

MINUTES
ISLANDS PLANNING COMMISSION
SEPTEMBER 20, 2016 - 6:00 P.M.
Strickland Auditorium, Epworth-by-the-Sea, SSI

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

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

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

Acting 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

August 16, 2016 - Regular Meeting

A motion was made by Mr. Stan Humphries and seconded by Mr. Ed Meadows to approve the Minutes of the *August 16th Regular Meeting* with the following amendment: Page 7, last paragraph regarding *SP3299 Dollar General* (delete strikethrough words; add highlighted words): ~~Mr. Ed Meadows expressed concerns about the impact of public safety and the fact that the applicant has not demonstrated a positive impact for this community.~~ *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.* The amendment was accepted and the following

vote was taken: Voting Aye: Mr. Stan Humphries, Mr. Preston Kirkendall, Mr. William Lawrence, Mr. Ed Meadows, Ms. Desiree Watson and Mr. Joel Willis. Mr. Ed Ellis did not attend the August 16th Meeting and therefore abstained from voting.

AGENDA - Additions, Deferrals, Deletions, Postponements, Adjustments

Mr. Hainley advised that the applicant for **PP3347**, The Park at Village Creek, requested a deferral of this item until the October 18th IPC Meeting. Thereupon, a motion was made by Mr. Joel Willis to defer application **PP3347**, The Park at Village Creek, until the October 18th IPC Meeting beginning at 6:00 p.m. The motion was seconded by Mr. Stan Humphries. Voting Aye: Mr. Ed Ellis, Mr. Stan Humphries, Mr. Preston Kirkendall, Mr. Ed Meadows, Ms. Desiree Watson and Mr. Joel Willis. Abstained: Mr. William Lawrence.

A motion was made by Mr. Ed Ellis to defer application **SP3346**, Dollar General, until the October 18th IPC Meeting beginning at 6:00 p.m. to allow more time for the Planning Commission Members to review proposed updated changes. The motion was seconded by Mr. Ed Meadows: Voting Aye: Mr. Ed Ellis, Mr. Stan Humphries, Mr. William Lawrence, Mr. Ed Meadows and Ms. Desiree Watson. Voting Nay: Mr. Preston Kirkendall and Mr. Joel Willis.

A motion was made by Mr. Preston Kirkendall, seconded by Mr. Joel Willis and unanimously adopted to change Agenda Item K from: ~~Appoint a search committee for filling the position of Vice Chairman for the IPC;~~ to: **Election of Chairman and Vice Chairman for the IPC.**

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.

According to the staff’s report, the purpose of this request is to allow a special use permit for a drinking establishment, pursuant to Section 713.3 of the Glynn County Zoning Ordinance. The applicant already sells beer for off-premises consumption. However, the special use permit will allow on-premises consumption of beer and wine at Weber’s Growler Factory.

The Zoning Ordinance defines drinking establishment as “a licensed retail establishment selling alcoholic beverages for consumption on the premises by the drink, which qualifies for such license pursuant to the “Liquor, Malt Beverage, and Wine Ordinance of Glynn County.”

Mr. Will Worley, the Senior Assistant County Attorney, explained that at the first meeting in October, the Board of Commissioners is slated to consider an amendment to the Alcoholic Beverage Ordinance to allow a drinking establishment in the area of the Longview Shopping Center under certain conditions. If the ordinance amendment is adopted and if the Board grants the special use permit, Ms. Weber would be eligible to apply for an alcoholic beverage license.

After a brief presentation by the applicant, the floor was opened for public comments. Mr. Julian Smith and Ms. Kathie Whalen were present to speak in favor of this request. There was no one present to oppose and no further comments from the public. Therefore, the public hearing was closed.

At the end of review, a motion was made by Mr. Ed Meadows to recommend approval of application **SUP3306** subject to acceptance by the Board of Commissioners of the Alcoholic Beverage Ordinance Amendment. The motion was seconded by Mr. William Lawrence and unanimously adopted.

SP3342 - Pilar Hotel: Consider a request for site plan approval for a new three-story, 27 unit hotel located at 1200 Ocean Boulevard on St. Simons Island. This property is zoned HC Highway Commercial and is located at the intersection of Ocean Boulevard and Neptune Road. Parcel ID: 04-14178. Larry Bryson, agent, for The Oaks Cottages Partners, LLC, applicants and owners.

Mr. Burt Ethridge and Mr. Larry Bryson were present for discussion.

According to the staff’s report, the applicant is proposing a three-story hotel with 27 sleeping rooms on .44 acres (or 62 units per acre). A sleeping room is a room principally designed to provide sleeping accommodations. A room not designed for sleeping which can incidentally be used for sleeping (such as a living room with a sofa-bed) shall not be considered as a sleeping room unless there are no sleeping rooms associated with the suite or unit.

The proposed building footprint is 9,500 sq. ft. (28,950 total square feet of building area) with parking underneath to be constructed in a single phase. The total site area is .44 acres, .29 (66%) acres of which will be impervious. Also, 36 parking spaces are required for the proposed uses and 36 spaces are proposed, including two ADA compliant spaces.

The applicant is providing the required Type “E” Buffer along the front property line. Additionally, the applicant is requesting a modification to the required Type “A” Buffer along the rear property line to allow for an Alternate Type “A” Buffer with a landscape wall as described in Section 613.2(3)(a)(5).

The staff’s report also included required information contained in Section 619 for site plan submittal, as well as standards and criteria of Section 619.4 (a) along with staff’s comments (all of which are contained in application file **SP3342**).

Mr. Burt Ethridge of Roberts Civil Engineering gave a brief presentation and a general discussion followed. During which time, IPC members expressed concerns about the increased number of sleeping rooms for this proposed project, noting that a previous proposal indicated that there would be 21 rooms. Staff advised that the IPC denied the previous request and today’s submittal is a new application. There were also questions about the water and sewer system. According to the Joint Water & Sewer Commission, there is a policy in place that allows private property owners to upgrade the system at their own expense in order to comply with JWSC regulations. Mr. Ethridge stated that they are in compliance with JWSC regulations and all other zoning requirements. Additionally, he stated that drainage will be stored on site and will also be in compliance with the regulations. When asked if they had approval from JWSC in-hand, Mr. Ethridge replied no, they don’t normally get in-hand approvals. He also addressed concerns about trees, stating that Mr. Adam Swan met with the Tree Committee and to his knowledge there are no issues with trees. (The site plan indicates that 10 trees will be removed.)

Toward the end of discussion, it was noted again that the Islands Planning Commission previously voted to deny this request when there were fewer sleeping rooms, so why would they vote to approve more rooms. The applicant’s new proposal is for 27 sleeping rooms. Senior Assistant County Attorney Will Worley reiterated that this submittal is a new application which contains a larger footprint and a more intense use than what was previously denied. The Glynn County Zoning Ordinance allows the applicant to re-file a new site plan application as long as it contains all required information and fees.

At the end of discussion, a motion was made by Mr. Stan Humphries to deny application **SP3342** because it fails to meet the requirements of Section 619.4 of the Glynn County Zoning Ordinance. The motion was seconded by Mr. William Lawrence. Voting Aye: Mr. Ed Ellis, Mr. Stan Humphries, Mr. Preston Kirkendall, Mr. William Lawrence, Ms. Desiree Watson and Mr. Joel Willis. Abstained From Voting: Mr. Ed Meadows.

VP3358 - 628 Mae Joe Street: Consider Village Preservation application approval for the addition of a screened-in porch as a part of a single-family home at 628 Mae Joe Street. The lot is on the west corner of Mae Joe Street and Oleander Street. Parcel ID: 04-04736. John Williams, applicant and owner.

Mr. James Roberts was present for discussion.

According to the staff's report, the applicant would like to add a screened-in porch onto the east side of the existing home. The porch will extend 12 ft. from the house and 14 ft. wide to match the existing size of this portion of the house. The roof of the porch will continue the gable of the existing house and it will have the same overhang. The frame will be painted white or cream to match the rest of the house.

In reviewing this application, the Islands Planning Commission should use Section 709.4 in the Islands Preservation District which provides the following 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.

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

Following a brief overview by Mr. James Roberts, a motion was made by Mr. Joel Willis, seconded by Mr. Ed Meadows and unanimously adopted to approve application **VP3358**.

Election of Chairman

A motion was made by Mr. William Lawrence to nominate Ms. Desiree Watson as the Chairman of the Islands Planning Commission for the remainder of 2016. The motion was seconded by Mr. Preston Kirkendall and unanimously adopted.

Election of Vice Chairman

A motion was made by Mr. William Lawrence to nominate Mr. Stan Humphries as the Vice Chairman of the Islands Planning Commission for the remainder of 2016. The motion was seconded by Mr. Preston Kirkendall. Voting Aye: Mr. Stan Humphries, Mr. Preston Kirkendall, Mr. William Lawrence, Mr. Ed Meadows, Ms. Desiree Watson and Mr. Joel Willis. Voting Nay: Mr. Ed Ellis.

In other business, Mr. Ed Ellis apologized for missing the last two IPC meetings which was due to a pre-planned family trip. He stated that he particularly regrets missing the last meeting of August 16th where he was accused of having an obvious conflict of interest, especially when the County Attorney's office, county staff and the commissioner who appointed him said that he had done nothing wrong. Mr. Ellis stated that he is not going to recuse himself, and while he doesn't have any confidence that he will be re-appointed next year, he does appreciate the opportunity to serve this year.

Mr. Joel Willis commented that he hopes that the public recognizes that what they do is not easy. He stated that they're governed by laws. However, just because they vote in favor of a site plan application it does not mean that they're in favor of that particular project. "We might not like it, but we're looking at the law." Mr. Willis stressed that he does not have an agenda, and neither does any other member of this body, but they do have a responsibility. When they make decisions their decisions must be based on the facts of the law and whether an application is compliant or non-compliant with the ordinance.

Mr. Stan Humphries stated that when he made his remarks at the last meeting of August 16th he was not aware that the County Attorney or the Assistant Attorney had approved Mr. Ellis's meeting with the applicant. He stated that he did not mean to offend his integrity and he apologized profusely for having done so.

Mr. Ed Meadows stated that before the meeting, he spoke with Mr. Ours about the staffing issue in the department but he missed the opportunity to have this item added to the agenda. However, he would like to have an update from Mr. Ours on the plans for recruiting for the vacant positions. Mr. Meadows was advised that this item would have to be added to the agenda for discussion purposes. Chairman Watson then asked Mr. Meadows if he wanted to add this item to the agenda. Mr. Meadows stated that he merely wants to ask the County Manager a question. However, Mr. Will Worley, the Senior Assistant County Attorney, explained that if Mr. Meadows would like to have a

discussion on this issue, he would recommend that he request that it be added to the agenda. He also advised that it might not be the purview of the Islands Planning Commission to demand a report from the County Manager at this time. Chairman Watson stated that this item should perhaps be dealt with in another forum.

Mr. Meadows stressed that he has no intention of demanding anything from the County Manager. He simply believes that "it is appropriate for this body to show interest in the process because it is critical to everything that we do for the entire county and not just the Islands. Filling those positions is a major challenge facing our county and it is incumbent upon us to show interest and offer assistance." In closing, Mr. Meadows stated that these are the comments he would have made had this been added to the agenda, and he thanked everyone for listening.

There being no further business to discuss, the meeting was adjourned at 7:00 p.m.