

MINUTES

ISLANDS PLANNING COMMISSION

AUGUST 16, 2011 - 6:00 P.M.

The Casino Bldg, 530 Beachview Drive, SSI

MEMBERS PRESENT: John Dow, Jr., Chairman
William Lawrence, Vice Chairman
Stan Humphries
Preston Kirkendall
Paul Sanders
Desiree Watson

ABSENT: Patricia Laurens

STAFF PRESENT: David Hainley, Community Development Director
Janet Loving, Admin/Recording Secretary

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

MINUTES

June 21, 2011 Regular Meeting

July 12, 2011 Called Meeting

A motion was made by Mr. Preston Kirkendall and seconded by Mr. Paul Sanders to approve the Minutes of the **June 21st Regular Meeting**. Voting Aye: Mr. John Dow, Mr. Stan Humphries, Mr. Preston Kirkendall and Mr. Paul Sanders. Mr. Lawrence and Ms. Watson did not attend the June 21st meeting and therefore abstained from voting.

Before approval of the July 12th Minutes, Chairman Dow had questions pertaining to application **VP2244**, specifically the discussion on converting the patio to a habitable facility. He stated that the Commission was assured that it would not be used for rental purposes. The following is an excerpt from the Minutes: ***“Mr. Landon stated that there could be a condition placed on the approval and if the property is found to be rented, Code Enforcement action could be pursued.”*** (Mr. Larry Bryson, agent for the request, agreed to this condition.) Chairman Dow wanted to know what measures would be taken to ensure that this condition is adhered to. Mr. Hainley explained that staff would do a random check of the property and also check the area for bed tax. He assured the members that staff would check the property periodically to avoid similar instances that occurred with the Waffle House property for example.

At the end of discussion, a motion was made by Mr. Stan Humphries to approve the Minutes of the *July 12th Called Meeting*. The motion was seconded by Mr. Preston Kirkendall. Voting Aye: Mr. John Dow, Mr. Stan Humphries, Mr. Preston Kirkendall and Mr. William Lawrence. Mr. Sanders and Ms. Watson did not attend the July 12th meeting and therefore abstained from voting.

VP2262 - 650 Ocean Boulevard

Consider the approval of an addition to the church campus consisting of enclosing a porch and adding a deck. The building requested to be altered is located at 650 Ocean Boulevard on the southwest corner of its intersection with Demere Road. The property is zoned RR, Resort Residential, and is located in the Village Preservation Overlay. Parcel ID: 04-04-751. Richard W. Pipe, agent for St. Simons United Methodist Church, owner.

Mr. Richard Pipe was present for discussion.

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

This proposal was submitted as construction plans to Community Development's Building Inspections Division. Because the proposed alteration requires a building permit, and would be visible to the public street within the Village Preservation Overlay District, it is required to be considered for approval or denial by the Islands Planning Commission [Glynn County Zoning Ordinance Island Preservation, Section 709.5 (a)].

As provided in Section 709.4, following are the standards for review:

(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.

Staff does not see any evidence that the above standards would be violated by approval of the proposed alteration and therefore recommends that the Islands Planning Commission approve this request because it is in-keeping with review standards found in the Zoning Ordinance Section 709.4, a-d.

There was no one present to oppose this request.

Following a brief discussion, a motion was made by Mr. Paul Sanders to approve application **VP2262 (I)** Youth Activity Space, located at 650 Ocean Boulevard, St. Simons Island because it is in-keeping with review standards found in the Zoning Ordinance Section 709.4, a-d. The motion was seconded by Mr. Preston Kirkendall. Voting Aye: Mr. John Dow, Mr. Stan Humphries, Mr. Preston Kirkendall, Mr. Paul Sanders and Ms. Desiree Watson. Abstained From Voting: Mr. William Lawrence.

There being no further business to discuss, the meeting was adjourned at 6:12 p.m.