

**MINUTES**  
**ISLANDS PLANNING COMMISSION**  
**MAY 16, 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:        Chairman Bill Brunson, BOC  
                          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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Election of Chairman for 2017  
The floor was opened for nominations. Mr. Joel Willis nominated ***Ms. Desiree Watson for Chairman.*** Ms. Carla Cate nominated ***Mr. Ed Meadows for Chairman.*** There were no other nominations and nominations were closed. Voting in favor of Ms. Watson for Chairman: Mr. Patrick Duncan, Ms. Odessa Rooks, Ms. Desiree Watson and Mr. Joel Willis. Voting in favor of Mr. Meadows for Chairman: Ms. Carla Cate, Mr. Stan Humphries and Mr. Ed Meadows. By a majority vote, ***Ms. Desiree Watson was elected Chairman of the Islands Planning Commission for 2017.***

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MINUTES

**April 18, 2017 - Regular Meeting**

A motion was made by Mr. Joel Willis to defer approval of the April 18<sup>th</sup> Minutes until the next Islands Planning Commission Meeting. The motion was seconded by Mr. Ed Meadows and unanimously adopted.

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**Consider an amendment to Section 2-19-5 of the Code of Ordinances to allow the Board of Commissioners to establish a schedule of meetings for the Planning Commissions and to clarify that four votes are necessary to transact business. Under the proposal, the Islands Planning Commission would only hold a regular meeting in February, April, June, August, October, and December unless and until changed by the Board of Commissioners.**

Following a presentation by staff, a motion was made by Mr. Stan Humphries to approve the amendment to Section 2-19-5 of the Code of Ordinances as presented. The motion was seconded by Ms. Odessa Rooks. During discussion, Chairman Watson stated that she would like for the motion to include that the By-Laws be changed to comport with the ordinance amendment. Mr. Ed Meadows recommended that the original motion be amended to include revisions to the By-Laws to incorporate the change in the ordinance. The motion to accept the amendment was seconded by Ms. Odessa Rooks and unanimously adopted. The following vote was taken on the motion for approval of the amendment as presented with revisions to the By-Laws: Voting Aye: Ms. Carla Cate, Mr. Stan Humphries, Mr. Ed Meadows, Ms. Odessa Rooks and Mr. Joel Willis. Voting Nay: Mr. Patrick Duncan and Ms. Desiree Watson.

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**PP3402 Sinclair:** Consider preliminary plat approval for a 245-lot subdivision at 1900, 1960 and 2170 Lawrence Road. The property consists of 128.853 undeveloped acres and is zoned Planned Development. Parcel IDs: 04-14278, 04-11390 & 04-00207. Ocie L. Vest, agent for SLF IV GA - Sinclair LLC and St. Simons Sinclair Reserve Plantation LLC, applicants and owners.

Mr. Ocie Vest was present for discussion.

At this time, Attorney Will Worley suggested that the Islands Planning Commission adjourn to Executive Session to discuss potential litigation. Thereupon, at 6:20 p.m., a motion was made by Mr. Ed Meadows and seconded by Mr. Joel Willis to adjourn for Executive Session to discuss potential litigation. Voting Aye: Mr. Stan Humphries, Mr. Ed Meadows, Ms. Odessa Rooks, Ms. Desiree Watson and Mr. Joel Willis. Voting Nay: Ms. Carla Cate and Mr. Patrick Duncan.

At 6:55 p.m., a motion was made by Mr. Joel Willis to call the Islands Planning Commission Meeting back to order. The motion was seconded by Ms. Odessa Rooks and unanimously adopted. (No action was taken.)

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**PP3402 Sinclair:** Consider preliminary plat approval for a 245-lot subdivision at 1900, 1960 and 2170 Lawrence Road. The property consists of 128.853 undeveloped acres and is zoned Planned Development. Parcel IDs: 04-14278, 04-11390 & 04-00207. Ocie L. Vest, agent for SLF IV GA - Sinclair LLC and St. Simons Sinclair Reserve Plantation LLC, applicants and owners.

Mr. Ocie Vest was present for discussion.

The staff's report was presented by Ms. Denise Grabowski, followed by the applicant's presentation and a general discussion. Afterward, Chairman Watson opened the floor for public comments. Mr. Alan Burns was present to speak in favor of this request and Mr. Julian Smith was present to oppose. There being no other comments, Chairman Watson closed the public comment period and discussion continued among the Islands Planning Commission Members. A motion was then made by Mr. Stan Humphries to deny application **PP3402** based on failure to comply with the requirements of Section 703 of the Glynn County Subdivision Regulations. The motion was seconded by Ms. Carla Cate. Voting Aye (in favor of denial): Ms. Carla Cate, Mr. Stan Humphries, Mr. Ed Meadows and Ms. Odessa Rooks. Voting Nay (against denial): Mr. Patrick Duncan, Ms. Desiree Watson and Mr. Joel Willis.

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**SP3433 Viewpoint Condos:** Consider approval to demolish the current structure at 1124 Postell Avenue and replace it with a 6-unit condominium to be constructed on pilings. The property is zoned Resort Residential (RR). The proposed site plan also includes a pool deck, spa and first floor parking. Parcel ID: 04-03915. Terracap LLC, applicant, Robert Ussery, Ussery-Rule Architects, agent for Don and Diana Gentile, owners.

The staff's report was presented by Ms. Grabowski. Afterward, Mr. Robert Ussery introduced Ms. Tracy Morelan who provided background information on behalf of the applicant. At the end of discussion, Chairman Watson opened the floor for public comments. Mr. Bill Augustus was present to speak in favor of this request. Mr. Julian Smith and Mr. Jeff Kilgore were present to oppose. Ms. Monica Smith expressed concerns about the Comprehensive Plan in relation to this request. There being no other comments, Chairman Watson closed the public comment period.

At the end of discussion, a motion was made by Mr. Patrick Duncan to approve application **SP3433** as presented. The motion was seconded by Mr. Joel Willis. Voting Aye: Mr. Patrick Duncan, Mr. Ed Meadows, Ms. Odessa Rooks, Ms. Desiree Watson and Mr. Joel Willis. Voting Nay: Ms. Carla Cate and Mr. Stan Humphries.

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**SP3500 Palmer's New Restaurant:** Consider site plan approval for a proposed restaurant located at 549 and 547 Ocean Blvd. The property is zoned Village Mixed Use (VMU) and is located within the Island Preservation District. The applicant has received Village Preservation and Conditional Use approval for the use and the proposed changes to the building (VP3482 & CUP3481). Parcel IDs: 04-04694 & 04-04695. Dianne Durand, applicant for MS3, LLC, owner.

Mr. Palmer Fortune was present for discussion.

The staff's report was presented by Ms. Grabowski. Following the applicant's presentation, Chairman Watson opened the floor for public comments. Mr. Jim Hunke was present to speak in favor of this request. There was no one present to oppose. The public comment period was closed, and at the end of discussion, a motion was made by Mr. Stan Humphries to approve application **SP3500** subject to a large deciduous tree buffer waiver. 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. Abstained From Voting: Ms. Carla Cate.

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There being no further business to discuss, the meeting was adjourned at 8:55 p.m.