

MINUTES

JOINT PLANNING COMMISSION

JUNE 19, 2018 - 2:00 P.M.

Sea Palms Resort, 515 N. Windward Drive, SSI

Islands Planning Commission (IPC)

Present: Patrick Duncan, Chairman
Stan Humphries, V. Chairman
Carla Cate
Odessa Rooks
Desiree Watson
Joel Willis

Absent: Ed Meadows

Mainland Planning Commission (MPC)

Present: Gary Nevill, Chairman
Tim Murphy, V. Chairman
Bill Edgy
Mary Hunt
Gene Lee
John Williams

Absent: Larissa Harris

Staff Present

Aaron Mumford, Glynn County Attorney
Will Worley, Senior Assistant County Attorney
Pamela Thompson, Community Development Director
Janet Loving, Admin/Recording Secretary

IPC Chairman Patrick Duncan called the meeting to order at 2:00 p.m. He then changed the order of the agenda as follows: Text Amendment **TA3797** moved to the top of the agenda; approval of the *Minutes* placed at the end of the agenda.

TA3797

Proposed Amendment to the Glynn County Subdivision Regulations, Article VII, "Subdivision Plats." The proposed amendment includes, but not limited to, revisions to the subdivision review and approval process.

The two alternative amendments and an explanation of changes were included in the packages for the Joint Planning Commission's (JPC) consideration and presented by Glynn County Attorney Aaron Mumford as follows: (Alternative #1 Proposed by the Board of Commissioners; Alternative #2 Proposed by Commissioner Mark Stambaugh)

Alternative #1: Preliminary Plat - Section 704

AN AMENDMENT TO THE SUBDIVISION REGULATIONS OF GLYNN COUNTY, GEORGIA, TO REVISE SECTION 704 SO THAT THE COMMUNITY DEVELOPMENT DIRECTOR, OR DESIGNEE, REVIEWS AND APPROVES APPLICATIONS FOR PRELIMINARY PLATS; AND FOR OTHER PURPOSES.

Alternative #2: Preliminary Plat - Section 704

AN AMENDMENT TO THE SUBDIVISION REGULATIONS OF GLYNN COUNTY, GEORGIA, TO REVISE SECTION 704 TO ADD AN APPEAL PROCESS TO THE BOARD OF COMMISSIONERS FOR DENIALS OF APPLICATIONS FOR PRELIMINARY PLATS BY THE PLANNING COMMISSIONS; AND FOR OTHER PURPOSES.

Following a brief discussion among the JPC members, Chairman Duncan opened the floor for public comments. However, before allowing public input, he reminded everyone of the rules for conducting public hearings. Afterward, Commissioner Mark Stambaugh elaborated on his reasons for proposing an alternative to the Board of Commissioners amendment, and he stated that he is soliciting the Planning Commissioners support. Mr. George Ragsdale and Mr. Julian Smith spoke in favor of Alternative #2. Ms. Karen Mills stated that she is opposed to both amendments but would prefer Alternative #2. Mr. Frank Cullen also spoke in opposition to both options.

There were no other comments from the public and therefore the public hearing was closed; however, discussion continued among staff and the JPC members. Afterward, a motion was made by Mr. Stan Humphries of the Islands Planning Commission to ***recommend denial of Alternative #1 and recommend approval of Alternative #2***. The motion was seconded by Ms. Desiree Watson and unanimously adopted by the ***Islands Planning Commission***.

A motion was made by Mr. Bill Edgy of the Mainland Planning Commission to ***recommend denial of Alternative #1 and recommend approval of Alternative #2***. The motion was seconded by Ms. Mary Hunt and unanimously adopted by the ***Mainland Planning Commission***.

TA3796

Proposed amendments to Glynn County Zoning Ordinance, Article VI, Section 619, "Site Plan Approval." The proposed amendments include, but are not limited to, revisions to the site plan review and approval process.

The following proposed text amendment and an explanation of changes were provided to the members for review and presented in detail by Glynn County Attorney Aaron Mumford:

Site Plan - Section 619

AN AMENDMENT TO THE ZONING ORDINANCE OF GLYNN COUNTY, GEORGIA, TO ADD SECTION 619.10 AN APPEAL PROCESS TO THE BOARD OF COMMISSIONERS FOR DENIALS OF APPLICATIONS FOR SITE PLAN APPROVAL BY THE PLANNING COMMISSIONS; AND FOR OTHER PURPOSES.

The Board of Commissioners directed staff to draft an amendment to the Zoning Ordinance, Article VI, Site Plan Approval, regarding revisions to the site plan review and approval process. Specifically, the Board discussed adding an appeal process for site plan decisions by the Islands and Mainland Planning Commission.

Following a brief discussion among the JPC members and staff, Chairman Duncan opened the floor for public comments. Mr. Preston Kirkendall, former IPC member, was present to speak in favor of this amendment. Mr. Julian Smith was present to oppose. Mr. George Ragsdale was neither in favor of nor against this amendment, but he did have questions about the language, of which Attorney Mumford clarified in addressing the appeal process. There were no other comments and the public hearing was closed.

Following additional discussion among the JPC members and staff, a motion was made by Ms. Odessa Rooks of the Islands Planning Commission to ***recommend approval of TA3796 with a 60 day appeal process.*** The motion was seconded by Mr. Joel Willis and unanimously adopted by the ***Islands Planning Commission.***

A motion was made by Mr. Tim Murphy of the Mainland Planning Commission to ***recommend approval of TA3796 with a 60 day appeal process.*** The motion was seconded by Mr. John Williams and unanimously adopted by the ***Mainland Planning Commission.***

TA3795

Proposed amendments to Glynn County Zoning Ordinance, Article VIII, "Signs." The proposed amendments include, but are not limited to, revising regulations regarding prohibited signage within a St. Simons Island Overlay District and revising regulations regarding feather signs.

The proposed text amendment and an explanation of changes were provided to the members for review and presented in detail by Ms. Pamela Thompson.

The Board of Commissioners directed staff to draft amendments to the Zoning Ordinance, Article VIII, "Signs," regarding neon signage in the St. Simons Village and feather signs county-wide.

Following a brief discussion among the JPC members and staff, Chairman Duncan opened the floor for public comments. There was no one present to speak in favor of this amendment; however, the following residents were present to oppose: Mr. George Ragsdale and Mr. Jim Hines. Mr. Ragsdale also suggested additional modifications. There were no other comments and the public hearing was closed.

At the end of discussion, a motion was made by Mr. Stan Humphries of the Islands Planning Commission to ***recommend approval of TA3795*** with 400 linear feet being reduced to 150 linear feet (Sections 805.1 & 808.7). The motion was seconded by Mr. Joel Willis and unanimously adopted by the ***Islands Planning Commission***.

A motion was made by Mr. Gene Lee of the Mainland Planning Commission to ***recommend approval of TA3795*** with 400 linear feet being reduced to 150 linear feet (Sections 805.1 & 808.7). The motion was seconded by Mr. Bill Edgy and unanimously adopted by the ***Mainland Planning Commission***.

MINUTES

May 15, 2018 - Joint PC Meeting

A motion was made by Mr. Stan Humphries of the ***Islands Planning Commission*** to approve the ***May 15th Minutes of the Joint PC Meeting***. The motion was seconded by Ms. Odessa Rooks and unanimously adopted.

A motion was made by Mr. John Williams of the ***Mainland Planning Commission*** to approve the ***May 15th Minutes of the Joint PC Meeting***. The motion was seconded by Mr. Bill Edgy and unanimously adopted.

There being no further business to discuss, the meeting was adjourned at 3:35 p.m.