

# MINUTES

## ISLANDS PLANNING COMMISSION

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

Sea Palms Resort, 515 N. Windward Drive, SSI

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- MEMBERS PRESENT:** Patrick Duncan, Chairman  
Stan Humphries, Vice Chairman  
Carla Cate  
Desiree Watson  
Joel Willis
- ABSENT:** Ed Meadows  
Odessa Rooks
- STAFF PRESENT:** Stefanie Leif, Planning Manager  
Will Worley, Senior Assistant County Attorney  
Janet Loving, Admin/Recording Secretary
- ALSO PRESENT:** Commissioner Peter Murphy, BOC

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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. The Chairman also advised that the Islands Planning Commission (IPC) will go into Executive Session at the appropriate time to discuss potential and pending litigation.

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## MINUTES

### June 19, 2018 Regular Meeting

Upon a motion made by Mr. Joel Willis and seconded by Ms. Desiree Watson, the Minutes of the *June 19<sup>th</sup> Regular Meeting* were approved and unanimously adopted.

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**VP3783 - 609/611 Ocean Blvd:** Consider design review approval for renovations and additions to a single-family home and new construction of a cottage and pool at 609/611 Ocean Boulevard, zoned Village Mixed Use and Island Preservation Design Overlay District. Parcel ID 04-04704. Property owned by Rhett Walker.

Mr. Brian Coody, agent/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. It was noted in the staff's report that the property owner had demolished an existing cottage on the property without receiving the IPC's approval, as required by Section 709.

Mr. Coody gave a brief presentation outlining details of this request. Afterward, 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 VP3783 with modification of the parcel being reduced to one address.*** The motion was seconded by Mr. Joel Willis and unanimously adopted.

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**VP3802 - 409 Kings Way:** Consider design review approval for a new single family dwelling unit at 409 Kings Way, zoned Village Residential and Island Preservation Design Overlay District. Parcel ID 04-04443. Thomas Stewart, Cerberus Holding, LLC, owner and applicant.

Mr. Tommie Stewart 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.

Following a brief presentation by Mr. Stewart, the floor was opened for public comments. There was no one present to speak in favor of this request; however, Mr. Julian Smith was present to oppose. He expressed concerns about parking. He also believes that the property is being designed to be used for rental purposes. There being no other comments, 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 VP3802.***

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Upon a recommendation from Attorney Will Worley, at 6:25 p.m. a motion was unanimously adopted to adjourn to Executive Session to discuss potential and pending litigation.

At 6:50 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 7:00 p.m. Chairman Duncan called the Regular Meeting of the Islands Planning Commission back to order.

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**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 square feet and associated infrastructure. Parcel ID 04-09733. Jason Riner and David M. Conner, agents for The Jones Company, applicant. SP Frederica, LLC, owner.

Mr. Jason Riner 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 and background history of the property were all included in the packages for the Planning Commission's review. Drone footage of the property was also provided by staff as supplemental information for the Planning Commission's assessment of this application.

Mr. Jason Riner gave a brief presentation and a general discussion followed among the IPC members regarding access to the property and the possibility of having an entry only access. Concerns were also expressed about reducing the footprint, which prompted Mr. Joseph Hackney to proclaim that if there is a problem with the application as submitted, he would like to request a deferral for a chance to discuss these issues with the owner, clear up the concerns, and bring the application back for the IPC's consideration. Thereupon, a motion was made by Mr. Joel Willis, seconded by Ms. Desiree Watson and unanimously adopted to *defer application SP3780* until the next regular meeting of the Islands Planning Commission.

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**SP3779 - 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 FA and CP. 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, owner and applicant.

Mr. Johnathan Roberts of Roberts Civil Engineering was present for discussion. Ms. Michelle Hagin 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 and background history of the property, were all included in the packages for the Planning Commission's review. Drone footage of the property was also provided by staff as supplemental information for the Planning Commission's assessment of this application.

Mr. Johnathan Roberts gave a brief presentation and a general discussion followed. Afterward, the floor was opened for public comments. Mr. Brook Roberts was present to speak in favor of this request. He feels that this is a well-thought-out plan and a good quality venue for weddings. The following residents were present to oppose: Mr. Frank Cullen, Mr. Hugh Bourque, Mr. Julian Smith, Mr. Jeff Kilgore, Ms. Lisa Norton and Mr. Stephen Barron. Some opponents expressed concerns about noise, tree protection, wildlife protection, parking, protection of the Maritime Forest, and septic system issues.

There being no other comments, the public hearing was closed, and a motion was made by Ms. Desiree Watson, seconded by Mr. Joel Willis and unanimously adopted to *deny application SP3779* as presented.

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**TA3822 - St. Simons Island Tree Canopy Preservation:** Proposed amendment to repeal and replace Section 624 of the Zoning Ordinance of Glynn County, Georgia; to provide for the preservation, planting, and replacement of trees on St. Simons Island; to protect and preserve the tree canopy of St. Simons Island; and for other purposes.

Ms. Miriam Lancaster, Chairman of the Tree Ordinance Review Board, gave an in-depth presentation which began with an introduction of the board members and staff who participated in preparing this proposed ordinance. (The IPC members were provided with a draft copy of this document prior to the meeting.)

The following are some of the points made by Ms. Lancaster during her presentation:

- A tree plan will be required before construction of commercial developments, hotels, condominiums, new residential subdivision or redevelopment of substandard lots resulting in higher density.
- The ordinance is not applicable to:
  - a) approved site plans and preliminary plats;
  - b) removal of trees other than Live Oaks of any size on developed properties; and
  - c) removal of Live Oaks less than 38 inches DBH on developed properties.

Ms. Lancaster briefly updated the MPC members on the changes that had been incorporated as a result of the Joint Planning Commission Work Session. She also pointed out several distinctions between the original draft and the revised version of the ordinance. Concerns from the public regarding tree protection standards have been addressed in this draft, indicating that tree protection must be in place prior to any land disturbance activities. Trees to be saved will be flagged with green tape. This version of the tree plan also defines structural and critical root zones, as well as ecological root print. The ordinance is designed to protect root zones during construction projects. The basic goal of this ordinance is to stop the clear cutting of trees on large tracts of land, help restore and maintain a 50% tree canopy, and encourage/require replanting of new trees.

In conclusion, Ms. Lancaster thanked her fellow board members and county staff who participated in updating this ordinance, which if approved, will only apply to St. Simons Island.

Mr. Stan Humphries and Mr. Joel Willis, who were both members of the Tree Ordinance Review Board, acknowledged the dedicated service of Ms. Lancaster as well as their fellow board members who did not always agree, but they worked cohesively and participated “in a job well done.”

At this time, the floor was opened for public comments. Mr. Hugh Bourque and Mr. Julian Smith were present to speak in favor of this proposal but suggested additional changes. Mr. Robert Ussery also had several questions pertaining to the “Tree Canopy Requirements” relative to 25% of the development area; maintaining a minimum tree density of 12 large canopy trees per acre of development area. Additionally, he expressed concerns about the “Review Process,” as well as certain trees being counted on the list of acceptable trees. Ms. Lisa Norton expressed concerns about the public being allowed to review the proposal and include input into the process.

Mr. Teeple Hill stated that he is generally in favor of this proposal, but he expressed concerns about the membership selection of the Tree Ordinance Review Board, and he commented on the 25% open space requirement. Ms. Lancaster stated that there is an appeals process that would permit less than 12 trees per acre or less than the 25%

open space. She also addressed other concerns expressed by the public. There being no other comments, the public hearing was closed.

During discussion among the IPC members, Ms. Desiree Watson stated that there are several vague issues and conflicting areas in this ordinance. She also noted that the IPC should not have to deal with a tree plan as proposed in the text. She cited other areas of the ordinance that she's concerned about. Chairman Duncan added that not everyone is comfortable with this ordinance. He is in favor of the appeals process, but he would like to see a few more adjustments. Mr. Willis suggested that the IPC approve the proposal, forward it to the Board of Commissioners and allow them to make the changes. Attorney Will Worley elaborated on the process of amending the text.

At the end of discussion, a motion was made by Mr. Stan Humphries to recommend ***approval of TA3822*** as presented. The motion was seconded by Mr. Joel Willis. Voting Aye: Mr. Joel Willis. Voting Nay: Ms. Carla Cate, Mr. Patrick Duncan, Mr. Stan Humphries and Ms. Desiree Watson. The motion failed. A motion was then made by Ms. Desiree Watson to ***recommend denial of TA3822***. The motion was seconded by Mr. Joel Willis. Voting Aye: Ms. Carla Cate, Mr. Patrick Duncan, Mr. Stan Humphries and Ms. Desiree Watson. Voting Nay: Mr. Joel Willis. The motion carried for a recommendation of denial.

It was noted for the record that Ms. Carla Cate and Mr. Stan Humphries are in support of this amendment, however, they voted for denial as a procedural matter to allow the amendment to move to the next level in the process, which is the Board of Commissioners.

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There being no further business to discuss, the meeting was adjourned at 9:00 p.m.