

MINUTES

ISLANDS PLANNING COMMISSION

APRIL 17, 2018 - 6:00 P.M.

Sea Palms Resort, 515 N. Windward Drive, SSI

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

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

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

Chairman Patrick Duncan called the meeting to order and the invocation was given followed by the Pledge of Allegiance. He then gave a brief recap of the rules and meeting procedures.

MINUTES

February 20, 2018 Regular Meeting

Upon a motion made by Mr. Ed Meadows and seconded by Ms. Odessa Rooks, the Minutes of the February 20th Regular Meeting were approved and unanimously adopted.

March 6, 2018 Special Called Meeting

A motion was made by Mr. Joel Willis to approve the Minutes of the March 6th Special Called Meeting. The motion was seconded by Ms. Desiree Watson. 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.

April 2, 2018 Special Called Work Session

A motion was made by Ms. Odessa Rooks to approve the Minutes of the April 2nd Special Called Work Session. The motion was seconded by Mr. Joel Willis. During discussion, Mr. Ed Meadows pointed out that if specific suggestions are recorded during work sessions, he feels that these suggestions should be included in the Minutes. However, he had no additions, deletions or changes for the April 2nd Minutes. At the end of discussion, the motion for approval was unanimously adopted.

VP3723 - 520 Ocean Boulevard Sign: Consider design review approval of one new wall sign for Hodnett Cooper Real Estate at 520 Ocean Boulevard, zoned Village Mixed Use and Island Preservation Design Overlay District. Parcel ID 04-04661. The Hodnett Family, LLLP, owner

Mr. Bruce Fendig, representing the applicant, was present for discussion.

The staff's report was included in the packages for review and was presented by Ms. Stefanie Leif. This report also contained standards and criteria to be considered in reviewing this application, along with staff's comments, in accordance with Section 709.4 of the Zoning Regulations. After a brief presentation by Mr. Fendig, the floor was opened for public comments; however, there were none and the public hearing was closed. A motion was then made by Mr. Joel Willis, seconded by Ms. Desiree Watson and unanimously adopted to *approve application VP3723*.

VP3726 - 539 Ocean Boulevard Sign: Consider design review approval of an existing wall-mounted sign for Blue Bay Mexican Grill at 539 Ocean Boulevard, zoned Village Mixed Use and Island Preservation Design Overlay District. Parcel ID 04-04693. Ricardo Hurtado, applicant.

Mr. Hurtado was present for discussion.

The staff's report was included in the packages for review and was presented by Ms. Leif. This report also contained standards and criteria to be considered in reviewing this application, along with staff's comments, in accordance with Section 709.4 of the Zoning Regulations.

The IPC members and staff engaged in a lengthy discussion regarding requirements, code violations and possible penalties. Afterward, the applicant, Mr. Hurtado, elaborated on his request for approval of an existing wall-mounted sign including information that he stated he received from a county employee. At the end of his

presentation, the floor was opened for public comments. There was no one present to speak in favor of this request. The following residents were present to oppose: Ms. Lisa Norton, Mr. Julian Smith and Mr. Hugh Bourque. The opponents expressed concerns about offensive lighting, and garish overpowering signage. There being no other comments, the public hearing was closed and discussion continued among the IPC members and staff. Afterward, a motion was made by Ms. Desiree Watson to *defer application VP3726* until the next regularly scheduled Islands Planning Commission meeting, and that the following guidance be provided to the applicant regarding revisions to the proposed sign:

- 1) Remove the portion of the sign that says “Mexican Grill”
- 2) Move the word “Bay” to underneath the top part of the sign
- 3) Come into compliance with the 24 sq. ft. requirement

The motion was seconded by Mr. Joel Willis and discussion continued. For additional clarification, Attorney Will Worley briefly reviewed Section 811.7 of the Sign Ordinance pertaining to illuminating methods. Also discussed was the possibility of using a different type of lighting, as opposed to LED lights. At the end of discussion, the following vote was taken on the motion for deferral: Voting Aye: Mr. Patrick Duncan, Ms. Odessa Rooks, Ms. Desiree Watson and Mr. Joel Willis. Voting Nay: Ms. Carla Cate, Mr. Stan Humphries and Mr. Ed Meadows. The motion carried for deferral.

VP3735 - 545 Ocean Boulevard Sign: Consider design review approval of a new freestanding sign for Banker Real Estate at 545 Ocean Boulevard, zoned Village Mixed Use and Island Preservation Design Overlay District. Parcel ID 04-04694. DRD-SSI, LLC, owner and applicant.

Mr. Bruce Fendig, representing the applicant, was present for discussion. Ms. Jennifer Baker was also on hand to answer questions.

The staff’s report was included in the packages for review and was presented by Ms. Leif. This report also contained standards and criteria to be considered in reviewing this application, along with staff’s comments, in accordance with Section 709.4 of the Zoning Regulations.

Mr. Fendig gave a brief presentation and a general discussion followed regarding the lights at the business location. When asked if the applicant would be willing to have the lights off by 8 p.m., Ms. Jennifer Baker replied that it would be detrimental to her business to have the lights off at that particular time. Mr. Fendig suggested using a timer to control the lights at night.

At this time, Chairman Duncan opened the floor for public comments. There was no one present to speak in favor of or against this request; however, an adjacent neighbor, Mr. Walter Hardwood, expressed concerns about the possibility of installing a barrier underneath the shrubbery area. There being no further discussion, a motion was made by Mr. Joel Willis to **approve application VP3735** subject to the lights being off at 12:00 midnight. The motion was seconded by Ms. Desiree Watson with consideration being given to the direction of the sign lights. The motion was unanimously adopted.

VP3714 - 559 Magnolia Avenue Porch Enclosure: Consider design review approval for the enclosure of an existing porch on a residence at 559 Magnolia Avenue, zoned Village Residential and Island Preservation Design Overlay District. Parcel ID 04-04590. Cap and Catherine Fendig, owners and applicants.

Mr. Cap Fendig was present for discussion.

The staff's report was included in the packages for review and was presented by Ms. Leif. This report also contained standards and criteria to be considered in reviewing this application, along with staff's comments, in accordance with Section 709.4 of the Zoning Regulations.

Mr. Fendig gave a brief presentation and a general discussion followed. Afterward, the floor was opened for public comments; however, there were none. A motion was then made by Mr. Ed Meadows to **approve application VP3714** subject to there being no disturbance to the canopy. The motion was seconded by Mr. Stan Humphries. During discussion, Mr. Fendig stated that he has no problem agreeing to save the canopy. At the end of discussion, the motion for approval was unanimously adopted.

VP3725 - 600 Demere Way Demolition: Consider design review approval for the demolition of a one-story residential structure located at 600 Demere Way, zoned Village Residential and Island Preservation Design Overlay District. Parcel ID 04-04612. Joan Lewis, agent for The Horton Family Limited Partnership, owner and applicant.

Ms. Joan Lewis was present for discussion.

The staff's report was included in the packages for review and was presented by Ms. Leif. This report also contained standards and criteria to be considered in reviewing this application, along with staff's comments, in accordance with Section 709.7(g) of the Zoning Regulations.

There was an in-depth discussion among the IPC members and staff regarding the following evaluation criteria per *Section 709.7 (g) (4)*:

(4) A complete structural report prepared by a certified structural engineer is required for any property when the building condition is cited as the purpose of the demolition request. *Staff Comments: The applicant has submitted photographs of the condition, but they have not submitted a structural report. The Commission may want to determine if it feels a structural report is necessary to make a decision on the application.*

Some members of the IPC expressed concerns about this application being incomplete because it does not contain *a complete structural report from a certified structural engineer*. It was also stated that there is no indication as to what the applicant is going to build. When asked if staff requested this report from the applicant Ms. Leif replied yes. *(Please see above comments from staff.)*

During a brief presentation, Ms. Joan Lewis, agent, explained that it would be very difficult to renovate the existing home. Therefore, the owner merely wants to demolish the home, sell the property and improve the neighborhood.

Following Ms. Lewis's presentation, Chairman Duncan opened the floor for public comments; however there were none and discussion continued among the members and staff regarding the "structural report." At the end of discussion, a motion was made by Ms. Odessa Rooks to *defer application VP3725* until a complete structural report from a certified structural engineer is submitted for compliance. The motion was seconded by Ms. Carla Cate. Discussion continued; during which time, Mr. Stan Humphries asked that the motion be amended to include all applicable items of the site plan. However, by a 3 to 4 vote, the amendment was not accepted, and the following vote was taken on the motion for deferral: Voting Aye: Ms. Carla Cate and Ms. Odessa Rooks. Voting Nay: Mr. Patrick Duncan, Mr. Stan Humphries, Mr. Ed Meadows, Ms. Desiree Watson and Mr. Joel Willis. The motion was defeated. A motion was then made by Mr. Joel Willis to *approve application VP3725* as submitted. The motion was seconded by Ms. Desiree Watson. Voting Aye: Mr. Patrick Duncan, Mr. Stan Humphries, Mr. Ed Meadows, Ms. Desiree Watson and Mr. Joel Willis. Voting Nay: Ms. Carla Cate and Ms. Odessa Rooks. The motion carried for approval.

The Planning Commission took a 10 minute recess. The meeting resumed at 7:50 p.m.

CUP3733 - 105 Pier Village Market, Jerry's Doog House: Consider a conditional use permit application for a restaurant at 105 Pier Village Market (Parcel Number 04-07017). The property is zoned Village Mixed Use and Island Preservation. A restaurant is a conditional use in the VMU zoning district. Gerald Nardell, applicant and GTI, LLC, owner.

Mr. Gerald Nardell was present for discussion.

The staff's report was included in the packages for review and was presented by Ms. Leif. This report also contained factors to be considered in reviewing this application, along with staff's comments, in accordance with Section 904.3 of the Glynn County Zoning Ordinance. Following a brief presentation by Mr. Nardell, Chairman Duncan opened the floor for public comments; however, there were none and the public hearing was closed. At the end of a brief discussion, a motion was made by Ms. Desiree Watson to *approve application CUP3733* as presented. The motion was seconded by Ms. Odessa Rooks and unanimously adopted.

SP3695 Forbes Farm: Consider site plan approval of a special event facility located at 2610 Lawrence Road, St. Simons Island, GA. The property is approximately 36 acres, with a development area of approximately 8 acres, zoned Forest Agricultural. The proposed development consists of an event facility of approximately 8,000 sq. ft. and associated infrastructure. Parcel ID 04-14586. James Bishop, The Bishop Law Firm, agent for Michelle Hagin, Sinclair Oaks LLC, applicant; Matthew Eller, owner.

Mr. Bishop and Ms. Hagin were present for discussion. Mr. Johnathan Roberts of Roberts Civil Engineering was also on hand to answer questions.

The staff's report was included in the packages for review and was presented by the Planning Consultant, Ms. Denise Grabowski. This report also contained standards and criteria to be considered in making a decision on site plans, including staff's comments, in accordance with Section 619.4 (a) of the Glynn County Zoning Ordinance.

During a brief presentation, Ms. Michelle Hagin elaborated on the history of this property. She also pointed out that a Special Use Permit is required for an event facility in the FA Zoning District and this permit was granted with conditions by the Glynn County Board of Commissioners. Ms. Hagin stated that she intends to uphold all ordinance requirements and make this a beautiful plan that the Island can be proud of.

At the end of Ms. Hagin's presentation, the floor was opened for public comments. Those speaking in favor of this request were Mr. Dave Snyder and Mr. Cap Fendig. They both attested to the applicant's character and integrity. Mr. Brian Justice also spoke in favor of this request. Those speaking in opposition were Ms. Barbara Bruce, Mr. Hugh

Bourque, Mr. Julian Smith, Attorney Parker Morgan, Mr. Frank Cullen, Ms. Lisa Norton and Mr. Norman Applegate. Some opponents expressed concerns about ingress/egress, traffic congestion, parking problems, loud music, sewer problems, and a lack of tree protection.

There were no other comments from the public and therefore the public hearing was closed. Ms. Michelle Hagin gave a brief rebuttal pointing out that adjacent property to the north is being proposed for a large over-crowded housing development, in comparison to what she is proposing. Mr. Johnathan Roberts addressed concerns about parking, DNR Jurisdiction and storm water requirements. There was also additional discussion among the Planning Commission members and staff. Afterward, a motion was made by Mr. Joel Willis to **approve application SP3695** as presented. The motion was seconded by Ms. Desiree Watson. Discussion continued.

Mr. Humphries pointed out concerns similar to those speaking in opposition regarding traffic and sewer problems. He stated that this facility does not belong in this area and he is strongly opposed to it. Mr. Ed Meadows stated that he is not necessarily opposed but he feels that it is in the wrong place. He also stressed that this proposal would have a negative impact on the property rights of adjacent neighbors, and he would be amenable to a deferral.

At the end of discussion, the following vote was taken on the motion for approval: Voting Aye: Mr. Patrick Duncan, Ms. Desiree Watson and Mr. Joel Willis. Voting Nay: Ms. Carla Cate, Mr. Stan Humphries, Mr. Ed Meadows and Ms. Odessa Rooks. The motion failed to carry a majority vote. A motion was then made by Mr. Stan Humphries to **deny application SP3695** based on its failure to meet the criteria outlined in Section 619.4 (a) of the Glynn County Zoning Ordinance. The motion was seconded by Ms. Carla Cate. Voting Aye: Ms. Carla Cate, Mr. Stan Humphries, Mr. Ed Meadows and Ms. Odessa Rooks. Voting Nay: Mr. Patrick Duncan, Ms. Desiree Watson and Mr. Joel Willis. The motion carried for denial.

There being no further business to discuss, the meeting was adjourned at 9:30 pm.