

MINUTES
JOINT PLANNING COMMISSION
JUNE 14, 2016 - 6:00 P.M.
Strickland Auditorium, Epworth-by-the-Sea, SSI

Mainland Planning Commission

Present: Gary Nevill, Chairman
Tom Boland
Jeff Homans
Tim Murphy

Absent: Larissa Harris
Mary Hunt
John Williams

Islands Planning Commission

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

Absent: William Lawrence
Karen Ward

Staff Present

David Hainley, Community Development Director
Aaron Mumford, Glynn County Attorney
Janet Loving, Admin/Recording Secretary

Also Present

Bill Brunson, County Commissioner
Dale Provenzano, County Commissioner
Alan Ours, County Manager

IPC 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 23, 2016 - Joint PC Meeting

A motion was made by Mr. Joel Willis of the Islands Planning Commission to approve the Minutes of the *May 23rd Joint PC Meeting*. The motion was seconded by Mr. Ed Ellis. Voting Aye: Mr. Ellis, Mr. Kirkendall, Ms. Watson and Mr. Willis. Abstained From Voting: Mr. Stan Humphries.

A motion was made by Mr. Tom Boland of the Mainland Planning Commission to approve the Minutes of the *May 23rd Joint PC Meeting*. The motion was seconded by Mr. Tim Murphy. Voting Aye: Mr. Boland, Mr. Murphy and Mr. Nevill. Abstained From Voting: Mr. Jeff Homans.

At this time, Mr. David Hainley outlined the proposed amendment to Section 507 as follows: (copies were available for the public)

An amendment to the Zoning Ordinance to revise Section 507 to reduce the maximum height permitted for one-family dwellings on substandard lots of record in residential zoning districts on St. Simons Island; to provide for a maximum number of sleeping rooms for one-family dwellings on some of those substandard lots of record depending on the size; to allow one-family dwellings on such substandard lots of record to be repaired or rebuilt to a similar configuration under certain circumstances if destroyed by fire, flood, storm or other acts of God; to provide for an appeal and variance process; to provide a definition for substandard lots of record; and for other purposes.

Mr. Hainley pointed out that merger of lots was taken out of the proposed amendment; restriction to be on St. Simons only was added; and number of sleeping rooms as a measure of density was also added.

The floor was opened at this time for public comments and the following residents voiced their concerns: Julian Smith, Peter Murphy, Albert Shelander, Robert Ussery, Rick and Stephanie Schleicher, Steve Croft, Joe Jones, Peter Murphy, Linda Williams, Mary Katherine Hendricks, and Larry Bryson. Those speaking in opposition were concerned that this proposal would not reduce the density in their areas, and there were concerns about property rights. Others expressed concerns about this proposal being too strict, and they felt that a broader definition of sleeping rooms should be included in the amendment. Concerns were also expressed about the method of measuring lot area with respect to the marsh. Some residents were concerned about how this proposal would affect Glynn Haven and King City Subdivisions. Those speaking in favor had no problem with this amendment and felt that it should be approved.

After closing the floor for public comments, discussion continued among staff and the Planning Commission members; during which time the members were reminded that separate action is required from both groups of Planning Commissioners.

At the end of discussion, a motion was made by Mr. Preston Kirkendall of the Islands Planning Commission to recommend approval of the proposed amendment to revise Section 507 of the Glynn County Zoning Ordinance subject to including that more restrictive measurements should be used in calculating lot area and lot width of Section 507.2(a)(b)(c)(d). The motion was seconded by Mr. Joel Willis and unanimously adopted.

Mr. Tim Murphy of the Mainland Planning Commission pointed out that this proposed amendment does not apply to the mainland, and as such, he made a motion recommending denial of the proposed amendment to revise Section 507 of the Glynn County Zoning Ordinance. The motion was seconded by Mr. Tom Boland. During discussion, it was noted that some areas of this amendment would actually apply to the mainland; however, the motion and the second were unchanged. Voting Aye: Mr. Tom

Boland and Mr. Tim Murphy. Voting Nay: Mr. Jeff Homans and Mr. Gary Nevill. *(For the record, a tie vote constitutes no action taken by the Mainland Planning Commission.)*

The proposed amendment will be forwarded to the Glynn County Board of Commissioners for final action at the Board's meeting of June 16, 2016 beginning at 6:00 p.m. at the Historic Courthouse, Brunswick, Georgia.

There being no further business to discuss, the meeting was adjourned at 7:25 p.m.