

MINUTES
ISLANDS PLANNING COMMISSION
JUNE 21, 2016 - 6:00 P.M.
Strickland Auditorium, Epworth-by-the-Sea, SSI

MEMBERS PRESENT: Desiree Watson, Vice Chairman
 Ed Ellis
 Stan Humphries
 Preston Kirkendall
 Joel Willis

ABSENT: Karen Ward, Chairman
 William Lawrence

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

ALSO PRESENT: Dale Provenzano, County Commissioner
 Alan Ours, County Manager

Vice Chairman Desiree Watson called the meeting to order and the invocation was given, followed by the Pledge of Allegiance. She then gave a brief recap of the rules, voting procedure and audience participation in discussing agenda items.

MINUTES

May 17, 2016 - Regular Meeting

A motion was made by Mr. Stan Humphries to approve the Minutes of the *May 17th Regular Meeting*. The motion was seconded by Mr. Preston Kirkendall. Voting Aye: Mr. Ed Ellis, Mr. Stan Humphries, Mr. Preston Kirkendall and Ms. Desiree Watson. Abstained From Voting: Mr. Joel Willis.

AGENDA - Additions, Deferrals, Deletions, Postponements, Adjustments

Mr. Hainley advised that the Board of Commissioners would like to discuss the SSI-HC rezoning items in a work session, and therefore they have requested a postponement of these items until further notice. Thereupon, a motion was made by Mr. Preston Kirkendall, seconded by Mr. Joel Willis and unanimously adopted to postpone the following SSI-HC Rezoning items until further notice: **ZM3252; ZM3253; ZM3254; ZM3258; ZM3256; ZM3259; ZM3260; ZM3262; ZM3263; ZM3264.**

Upon the applicant's request, a motion was made by Mr. Preston Kirkendall, seconded by Mr. Joel Willis and unanimously adopted to defer application **SP3176** until the July 19th IPC Meeting beginning at 6:00 p.m. in order to allow enough time for the developer and JWSC to work on the terminology.

ZM3274 St. Simons Island Airport: Consider a request to add "Financial Facility, including remote ATM" to the list of permitted uses for Tract B of the Planned Development Text and to clarify the sign section. This property is located on Demere Road, Frederica Road and Kings Way. Parcel IDs: 04-02922, 04-02803 & 04-02924. David Hainley, RLA, ASLA, agent for Glynn County Board of Commissioners, applicant.

Mr. Hainley was present for discussion.

The following report was included in the packages for review and was presented by Ms. Cayce Dagenhart:

This proposed amendment would add "Financial Facility, including remote ATM" to the list of permitted uses in Tract B of the Planned Development Text and clarify the sign section. Previously, Section XIII of the PD Text referenced the portion of the sign ordinance stating that the sign regulations are outlined in the PD Text. This change to the PD Text references Section 811.2. Signs Permitted in Commercial Districts (on St. Simons Island).

In conformance with Section 1103 of the Glynn County Zoning Ordinance, the following findings of fact are to be considered in making a decision on a request for rezoning:

- Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.

Staff comment: The subject parcels are located in a highly active commercial, industrial and residential area. The proposed additions to the planned development text for these areas are compatible with these properties and in harmony with the surrounding area.

- Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.

Staff comment: The proposed changes will not adversely affect the existing use or usability of the adjacent property.

- Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.

Staff comment: The property has a reasonable economic use as it is currently zoned.

- Whether the zoning proposal will result in a use, which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools.

Staff comment: The proposed text amendments are not expected to cause an excessing or burdensome use of existing streets, transportation facilities, utilities or schools.

- Whether the zoning proposal is in conformity with the policy and intent of the Comprehensive Land Use Plan.

Staff comment: The proposed request is consistent with the policy and intent of the Comprehensive Land Use Plan.

- Whether there are other existing or changing conditions affecting the use and development of the property, which give supporting grounds for approval or disapproval.

Staff comment: There are none.

Mr. Robert Burr gave a brief presentation and a general discussion followed. Afterward, the floor was open for public comments. Mr. Julian Smith was present to oppose this request due to spot zoning, in his opinion. Mr. George Ragsdale also spoke, but only to ask for clarification.

There being no further comments, a motion was made by Mr. Joel Willis to recommend approval of application **ZM3274** subject to the ATM being located on the same parcel as the Financial Facility. The motion was seconded by Mr. Stan Humphries and unanimously adopted.

ZM3286 Quamley Wells Tract: Consider a request to rezone thirty-five (35) parcels at 114 and 122 Lacosta Lane, 2318, 2410, 2480, 2540, 2612, 2616, 2700 and 2704 Demere Road, 106-137 Quamley Wells Drive, & 104, 106, 109, 110, 112, 113, 114, 116, 121, 122, 123, 124, 126, 127, 128, 132, 136 & 160 Oliver Lane from MR Medium Residential to R-9 One-Family Residential. Parcel IDs: 04-06487, 04-12044, 04-02300, 04-02304, 04-02280, 04-12043, 04-12664, 04-02275, 04-02294, 04-02279, 04-02266, 04-02268, 04-12046, 04-02272, 04-02271, 04-02288, 04-02311, 04-02269, 04-02273, 04-12045, 04-02267, 04-02264, 04-02295, 04-02265, 04-02298, 04-09372, 04-11392, 04-02276, 04-02270, 04-02274, 04-02263, 04-02278, 04-02299, 04-02307, & 04-02262. David Hainley, RLA, ASLA, agent for Glynn County Board of Commissioners, applicant.

Mr. Hainley was present for discussion.

Before proceeding, Senior Assistant County Attorney Will Worley suggested that this item be postponed because some of the property owners may not have received proper notification in accordance with the Glynn County Zoning Ordinance. Thereupon, a motion was made by Mr. Stan Humphries, seconded by Mr. Ed Ellis and unanimously adopted to postpone application **ZM3286**, Quamley Wells Tract.

SP3249 - Marshall Complex: Consider site plan approval for a new three-story, twenty-three (23) sleeping room (one sleeping room per unit) condo-hotel located at 350 Ocean Boulevard on St. Simons Island. The applicant also requests a change to the ratio of commercial office to residential for Building A located at 400 Ocean Boulevard. This property is located between Lord Avenue and Ocean Blvd. Parcel IDs: 04-04921, 04-04922, 04-04923, 04-04924, 04-04926, & 04-13640. Vassa Cate, applicant and agent for Village Holdings Associates, LLC, owner.

Mr. Johnathan Roberts of Roberts Civil Engineering was present for discussion. Mr. Vassa Cate was also on hand to answer questions.

The following staff's report was included in the packages for review and was presented by Ms. Cayce Dagenhart:

The applicant is proposing a three-story condo-hotel with an approximately 18,071 sq. ft. building footprint. The total site area is 1.15 acres, .94 acres of which will be impervious. The applicant is also requesting approval to change the interior allocation of commercial and residential areas for Building A from 14 to 17 sleeping rooms and from 7,500 sq. ft. of commercial space to 5,000 sq. ft. The allowed density in the VMU Village Mixed Use district is 35 sleeping rooms per acre. With 1.15 acres, the maximum number of sleeping rooms allowed is 40. With the requested change in the number of sleeping rooms in Building A, the applicant is proposing 40 sleeping rooms total. The proposed change to Building A will not impact the building size or outward appearance.

Seventy-one parking spaces are required for the proposed uses; 72 parking spaces, including three ADA spaces, are provided on the proposed site plan. There are another ten spaces that the applicant is constructing on Ocean Boulevard which are not included in the on-site parking space calculation. This site requires 9.2 tree canopy credits (8 tree canopy credits per acre x 1.15 acres).

On the proposed landscape plan, the applicant shows the removal of five Live Oaks from the site which will be replaced with nine newly planted Live Oaks, nine Dahoon Holly trees, and six Evergreens. These new plantings add up to 12.75 tree canopy credits. A required Type “E” Buffer is being planted along Lord Avenue. The applicant is requesting a modification to the required Type “A” Buffer along the side property line to allow for 12 ft. alternate Type “A” Buffer with a landscaped wall as described in Section 613.2(3)(a)(5).

The new interparcel access regulations state that “no office or commercial development requiring site plan approval shall be designed so as to completely eliminate access to adjoining parcels of land. Every such development shall be designed to facilitate access to adjoining properties which are developed or anticipated to be developed in a manner substantially similar to the subject property. Locations of interparcel access shall be shown on the site plan.” The proposed site plan shows two locations in the parking area behind Building B which could be used in the future to connect to the adjacent commercial properties.

Currently these two properties, 406 & 412 Ocean Blvd, appear to be two single-family houses that have been converted to commercial office use. At this time a full inter-parcel connection between these properties and the Marshall Complex is not appropriate because of how 406 & 412 have been developed. If and when they are redeveloped in the future, inter-parcel access will be addressed.

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 contains all of 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: The proposed land use complies with the density provisions of the Future Land Use Map (FLUM) as set forth in the Glynn County Comprehensive Plan. The project site has a FLUM designation of Community Mixed Use (Village) Center – CMUC/VC. The Village Center FLUM designation provides for areas that can meet the immediate needs of several neighborhoods or communities.***

The guidelines for the Village Center suggest appropriate land uses are low to medium intensity office, retail and commercial service uses. Although the maximum density of sleeping rooms per acre is being proposed, it can be considered a medium density development.

The intensity of the proposed use would potentially generate 300 average trips per day to this area as calculated by the Trip Generation metrics provided by the International Traffic Engineers manual for 40 sleeping rooms. The proposed condo-hotel would provide 23 individual rental units and the Marshall Building A would contain 17 sleeping rooms (three more than previously approved). Building A, which was approved during the Marshall Building Phase I project, is already under construction.

- 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: Ingress and Egress have been adequately provided though it may produce traffic issues with the Village Oaks Subdivision which has 31 parcels and is also accessed from Ocean Blvd. The Glynn County Zoning Ordinance requires 71 parking spaces for this use, 72 are provided.*
- 4) Adequate provisions are made to control the flow of storm water from and across the site. *Staff comment: This requirement has been met.*
- 5) Adequate provisions are made to protect trees that are selected to remain as depicted on the site plan. *Staff comment: Not applicable. The applicant does not propose to save any trees that are currently on the property.*
- 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 proposes an Alternate Type "A" Buffer as described in Section 613.2(3) (a) (5). This proposed buffer constitutes a request for modification of buffer standards per Section 613.5 of the Glynn County Zoning Ordinance. This proposal must meet one of the following criteria:*
- 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: The applicant states that this project will comply with all outdoor lighting requirements.*
- 8) Open space, as required, has been provided and appropriate means are proposed to assure maintenance of common areas and facilities. *Staff comment: The Village Mixed Use zoning district is outlined in Section 715 of the Glynn County Zoning Ordinance. This section of the zoning ordinance has no prescribed open space requirement. The site is located on St. Simons Island which means it is required to comply with Section 624 of the Glynn County Zoning Ordinance (St. Simons Island Tree Canopy Preservation). The*

applicant proposes the planting of nine live oaks, nine Dahoon Holly trees, six evergreen trees and other various trees and shrubs. The development area for this project is 1.15 acres, which means the applicant is required to have 9.20 tree credits to comply with the Tree Canopy Preservation Ordinance. With the proposed trees, the applicant has 12.75 tree canopy credits.

- 9) Adequate provisions are made for water supply, fire protection, and sewage collection and treatment. *Staff comment: JWSC has stated in their review that “downstream wastewater conveyance capacity problems exist” and that they “cannot guarantee that sewer capacity for new construction will be available until such time that downstream wastewater conveyance improvements are made per JWSC requirements.”*

Ms. Dagenhart pointed out that JWSC comments were outstanding; however, the applicant has since submitted information and is now compliant.

Following a brief discussion among the Planning Commission members, Mr. Johnathan Roberts elaborated on the applicant’s request and discussion continued about the proposed number of parking spaces, buffers, and the use of county property. Afterward, a motion was made by Mr. Joel Willis to approve application **SP3249** subject to the following: 1) Reduction of two parking spaces (which would save two oak trees); 2) Move the gate back off of county property; and 3) Use alternative Type A Buffer. The motion was seconded by Mr. Preston Kirkendall. Voting Aye: Mr. Ed Ellis, Mr. Preston Kirkendall, Ms. Desiree Watson and Mr. Joel Willis. Voting Nay: Mr. Stan Humphries.

VP3269 Marshall Complex: Consider Village Preservation application approval for a new three-story, 23 unit condo-hotel located at 350 Ocean Boulevard on St. Simons Island. This property is located between Lord Avenue and Ocean Blvd. Parcel IDs: 04-04921, 04-04922, 04-04923, 04-04924, 04-04926, & 04-13640. Vassa Cate, applicant and agent for Village Holdings Associates, LLC, owner.

Mr. Johnathan Roberts of Roberts Civil Engineering was present for discussion. Mr. Vassa Cate was also on hand to answer questions.

According to the staff’s report, the applicant is requesting the approval of a 23 unit condo-hotel. The proposed condo-hotel will be three-stories, with a parking garage and storage area on the first level, and two floors of single sleeping room units. The exterior of the condo-hotel will be china white stucco with green trimmed windows. The roof will be done in Spanish tile. The applicant is also requesting an adjustment to the number of sleeping rooms in Building A (currently under construction) from 14 sleeping rooms; 6 units to 17 sleeping rooms; 8 units. Building A already has a Village

Preservation approval, this inclusion is for the change in sleeping rooms (residential units) only.

The proposed building would have a footprint of approximately 18,071 sq. ft. It should be noted that there is no tree preservation information shown on the landscape plan because the applicant does not propose the preservation of any trees.

Section 709.4 in 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. Johnathan Roberts gave a brief presentation and a general discussion followed. Afterward, a motion was made by Mr. Joel Willis to approve application **VP3269**. The motion was seconded by Mr. Preston Kirkendall. Voting Aye: Mr. Ed Ellis, Mr. Preston Kirkendall, Ms. Desiree Watson and Mr. Joel Willis. Voting Nay: Mr. Stan Humphries.

There being no further business to discuss, the meeting was adjourned at 7:20 p.m.