

MINUTES
ISLANDS PLANNING COMMISSION
DECEMBER 13, 2017 - 6:00 P.M.
St. Williams Catholic Church, 2300 Frederica Road, SSI

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

ABSENT: Ed Meadows

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

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

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 and meeting procedures.

At this time, Ms. Pamela Thompson introduced and welcomed Ms. Stefanie Leif as the new Planning Manager of the Glynn County Planning & Zoning Division. Ms. Leif thanked Ms. Thompson and stated that she is looking forward to working with everyone.

MINUTES

October 17, 2017 - Regular Meeting

Upon a motion made by Mr. Patrick Duncan and seconded by Mr. Joel Willis, the Minutes of the *October 17th Regular Meeting* were approved and unanimously adopted with minor corrections.

November 2, 2017 - Special Called Meeting

Upon a motion made by Mr. Joel Willis and seconded by Ms. Odessa Rooks, the Minutes of the *November 2nd Special Called Meeting* were approved and unanimously adopted with minor corrections.

Election of Officers

Chairman, Vice Chairman, Recording Secretary

The nominating committee selected Mr. Patrick Duncan as Chairman and Mr. Stan Humphries as Vice Chairman. The floor was then opened for nominations. Mr. Stan Humphries nominated Mr. Ed Meadows as Chairman. There were no other nominations and therefore nominations were closed. The following vote was taken on the nomination for Mr. Patrick Duncan as Chairman: Voting Aye: Mr. Patrick Duncan, Ms. Odessa Rooks, Ms. Desiree Watson and Mr. Joel Willis. Voting Nay: Mr. Stan Humphries. By a majority vote of those in attendance, **Mr. Patrick Duncan** was elected to serve as **Chairman of the IPC for 2018**. (Ms. Carla Cate had not arrived at this time and Mr. Ed Meadows was absent.)

The nominating committee selected Mr. Stan Humphries to serve as Vice Chairman. Upon a motion made by Mr. Joel Willis and seconded by Ms. Odessa Rooks, **Mr. Stan Humphries** was unanimously elected to serve as **Vice Chairman of the IPC for 2018**. (Ms. Carla Cate had not arrived at this time and Mr. Ed Meadows was absent.)

The nominating committee selected Ms. Janet Loving to serve as Recording Secretary. Upon a motion made by Mr. Joel Willis and seconded by Ms. Odessa Rooks, **Ms. Janet Loving** was unanimously elected to serve as **Recording Secretary for the IPC for 2018**. (Ms. Carla Cate had not arrived at this time and Mr. Ed Meadows was absent.)

Approval of 2018 Meeting Schedule

Upon a motion made by Mr. Joel Willis and seconded by Mr. Patrick Duncan, the 2018 IPC Meeting Schedule was approved and unanimously adopted with the following change: **December 18th date changed to December 11, 2018**.

SP3560 Frederica Baptist Church: Consider site plan for a new church with a parking lot and associated infrastructure. The property is 13.14 acres, located at 65 Marshes Edge Lane, St. Simons Island, GA. Parcel ID 04-13023. Rick Shelnutt, Frederica Baptist Church, owner and applicant.

Mr. Johnathan Roberts was present for discussion. Mr. Richard Shelnutt was also on hand to answer questions.

The staff's report was included in the packages for review and was presented by Ms. Pamela Thompson. Mr. Johnathan Roberts gave an in-depth presentation and a general discussion followed. The floor was then opened for public comments. Mr. John Dow was present to speak in favor of this request. The following citizens were present to speak in opposition, ask questions, and/or express concerns: Mr. Hugh Bourque, Mr. Julian Smith, Mr. George Ragsdale and Ms. Lisa Norton. For the record, staff also received written comments and opposition to this request, all of which are contained in application file **SP3560**. Some concerns expressed were about parking, existing trees, detention pond, the marsh buffer and wetlands. There being no other comments, the public hearing was closed.

Mr. Johnathan Roberts gave a brief rebuttal and discussion continued. Afterward, a motion was made by Mr. Joel Willis to approve application **SP3560** as presented. The motion was seconded by Ms. Odessa Rooks and unanimously adopted.

PP3629 The Park at Village Creek: Consider a preliminary plat for a 33 lot subdivision located on South Harington Road, zoned R6. Parcel ID: 04-05334. Austin Catts, P&M Cedar Products, applicant and owner.

Mr. Gary Nevill, agent, was present for discussion.

The staff's report was included in the packages for review and was presented by Ms. Thompson. Afterward, Mr. Nevill elaborated on the redesign of this project as requested by the IPC members at the last meeting. He also thanked the members for attending the site visit which was scheduled to better inform them of the applicant's intent for the property. At the end of discussion, the floor was opened for public comments. There were no proponents; however, the following residents were present to speak in opposition to this request: Mr. Julian Smith, Attorney Parker Morgan, Mr. Hugh Bourque, Ms. Normanne Gibson, Mr. Robert McGalliard, Mr. Nick Rikansrud and Mr. William Lawrence. For the record, staff also received written comments and opposition to this request, all of which are contained in application file **PP3629**. Some concerns expressed were about increased traffic, loss of tree canopy, destruction of wildlife, parking issues, drainage, damage to overall infrastructure, loss of greenspace,

loss of historic and cultural significance, as well as deterioration of an established neighborhood (S. Harrington Community). The public hearing was then closed.

After hearing someone in the audience question Mr. Nevill's authority to represent the applicant in this case, Ms. Thompson apologized for not announcing this earlier but she confirmed at this time that Mr. Gary Nevill did in fact sign the "Agent Authorization Form" and he is legally authorized to represent the applicant in this case. She also pointed out that this form was provided at the October 17th IPC Meeting.

At the end of discussion, a motion was made by Mr. Patrick Duncan, seconded by Mr. Joel Willis and unanimously adopted to defer application **PP3629** for additional discussion with the owner.

At this time, the Planning Commission took a 5 minute recess. The meeting resumed at 7:45 p.m.

XS3666 1920 Dixon Lane: Consider an appeal of the decision of the Community Development Director to deny an expedited subdivision on the basis of the proposed subdivision does not comply with Section 802(e) of the Glynn County Subdivision Regulations. Parcel ID: Parcel 04-03122. Rory & Joyce Knapton, agents for Mark and Eve Kacos, applicants and owners.

Rory and Joyce Knapton were present for discussion.

The Islands Planning Commission considered an appeal of the Community Development Director's denial of an expedited subdivision application. The staff's report was included in the packages for review and was presented by Ms. Thompson.

The Knapton's were allowed to present their case to the Planning Commission. Afterward, the floor was opened for public comments. The following residents were present to express concerns: Mr. Julian Smith, Mr. Jeff Kilgore and Mr. Bob Kelly. There being no further comments, the public hearing was closed. After a brief discussion, a motion was made by Mr. Patrick Duncan to uphold the director's decision and not grant the waiver to Section 802(e) of the Glynn County Subdivision Regulations. The motion was seconded by Mr. Joel Willis. Voting Aye: Mr. Patrick Duncan, Mr. Stan Humphries, Ms. Odessa Rooks, Ms. Desiree Watson and Mr. Joel Willis. Voting Nay: Ms. Carla Cate.

Upon a recommendation from Attorney Will Worley, a motion was made by Mr. Joel Willis, seconded by Ms. Carla Cate and unanimously adopted to adjourn the Regular Meeting of the Islands Planning Commission to Executive Session to discuss pending litigation.

At 9:30 p.m. a motion was unanimously adopted to adjourn the Executive Session and return to the open meeting. No Action Taken.

There being no further business to discuss, a motion was unanimously adopted to adjourn the Regular Meeting of the Islands Planning Commission.