordinance requirements necessary for approval.

Following discussion among the Planning Commission members, Mr. Vassa Cate gave a brief presentation and an explanation of his request. Although it was explained by the Chairman that this is not a public hearing item, the floor was opened for public comments beginning with Mr. Burke Harrison who expressed concerns about traffic and possibility of imposing impact fees. Ms. Jane Fulcher stated that this application is incomplete and if the County Attorney were present he would concur. Mr. Julian Smith

was also present to express concerns about the manner in which tonight's meeting is being run.

At the end of discussion, a motion was made by Mr. Stan Humphries to deny application **PP3104**, Tabby Place Phase II. The motion was seconded by Ms. Karen Ward. Voting Aye: Mr. Stan Humphries, Ms. Karen Ward and Mr. William Lawrence. Voting Nay: Mr. Preston Kirkendall, Mr. Robert Ussery, Ms. Desiree Watson and Mr. Joel Willis. The motion failed to carry a majority vote. However, discussion continued. During which time it was noted that according to the ordinance, a motion to deny must be accompanied with a reason, must be in writing, and it has to comply with the reasons listed in the ordinance. Ms. Ward was of the opinion that the Planning Commission should be allowed to deny an item if it is in fact for the betterment of the community.

A motion was then made by Mr. Robert Ussery to approve preliminary plat for **PP3104**, Tabby Place Phase II with such approval being conditioned upon and subject to the applicant receiving all necessary approvals from Brunswick-Glynn County Water and Sewer Commission for the subdivision to be served by public water and sanitary sewer systems, and there being sufficient wastewater capacity to serve the subdivision, in compliance with the Environmental Protection Division of Georgia Department of Natural Resources regulations and all local ordinances, including the Glynn County Code of Ordinances which pertains to water and sewer utilities. Notice of this conditional approval shall be provided to applicant and placed on the preliminary plat. The motion was seconded by Mr. Joel Willis. During discussion, Mr. Humphries stated that this motion was made from a prepared document involving input from attorneys. At the end of discussion, Mr. Ussery amended his motion to include construction of a fence. The amendment was accepted and the following vote was taken: Voting Aye: Mr. Preston Kirkendall, Mr. Robert Ussery, Ms. Desiree Watson and Mr. Joel Willis. Voting Nay: Mr. Stan Humphries, Ms. Karen Ward and Mr. William Lawrence. The motion carried for approval with the stipulated items.

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**PP3145 Glynn Oaks:** Consider approval of a preliminary plat for a ten (10)-lot subdivision on 2.49 acres. The proposed subdivision is located on St. Simons Island along Demere Road, directly across from Thompson Cove. Parcel ID: 04-03571. 1317 Demere, LLC, applicant and owner.

Mr. Steeple Hill and Mr. Pete Schoenauer were present for discussion.

According to the staff's report, the applicant is proposing to subdivide a 2.49 acre parcel in order to create 10 separate lots, each intended for a one-family dwelling. The smallest lot would be at least 6,000 sq. ft. which complies with the minimum lot size in

the R-6 zoning district. Access to the proposed development would be via a new road, Glynn Oaks Lane.

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: N/A**

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: Phase III of Stillwater Subdivision.**

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.**

Following discussion among the Planning Commission members, Mr. Schoenauer gave a brief presentation and an explanation of his request. Although it was explained by the Chairman that this is not a public hearing item, the floor was opened for public comments. Those present to speak in opposition to this request were Mr. Bill Gussman, Mr. David Allison, Mr. Burke Harrison and Mr. Julian Smith.

Mr. Donald Elliott, Chairman of the Joint Water & Sewer Commission was present to answer questions.

At the end of discussion, a motion was made by Mr. Robert Ussery to approve application PP3145. The motion was seconded by Mr. Joel Willis. Voting Aye: Mr. Preston Kirkendall, Mr. Robert Ussery and Mr. Joel Willis. Voting Nay: Mr. Stan Humphries, Mr. William Lawrence, Ms. Karen Ward and Ms. Desiree Watson. The motion failed to carry a majority vote. Following a lengthy discussion, a motion was made by Ms. Desiree Watson to deny this request due to public health and safety concerns. The motion was seconded by Mr. William Lawrence. Voting Aye: Mr. Stan Humphries, Mr. William Lawrence, Ms. Karen Ward and Ms. Desiree Watson. Voting

Nay: Mr. Preston Kirkendall, Mr. Robert Ussery and Mr. Joel Willis. The motion carried for denial.

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**VP3138 315 Mallery Street, Savannah Bee Company** - Consider approval of an additional window sign to entrance door of business. 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. Heather Donn was present for discussion.

The staff's report was included in the packages for review. Following a brief presentation from the applicant, a motion was made by Mr. Joel Willis to approve VP3138. The motion was seconded by Ms. Desiree Watson and unanimously adopted.

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There being no further business to discuss, the meeting was adjourned at 7:30 p.m.