

**DRAFT/MINUTES**  
**ISLANDS PLANNING COMMISSION**  
**DECEMBER 15, 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  
                          Cayce Dagenhart, Planner II  
                          Karl Bursa, Planner II  
                          Julie Grimm, Planner I  
                          Janet Loving, Admin/Recording Secretary

ALSO PRESENT:       Dale Provenzano, BOC Chairman  
                          Alan Ours, County Manager

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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**  
**October 20, 2015   Regular Meeting**  
**November 17, 2015   Special Called Meeting**

Upon a motion made by Mr. Robert Ussery and seconded by Mr. Joel Willis, the Minutes of the **October 13<sup>th</sup> Regular Meeting** were approved and unanimously adopted.

A motion was made by Mr. Joel Willis to approve the Minutes of the **October 20<sup>th</sup> Regular Meeting** with a minor correction. The motion was seconded by Mr. Robert Ussery. Voting Aye: Mr. Humphries, Mr. Kirkendall, Mr. Lawrence, Mr. Ussery, Ms. Ward and Mr. Willis. Abstained From Voting: Ms. Desiree Watson.

Upon a motion made by Mr. Robert Ussery and seconded by Mr. Joel Willis, the Minutes of the *November 17<sup>th</sup> Special Called Meeting* were approved and unanimously adopted.

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

Upon a request from staff, a motion was made by Mr. Stan Humphries, seconded by Mr. William Lawrence and unanimously adopted to defer rezoning application **ZM3126** to the January 19, 2016 IPC Meeting beginning at 6:00 p.m.

Upon a request from the applicant, a motion was made by Mr. Robert Ussery to move application **PP3156** up on the agenda. The motion was seconded by Mr. Joel Willis. Voting Aye: Mr. Kirkendall, Mr. Lawrence, Mr. Ussery, Ms. Watson and Mr. Willis. Abstained From Voting: Mr. Humphries and Ms. Ward.

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**PP3156 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.

Attorney Jim Bishop, Mr. Pete Schoenauer and Mr. Teeple Hill were present for discussion.

The staff's report was included in the packages for review and was presented by Mr. Karl Bursa.

Following discussion by the Planning Commission and a brief presentation from the applicant, Chairman Kirkendall opened the floor for public comments beginning with Mr. Julian Smith of St. Simons Island. Ms. Monica Smith was also present to comment and ask questions.

At the end of discussion, a motion was made by Mr. Joel Willis to approve application **PP3156** subject to any necessary modifications the nature of which shall be indicated on the preliminary plat or attached to it in writing, including an agreement from the applicant to install a 6 ft. tall fence. The motion was seconded by Mr. Robert Ussery. Voting Aye: Mr. Kirkendall, Mr. Lawrence, Mr. Ussery, Ms. Watson and Mr. Willis. Voting Nay: Mr. Humphries and Ms. Ward.

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**ZM3153 Plumbroke Road** - Consider a request to rezone seven (7) parcels at 2312 & 2314 Demere Road; 115, 117, 128, & 142 Plumbroke Road, and all additional undisclosed addresses on Plumbroke Road from MR Medium Residential to R-9 One-Family Residential. Parcel IDs: 04-02260, 04-02312, 04-02313, 04-02314, 04-14489, 04-14488, 04-02258. David Hainley, RLA, ASLA, agent, for Glynn County Board of Commissioners, applicant; William Duncan, Orion Douglass, Mary Hicks, Robert Neal, Mary Wilson, Gloster & Celia Buchanan, owners.

Mr. David Hainley, agent for Glynn County BOC and Mr. Patrick Duncan, property owner, were present for discussion.

The staff's report was included in the packages for review and was presented by Mr. Karl Bursa. Afterward, Mr. Hainley outlined the details of this request and a general discussion followed.

The floor was opened for public comments beginning with Mr. Patrick Duncan and Ms. Berthenia Gibson who were both in favor of this request. There was no one present to speak in opposition to this request. After closing the public hearing, a motion was made by Mr. Stan Humphries, seconded by Ms. Karen Ward and unanimously adopted to recommend approval of **ZM3153**.

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**SP3124 Aviator Plaza:** Consider site plan approval for commercial building located at 1830 Demere Road on St. Simons Island. This property is located approximately 100 feet southeast of the intersection of Demere Road and Terminal Drive. The building will contain wholesale, office, retail, furniture sales and restaurant businesses. Parcel ID: 04-02922. Brad Brumbach, agent, for Brumbach Development, applicant; Glynn County Airport Commission, owner.

Mr. Brad Brumbach was present for discussion. Mr. Robert Burr was also present to answer questions.

The staff's report was included in the packages for review and was presented by Mr. Bursa. Afterward, Mr. Brumbach gave a brief presentation and a general discussion followed. During discussion, those present to express concerns were Mr. Dave Olender, Mr. Fred Collins and Ms. Mary Helen Moses. Their concerns were about buffers, power lines and excess parking; however, their main concern was the possibility of a proposed restaurant being developed. These concerns were addressed by the applicant who advised that there is no submittal for a restaurant at this time.

At the end of discussion, a motion was made by Ms. Desiree Watson, seconded by Mr. Robert Ussery and unanimously adopted to approve application **SP3124**, Aviator Plaza as submitted.

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**SP3147 Southern Soul** - Consider site plan approval for the Southern Soul Restaurant and Love Golf Designs to increase parking, and install a sidewalk. On the site plan there is also a proposed covered outdoor dining area for the Southern Soul Restaurant. Love Golf Designs is located at 100 Brunswick Avenue, at the corner of Brunswick Avenue and Circle Drive. Southern Soul is located at 2020 Demere Road, at the corner of Demere Road and Brunswick Avenue. Parcel IDs: 04-02788 & 04-02801. Larry Bryson with Larry Bryson Architect, agent for Southern Soul Land Co. LLC, applicant. Southern Soul Land Co. LLC, owner of 100 Brunswick Avenue; Quarantine 1 LLC, owner of 2020 Demere Road.

Mr. Larry Bryson was present for discussion.

The staff's report was included in the packages for review and was presented by Ms. Cayce Dagenhart who explained that the applicant submitted a new site plan as well as a tree plan and neither has been reviewed by staff. Therefore, staff is requesting a deferral of application **SP3147** to allow enough time to review the new submittals. A motion was then made by Ms. Desiree Watson, seconded by Ms. Karen Ward and unanimously adopted to defer application **SP3147** to the January 19, 2016 IPC Meeting beginning at 6:00 p.m.

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#### Approval of Revised Meeting Calendar

Upon a motion made by Ms. Desiree Watson and seconded by Ms. Karen Ward, the **2016 Revised Meeting Calendar** for the Islands Planning Commission was approved and unanimously adopted.

#### Election of 2016 Islands Planning Commission Officers

Mr. Joel Willis stated that the Nominating Committee selected the following officers for 2016: Mr. Preston Kirkendall, Chairman; Ms. Desiree Watson, Vice Chairman; Ms. Janet Loving, Recording Secretary.

Chairman Kirkendall asked if there were any nominations from the floor, upon which Mr. Stan Humphries made a motion to nominate Ms. Karen Ward as Chairman, Ms. Desiree Watson as Vice Chairman and Ms. Janet Loving as Recording Secretary. The motion was seconded by Mr. William Lawrence. There were no other nominations and therefore nominations were closed. Voting in favor of Ms. Ward being Chairman: Mr. Stan Humphries, Mr. William Lawrence, Ms. Karen Ward and Ms. Desiree Watson. Voting in favor of Mr. Kirkendall being Chairman: Mr. Robert Ussery and Mr. Joel Willis. Mr. Kirkendall abstained from voting. Ms. Karen Ward was elected Chairman of the IPC for 2016.

A motion was unanimously adopted electing Ms. Desiree Watson as Vice Chairman and Ms. Janet Loving as Recording Secretary of the IPC for 2016.

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There being no further business to discuss, the meeting was adjourned at 7:45 p.m.