

MINUTES
ISLANDS PLANNING COMMISSION
AUGUST 16, 2016 - 6:00 P.M.
Strickland Auditorium, Epworth-by-the-Sea, SSI

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

ABSENT: Ed Ellis

STAFF PRESENT: David Hainley, Community Development Director
 Will Worley, Senior Assistant County Attorney
 Cayce Dagenhart, Planner II
 Paul Andrews, County Engineer
 Janet Loving, Admin/Recording Secretary

ALSO PRESENT: 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 introduced and welcomed Mr. Ed Meadows as the new member recently appointed to the Islands Planning Commission. Afterward, Ms. Watson gave a brief recap of the rules, voting procedure and audience participation in discussing agenda items.

MINUTES

July 19, 2016 - Regular Meeting

A motion was made by Mr. Stan Humphries and seconded by Mr. Preston Kirkendall to approve the Minutes of the **July 19th Regular Meeting**. During discussion, Ms. Watson advised that the paragraph immediately following Item 9 on Page 6 of the July 19th Minutes indicates that a “commitment letter” was submitted by Mr. Kline of JWSC (relative to **SP3176**); however, Ms. Watson suggested that the Minutes be amended to reflect that Mr. Kline submitted an “email” regarding this application. She stated that this email, in its entirety, should also be included in the July 19th Minutes. The amendment was accepted and the following vote was taken: Voting Aye: Mr. Stan Humphries,

Mr. Preston Kirkendall, Mr. William Lawrence, Ms. Desiree Watson and Mr. Joel Willis. Mr. Ed Meadows was not a member at that time and therefore abstained from voting.

AGENDA - Additions, Deferrals, Deletions, Postponements, Adjustments

Upon the Vice Chairman's request, a motion was made by Mr. Joel Willis, seconded by Mr. Stan Humphries and unanimously adopted to rearrange the agenda and move Application **VP3326** up first for discussion.

VP3326 - 650 Ocean Blvd: Consider Village Preservation application for demolition of building at 650 Ocean Boulevard, located at the corner of Demere Road and Ocean Boulevard. The building was built in 1953 and sits on .17 acres. The applicant reports that the house is infested with fleas and mold. Parcel ID: 04-04751. Anne Frazier, applicant for St. Simons United Methodist Church, owner.

Mr. John Rentz, agent, was present for discussion.

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

The applicant would like to demolish the existing building on this property due to the building being full of mold and infested with fleas. Ms. Dagenhart reported that the building also contains asbestos.

According to the Glynn County Tax Assessors Office, the 1,229 sq. ft. building was built in 1953 and is valued at \$46,300. The work that needs to be done on the building and the subsequent improvements that would be required through the building code would cost more than the house is worth. The applicant is not proposing to remove the two accessory buildings located at the rear of the property. The applicant will be required to re-submit an Island Preservation application prior to any redevelopment of this site.

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

- (a) The building is of such architectural or historical interest that its removal would be to the detriment to the public interest.

Staff Comment: There is no known historical interest in this structure. It does not meet county or FEMA standards. Its removal would not be to the detriment to the public interest.

- (b) The building is 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: County tax records show the house to be 63 years old, however the building is not unusual or uncommon in design, texture or material and reproducing the house would not be difficult.

- (c) Retention of the building preserves and protects an historic place or historic presence.

Staff Comment: Staff is unaware of this structure having 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: This building does not improve real estate values nor does it generate business or attract tourists. The building does not educate nor encourage study and interest in American History, culture and heritage. This building does not make the county a more attractive and desirable place in which to live.

Ms. Dagenhart stated that staff has determined that this application is complete and contains the necessary information required under Section 709 of the Glynn County Zoning Ordinance.

During a brief presentation, Mr. John Rentz pointed out for clarification that the applicant intends to protect all existing trees and keep them on the property.

At the end of discussion, a motion was made by Mr. Preston Kirkendall, seconded by Mr. Joel Willis and unanimously adopted to approve application **VP3326**.

At this time, Mr. William Lawrence read the following prepared statement into the record:

“As we look at our decision-making process this evening and where we’re going in the future, I spent some time looking at where we’re going and how we’re going to get there... Currently we’re looking at 1810 Frederica Road. Across the street, we’re looking at the Ozark Bank. We have another pending situation – Flash Foods. We also have Friendly Express, and as you look further to the west we have the Post Office. Currently, there are 19,000 vehicles traveling up and down Frederica Road. If we were to approve the two additional pending applications, that would take us up to 20,000 vehicles on a daily basis. My question is; what are we trying to accomplish? Think about this for a moment. We’re trying to maintain and enhance this Island called St. Simons. Before we make any decisions, one way or the other, I’m asking you to think about what we’re trying to accomplish. Thank you.”

SUP3306 - Weber’s Growler Factory: Consider a request for a special use to allow a drinking establishment at an existing retail alcohol sales establishment. The property is located on the south side of the Longview Shopping center, approximately 95 ft. from the intersection of Longview Plaza and Frederica Road. Parcel ID: 04-02252. Kelly Weber, owner and applicant.

Ms. Kelly Weber was present for discussion.

Staff advised that the applicant for this item has requested a deferral until the September 20th IPC Meeting. Noting that this item has previously been deferred, Mr. Humphries questioned why the applicant is seeking another deferral at this time. Senior Assistant County Attorney Will Worley explained that there is an issue with a possible amendment to the Alcoholic Beverage Ordinance which concerns the applicant but is beyond the applicant’s control. Therefore, the applicant would like clarity about this issue before moving forward. Thereupon, a motion was made by Mr. Joel Willis, seconded by Mr. Ed Meadows and unanimously adopted to defer application **SUP3306**, Weber’s Growler Factory, until the September 20th IPC Meeting, beginning at 6:00 p.m.

SP3299 - Dollar General: Consider site plan for Dollar General, a commercial retail store. The property, 1810 Frederica Road, is zoned HC Highway Commercial and is located approximately 275 ft. south of its intersection of Laurel View Drive and approximately 190 ft. north of its intersection with Riverview Drive. Parcel ID: 04-02469. Tidewater Engineering, Inc. agent for applicant, Teramore Development, LLC, for owner, Frederica Land Holdings, LLC.

Ms. Cayce Dagenhart advised that the applicant submitted additional information that had not been evaluated by staff or the IPC members, and as such, the applicant has requested a deferral until the September 20th IPC Meeting. Mr. Peter Schoenauer, agent, concurred.

During discussion among the Planning Commission members, it was noted that in order to make a sound decision, this application needs to be heard and properly addressed. Although this is a site plan application and not subject to public comments, it was also noted that it is not fair to continue a deferral and not hear the public's concerns. By the same token, some of the members felt that it is unfair to vote on an application that they have not fully evaluated. At the end of extensive discussion regarding the deferral, a motion was made by Mr. Joel Willis to grant the deferral until the September 20th IPC Meeting. The motion was seconded by Mr. Preston Kirkendall. Additional discussion ensued. Afterward, the following vote was taken: Voting Aye (for deferral): Mr. Preston Kirkendall, Ms. Desiree Watson and Mr. Joel Willis. Voting Nay (against deferral): Mr. Stan Humphries, Mr. William Lawrence and Mr. Ed Meadows. For the record, a tie vote constitutes no action. Therefore, it was determined that this application would be addressed and public comments would be accepted. Mr. Hainley proceeded with the staff's report as follows:

The proposed site plan shows a 10,805.6 sq. ft. commercial retail store. The total site area is 1.48 acres, .47 acres of which will be impervious. Forty-three parking spaces are required for the business; a 25% reduction (11 spaces) in the required number of parking spaces is being requested. A Type "A" landscape buffer is required and shown along the Laurel View Common Area as well as a 35 ft. drainage ditch. A Type "E" landscape buffer is required and shown fronting on Frederica Road. Also shown is a required Type "D" buffer designed to conceal the trash dumpster. In accordance with Section 614.5 of the Glynn County Zoning Ordinance, an inter-parcel access easement to adjacent commercial property, Hanover Square, is also shown as required.

Historically, this property was rezoned in 1977 (*Application GC-42-77*) from R9 to HC Highway Commercial to utilize the property as a combination plant shop and home dwelling.

Under Section 619.4 (a) of the Glynn County 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: The proposed uses, buildings, and structures are compliant with the requirements of this ordinance and other ordinances of Glynn County. Any outstanding issues shall be addressed during the construction phase and prior to the issuance of a building permit.**

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: The applicant is requesting a 25% reduction in the required parking (eleven spaces). A site plan and a landscape plan with all required spaces as well as waived spaces have been provided. The applicant has provided a traffic study, truck access exhibits and changes to Frederica Road to accommodate anticipated traffic.**

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: The applicant shows the retained trees on the landscape plan and how the trees are to be protected during construction.**

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 required buffers are shown on the landscape plan.**

7) Adequate provisions are made to control the location, intensity, and direction of 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: This requirement has been met.**

9) Adequate provisions are made for water supply, fire protection and sewage collection and treatment. **Staff comment: JWSC and the Fire Department have determined that this site plan is compliant.**

During a brief presentation, Mr. Peter Schoenauer explained that Mr. Ed Ellis of the IPC and a retiree of Georgia DOT raised several issues that needed to be addressed before moving forward with this application; some of which basically involved improvements that would fit within the existing right-of-way and would not require any easements. Mr. Schoenauer stated that they are also working toward a viable solution to some other concerns that Mr. Ellis expressed about traffic, etc. Mr. Stan Humphries took exception to a current member of the Islands Planning Commission working with an

applicant which he stated appears to be a conflict of interest. Mr. Schoenauer disagreed and stressed that they listen to comments from staff, from the public and from the Planning Commission as they strive to address all concerns.

The Vice Chairman opened the floor at this time for public comments. During which time, Mr. Julian Smith spoke in favor of this request. (Although it was later revealed by Mr. Smith that his comments were of a sarcastic nature.) Others present to speak either in opposition or for clarification were Ms. Mary Helen Moses, Ms. Miriam Lancaster, Mr. George Ragsdale, Ms. Katie Williams, Mr. Dick Wiederhorn, Mr. Hugh Morton and Mr. Billy Bice.

Some of the issues expressed were complaints that the applicant would cut down too many trees (approximately 16 trees), the applicant does not have enough ground undeveloped to qualify for the parking space waiver, trucks backing up to the unloading bay would block cars in some parking spots, trees in the county right-of-way would obstruct drivers vision and prevent them from seeing cars coming when exiting the parking lot. There were also concerns expressed about ingress and egress, the impact of traffic specifically with multiple (large) truck deliveries, and the possibility of an unsuccessful business venture which could result in an empty building. At this time, the public hearing portion was closed.

During a brief rebuttal, Mr. Schoenauer addressed most of these issues, particularly the concerns about the number of trees being removed, traffic, and the possible blind spot. He stated that they used DOT standards for a 30 mph road in their design. Trees will have to come down and GA Power will have to relocate three poles on county right-of-way. He pointed out that there are a number of places where there are sight line issues that will be dealt with. He also stated that they have designed the building to save as many trees as possible. Regarding the multiple deliveries of large trucks, he explained that there would be one large truck delivery per week. Smaller trucks would come more often but not the larger ones.

Mr. Schoenauer then introduced Mr. Josh Hufstetler of Teramore Development who explained that his company has a triple net lease agreement with Dollar General and they will own the store and the property. He stated that this particular Dollar General is not a stereotypical store which is why they hired a local architect to design it. Mr. Robert Ussery, architect, showed a slide presentation of what the store would look like.

During discussion among the Planning Commission, Mr. Preston Kirkendall pointed out that the property is zoned HC Highway Commercial, and as such, a number of other possible developments could be placed within this zoning district. Mr. Joel Willis agreed and stressed the fact that the Planning Commission is bound by the Zoning Ordinance, which does not say that this particular type of retail store is not allowed. Mr. Stan Humphries expressed concerns about traffic congestion in the area and the fact that a Dollar General store is not a transitional development. He stated that the location in question is not suitable for this particular use. Mr. Ed Meadows concurred with concerns expressed about the impact of traffic on public safety. He asked the applicant if

they felt the proposal at that location would be a positive impact for the community. He noted that the applicant does not have the legal rights required for the project for use of the county owned right-of-way or to cut trees on county property, etc. Mr. William Lawrence stated that a development should be beneficial for the Island as a whole and not for just a select few. Ms. Watson commended the developers for putting a 55 ft. buffer between the subdivision and the back of their building and for requesting a reduction to save more trees; however, she stated that a site plan should stand on its own, and this does not.

At the end of a lengthy discussion, a motion was made by Mr. Stan Humphries to deny application **SP3299** because it fails to comply with Section 619.4 a). The motion was seconded by Mr. William Lawrence. Voting Aye: Mr. Stan Humphries, Mr. William Lawrence, Mr. Ed Meadows and Ms. Desiree Watson. Voting Nay: Mr. Preston Kirkendall and Mr. Joel Willis. The motion carried for denial.

There being no further business to discuss, the meeting was adjourned at 8:00 p.m.