

MINUTES

ISLANDS PLANNING COMMISSION

JUNE 19, 2018 - 6:00 P.M.

Sea Palms Resort, 515 N. Windward Drive, SSI

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

At this time, Chairman Duncan explained that there has been a change in the agenda. The applicant for *PP3693 Fifty Oaks Preliminary Plat* has withdrawn this application, and the applicant for *PP3689 Sinclair Preliminary Plat* has requested a deferral. The Chairman also pointed out that it has been determined that the Islands Planning Commission will go into Executive Session toward the end of the agenda to discuss pending litigation.

The first order of business is to defer application **PP3689 Sinclair Preliminary Plat** to a date and time certain. Thereupon, a motion was made by Mr. Joel Willis to **defer application PP3689** to the July 17th IPC Meeting, beginning at 6:00 p.m. The motion was seconded by Ms. Odessa Rooks and unanimously adopted.

MINUTES

April 17, 2018 Regular Meeting

Upon a motion made by Mr. Joel Willis and seconded by Ms. Desiree Watson, the Minutes of the **April 17th Regular Meeting** were approved and unanimously adopted.

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, agent and applicant, Sally Hardman, owner.

Mr. Everette Love with Fendig Signs was present for discussion.

The staff's report was included in the packages for review and was presented by Ms. Pamela Thompson. This application was deferred at the April 17th Islands Planning Commission Meeting to allow Mr. Hurtado to provide additional information regarding the sign. The staff's 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 as well as relevant code Section 811.7 of the St. Simons Island Overlay District.

Following a brief presentation by Mr. Everette Love, Chairman Duncan opened the floor for public comments. There was no one present to speak in favor of this request; however, 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 language clarification issues. 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 Mr. Joel Willis to **approve application VP3726**. The motion was seconded by Ms. Odessa Rooks. Voting Aye: Mr. Patrick Duncan, Ms. Odessa Rooks, Ms. Desiree Watson and Mr. Joel Willis. Voting Nay: Ms. Carla Cate and Mr. Stan Humphries. The motion carried for approval.

For the record, Ms. Carla Cate recused herself from discussion and action of the next agenda item, application VP3769.

VP3769 - 505 Beachview Drive Sign: Consider design review approval of two new signs for Dutchmans Casual Living Stores, zoned Village Mixed Use and Island Preservation Design Overlay District. Parcel ID 04-08058. Cindy Lanyon, agent and applicant, Village Holding Associates, LLC, owner.

Ms. Cindy Lanyon was present for discussion.

The staff's report was included in the packages for review and was presented by Ms. Pamela Thompson. 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 as well as relevant code Section 811.7 of the St. Simons Island Overlay District.

Following a brief presentation by Ms. Lanyon, the floor was opened for public comments; however, there were none and the public hearing was closed. A motion was then made by Ms. Desiree Watson to *approve application VP3769*. 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.

PP3629 - The Park at Village Creek Preliminary Plat: Consider a preliminary plat for a 25 lot subdivision located at 385 S. Harrington Road, zoned R-6. Parcel IDs 04-05334, 04-05391, 04-05392, 04-05393, and 04-05414. Austin E. Catts, agent for P&M Cedar Products, Inc., applicant and owner.

Mr. Gary Nevill was present for discussion.

At this time, Ms. Stefanie Leif gave a brief assessment of the Preliminary Plat Review process. The staff's report was then presented by Ms. Pamela Thompson. This report was included in the packages for review and contained standards and criteria to be considered in reviewing this application, along with staff's comments, in accordance with Section 703 of the Glynn County Subdivision Regulations.

Mr. Gary Nevill gave a brief presentation and a general discussion followed. Afterward, 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: Mr. Hugh Bourque, Mr. Julian Smith, Mr. Harper Morgan (on behalf of Ms. Jane Fraser), Ms. Frances Zwenig, Mr. James Holland, Mr. Joseph Davis, Ms. Kelly Armstrong and Mr. Frank Cullen. Some concerns expressed included traffic, roads, right-of-way issues, utilities, damage to the marsh and environment, storm water run-off and potential flooding

in the area. Ms. Evelyne Marshall was present to ask questions about impact fees and fees in general.

At the end of public comments, Mr. Gary Nevill gave a brief rebuttal and discussion continued among the IPC members and staff. Afterward, a motion was made by Ms. Desiree Watson to **approve application PP3629** as presented. The motion was seconded by Mr. Joel Willis. Voting Aye: Mr. Patrick Duncan, Ms. Desiree Watson and Mr. Joel Willis. Voting Nay: Ms. Carla Cate, Mr. Stan Humphries and Ms. Odessa Rooks. The motion failed and discussion continued. Afterward, a motion was made by Mr. Joel Willis to **defer application PP3629** until the July 17th IPC Meeting, beginning at 6:00 p.m. The motion was seconded by Ms. Desiree Watson. Voting Aye: Mr. Patrick Duncan, Mr. Stan Humphries, Ms. Odessa Rooks, Ms. Desiree Watson and Mr. Joel Willis. Voting Nay: Ms. Carla Cate. The motion carried for deferral.

Upon a recommendation from Attorney Will Worley, at 7:20 p.m. a motion was unanimously adopted to adjourn to Executive Session to discuss pending litigation.

At 7:40 p.m. a motion was unanimously adopted to adjourn the Executive Session and return to the open meeting of the Islands Planning Commission. No Action Taken. The meeting was then adjourned.