

DRAFT/MINUTES

ISLANDS PLANNING COMMISSION

AUGUST 21, 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
Joel Willis
- ABSENT:** Ed Meadows
Desiree Watson
- STAFF PRESENT:** Pamela Thompson, Community Development Director
Stefanie Leif, Planning Manager
Will Worley, Senior Assistant County Attorney
Janet Loving, Admin/Recording Secretary
- ALSO PRESENT:** 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 in conducting Public Hearings.

MINUTES

July 17, 2018 Regular Meeting

Upon a motion made by Mr. Stan Humphries and seconded by Mr. Joel Willis, the Minutes of the *July 17th Regular Meeting* were approved and unanimously adopted.

CUP3829 - Village Creek Landing Conditional Use Permit: Consider a conditional use permit application for a commercial marina at 526 S. Harrington Road, St. Simons Island (parcel number 04-15158). The property is zoned Conservation Preservation (CP), and a commercial marina is a conditional use in the CP zoning district. John P. McQuigg, Village Creek Landing, LLC, applicant and owner.

Ms. Stefani Leif advised that staff is expecting additional information from the applicant and need more time for review. Therefore, staff is recommending that application *CUP3829* be deferred until the September 18th IPC Meeting, beginning at 6:00 p.m. to

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allow enough time for staff to review new information. A motion was then made by Mr. Joel Willis to defer application **CUP3829** until the September 18th IPC Meeting, beginning at 6:00 p.m. After laying the gavel aside, Mr. Patrick Duncan offered a second to the motion. Discussion continued. Ms. Carla Cate stated that although the motion is for deferral, she would like for the public hearing to continue for application **CUP3829**, which would require an amendment to the motion. Thereupon, the motion for deferral was amended to include that the public hearing would be conducted on application **CUP3829**. However, the motion failed for lack of a second. The following vote was then taken on the motion to defer application **CUP3829** to the September 18th IPC Meeting, beginning at 6:00 p.m. Voting Aye: Mr. Patrick Duncan, Ms. Odessa Rooks and Mr. Joel Willis. There were no nay votes. Abstained From Voting: Ms. Carla Cate and Mr. Stan Humphries. *(Two members were absent.)*

At this time, Chairman Duncan allowed the former Altamaha Riverkeeper, Mr. James Holland, to distribute a DVD to the IPC members and county staff containing 2007 & 2008 Measurement Data for Harrington Creek. Mr. Holland asked the members to review this information before the September 18th IPC Meeting.

To eliminate any confusion about a majority vote, Attorney Will Worley suggested that the IPC members offer a new motion concerning the deferral of application **CUP3829**. A motion was then made by Mr. Stan Humphries, seconded by Mr. Joel Willis and unanimously adopted to *defer application CUP3829* until the September 18th IPC Meeting, beginning at 6:00 p.m.

CUP3834 – Oglethorpe Condos Conditional Use Permit: Consider a conditional use permit application for a combination of residential and commercial uses on separate levels at 508 Oglethorpe Avenue, St. Simons Island (parcel number 04-10230). The property is zoned Village Mixed Use and Island Preservation Design Overlay District. The applicant is proposing to add four residential condominium units to the existing commercial building. Vassa Cate, Village Holdings Associates, LLC, applicant and owner.

Ms. Leif stated that staff recommends that this application be deferred until the September 18th IPC Meeting, beginning at 6:00 p.m. Thereupon, a motion was made by Mr. Joel Willis to *defer application CUP3834* to the September 18th IPC Meeting, beginning at 6:00 p.m. The motion was seconded by Mr. Stan Humphries. Voting Aye: Mr. Patrick Duncan, Mr. Stan Humphries, Ms. Odessa Rooks and Mr. Joel Willis. Abstained From Voting: Ms. Carla Cate.

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Upon a recommendation from Attorney Will Worley, at 6:18 p.m. a motion was unanimously adopted to adjourn to Executive Session to discuss pending litigation.

At 6:20 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.

At 6:30 p.m. Chairman Duncan called the Regular Meeting of the Islands Planning Commission back to order.

SP3780 Prime South Bank: Consider site plan approval for a Prime South Bank facility located at 1795 Frederica Road, St. Simons Island, GA. The property is approximately 0.72 acres, with a development area of approximately 0.45 acres, zoned PD-G. The proposed development consists of a bank building of approximately 4,600 sq. ft. and associated infrastructure. Parcel ID 04-09733. Jason Riner and David M. Conner, agents for The Jones Company, applicant, and SP Frederica, LLC, owner. *(This application was deferred at the July 17th IPC meeting to address additional concerns.)*

Mr. Jason Riner of EMC Engineering was present for discussion. Mr. Joseph Hackney with the Conner Law Group was also on hand to answer questions.

A detailed report from staff outlining standards and criteria in accordance with Section 619.4 (a) of the Glynn County Zoning Ordinance, along with staff's comments, were included in the packages for the Planning Commission's review. Background history of the property was also included in this report.

During a brief presentation, Mr. Jason Riner addressed concerns expressed at the July 17th IPC meeting, i.e., the possibility of having an entry only access, and posting a sign to indicate no left turns from Frederica onto the site.

At the end of Mr. Riner's presentation, the floor was opened for public comments. Mr. Julian Smith and Mr. Hugh Bourque were present to speak in favor of this request. There was no one present to oppose and no other comments from the public. Discussion continued among the IPC members and the applicant concerning ingress/egress and the trees in the area. Mr. Riner stressed that they tried to save as many trees as possible and he pointed out the number of trees that they were able to save.

There being no further discussion, a motion was made by Mr. Stan Humphries, seconded by Ms. Odessa Rooks and unanimously adopted to **approve application SP3780** stipulating that pending litigation will be dismissed.

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In other business, discussion occurred between the Islands Planning Commission and staff regarding the possibility of directing staff to add “staff recommendations” to the report for the Islands Planning Commission’s consideration. Currently, staff does not provide a recommendation to the Islands Planning Commission, which is a policy adopted by the IPC at a regular meeting of February 19, 2013. Staff does however provide a recommendation on agenda items for the Mainland Planning Commission’s consideration.

During a recent Joint Planning Commission Work Session, some of the IPC members discussed reversing the decision to not have staff recommendations.

Ms. Odessa Rooks feels that it would be very helpful to have staff’s opinion or narrative on agenda items with an explanation included. She stated that the ultimate recommendation would come from the Planning Commission. Ms. Carla Cate and Mr. Humphries disagreed and voiced opposition to reinstating staff recommendations. Mr. Willis suggested having staff’s recommendation on items that are incomplete.

At the end of discussion, a motion was made by Mr. Joel Willis to reinstate staff’s recommendation on agenda items that are not compliant. However, the motion failed for lack of a second. There were no other motions offered.

There being no further business to discuss, the meeting was adjourned at 6:53 p.m.