

**MINUTES**  
**ISLANDS PLANNING COMMISSION**  
**AUGUST 15, 2017 - 6:00 P.M.**  
**St. Williams Catholic Church, 2300 Frederica Road, SSI**

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MEMBERS PRESENT:   Desiree Watson, Chairman  
                          Stan Humphries, Vice Chairman  
                          Carla Cate  
                          Patrick Duncan  
                          Ed Meadows  
                          Odessa Rooks  
                          Joel Willis

STAFF PRESENT:       Pamela Thompson, Community Development Director  
                          Will Worley, Senior Assistant County Attorney  
                          Janet Loving, Admin/Recording Secretary

ALSO PRESENT:       Commissioner Peter Murphy, BOC  
                          Alan Ours, County Manager

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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 meeting procedures.

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MINUTES  
**May 16, 2017 - Regular Meeting**  
**June 20, 2017 - Regular Meeting**

A motion was made by Mr. Joel Willis to approve the Minutes of the **May 16<sup>th</sup> Regular Meeting** with the following change: page 3, first paragraph; add ***“No action was taken.”*** The motion was seconded by Ms. Odessa Rooks and unanimously adopted.

A motion was made by Mr. Patrick Duncan to approve the Minutes of the **June 20<sup>th</sup> Regular Meeting**. The motion was seconded by Ms. Odessa Rooks. Voting Aye: Ms. Carla Cate, Mr. Patrick Duncan, Mr. Stan Humphries, Ms. Odessa Rooks, Ms. Desiree Watson and Mr. Joel Willis. Abstained From Voting: Mr. Ed Meadows.

Appointment to Steering Committee

Chairman Watson appointed the following IPC members to the Comprehensive Plan Islands Steering Committee: Mr. Patrick Duncan, Mr. Ed Meadows and Ms. Odessa Rooks.

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Consider Approval of Revisions to IPC By-laws

Senior Assistant County Attorney Will Worley outlined the proposed changes and a general discussion followed. Afterward, a motion was made by Mr. Ed Meadows to defer this item. The motion was seconded by Mr. Joel Willis; however, the motion for deferral was amended to include that the IPC members should submit comments in writing and schedule a worksession to address this item prior to the next IPC meeting. The amendment was accepted and the motion was unanimously adopted.

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**PP3553 - Sea Island Lake Cottages, Phase 5:** Consider preliminary plat approval for an 8 lot subdivision located at 123 Sea Island Lake Cottages Drive. The property consists of 2.11 acres and is zoned Resort Residential (RR). Parcel ID: 04-00798. Joseph Strength, agent for Lake Cottages Holdings, LLC, owner, and Lake Cottages Investors, LLC, applicant.

Mr. Joseph Strength was present for discussion. Mr. Bobby Shupe, Mr. Jim Bishop, Mr. Younger and Mr. Johnathan Roberts were also present to answer questions.

The staff's report was presented by Ms. Pam Thompson, followed by the applicant's presentation, and a lengthy discussion among the IPC members. Afterward, Chairman Watson opened the floor for public comments and the following residents spoke in opposition to this request: Mr. Daniel Parshley, Mr. Julian Smith, Mr. George Hancock, Mr. Jeff Kilgore and Ms. Monica Smith. Mr. George Ragsdale expressed concerns about traffic but he was not necessarily opposed to this request. There was no one present to speak in favor of this request and no other comments. The public hearing was then closed.

During discussion among staff and the IPC members, staff agreed in the future to provide any and all documents pertaining to each item listed on the agenda to Ms. Carla Cate as specifically requested (and to any other IPC member if requested) prior to the meeting.

At the end of discussion, a motion was made by Mr. Patrick Duncan to approve application **PP3553** as proposed. The motion was seconded by Mr. Joel Willis. Voting Aye: Mr. Patrick Duncan, Mr. Stan Humphries, Mr. Ed Meadows, Ms. Odessa Rooks, Ms. Desiree Watson and Mr. Joel Willis. Voting Nay: Ms. Carla Cate.

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**SP3558 - Bone Dry Roofing:** Consider site plan approval for a new 3,750 sq. ft. building and site improvements. The property is zoned Planned Development-General (SSI McKinnon Airport - last amended January 2017). The property is located at 615 Skylane Road/125 Darby Circle, St. Simons Island. Parcel ID: 04-02922. Pete Schoenauer with Tidewater Engineering, agent for Bone Dry Roofing, applicant; Glynn County, owner.

Mr. Schoenauer was present for discussion.

The staff's report was presented by Ms. Thompson, followed by the applicant's presentation and a general discussion. Afterward, the Chairman opened the floor for public comments. There was no one present to speak in favor of or against this request. The public hearing was closed. A motion was then made by Mr. Joel Willis to approve application **SP3558** as presented. The motion was seconded by Mr. Patrick Duncan. Voting Aye: Mr. Patrick Duncan, Mr. Stan Humphries, Mr. Ed Meadows, Ms. Odessa Rooks, Ms. Desiree Watson and Mr. Joel Willis. Abstained From Voting: Ms. Carla Cate.

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*For the record, as agent and CEO of Epworth by the Sea, Mr. Joel Willis recused himself from the next agenda item and took a seat in the audience.*

**SP3564 - Epworth by the Sea:** Consider site plan approval for Epworth by the Sea to allow for renovation of the Alders Gate Cabins. The property is zoned Planned Development (PD) Epworth by the Sea, October 2008. The property is located at 100 Arthur J. Moore Drive, St. Simons Island. Parcel ID: 04-01705. Joel Willis, CEO, for Epworth by the Sea, applicant and owner.

Mr. Joel Willis was available for discussion.

The staff's report was presented by Ms. Thompson and a general discussion followed. Afterward, the floor was opened for public comments; however, there were none and the public hearing was closed. A motion was then made by Mr. Ed Meadows to approve application **SP3564** as presented. The motion was seconded by Ms. Odessa Rooks. Voting Aye: Ms. Carla Cate, Mr. Patrick Duncan, Mr. Stan Humphries, Mr. Ed Meadows, Ms. Odessa Rooks and Ms. Desiree Watson. (Mr. Willis recused himself and therefore did not participate in this action.)

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There being no further business to discuss, the meeting was adjourned at 7:35 p.m.