

# MINUTES

## ISLANDS PLANNING COMMISSION

OCTOBER 16, 2018 - 6:00 P.M.

Sea Palms Resort, 515 N. Windward Drive, SSI

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**MEMBERS PRESENT:** Patrick Duncan, Chairman  
Carla Cate  
Odessa Rooks  
Desiree Watson  
Joel Willis

**MEMBERS ABSENT:** Stan Humphries, Vice Chairman  
Ed Meadows

**STAFF PRESENT:** Pamela Thompson, Director of Community Development  
Stefanie Leif, Planning Manager  
Ely Yokley-Zarka, Planner I  
Will Worley, Senior Assistant County Attorney  
Janet Loving, Admin/Recording Secretary

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Chairman Patrick Duncan called the meeting to order and the invocation was given, followed by the Pledge of Allegiance.

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## MINUTES

### September 18, 2018 Regular Meeting

A motion was made by Ms. Desiree Watson to approve the Minutes of the *September 18<sup>th</sup> Regular Meeting*. The motion was seconded by Mr. Joel Willis. Voting Aye: Mr. Patrick Duncan, Ms. Odessa Rooks, Ms. Desiree Watson and Mr. Joel Willis. Ms. Carla Cate did not attend the September 18<sup>th</sup> Meeting and therefore abstained from voting.

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**VP3791 - 511 Ocean Boulevard:** Consider design review approval of a wall sign at 511 Ocean Boulevard for Zoner's Pizza, Wings, & Waffles. The property is zoned Village Mixed Use and Island Preservation Design Overlay District. Parcel ID: 04-04469. Wesley Jones, applicant, J.T. Welchel and Downey Family Limited Partnership, owners.

Mr. Wesley Jones was present for discussion.

A detailed report from staff was included in the packages for review and was presented by Ms. Stefanie Leif. According to this report, the applicant is requesting design review approval for a 48 in. diameter, circular, LED wall sign for the Zoner's Pizza, Wings, & Waffles Restaurant at 511 Ocean Boulevard. The wall sign has already been installed on the building. The county has an open Code Enforcement case regarding the installation of the sign prior to receiving approval from the Islands Planning Commission.

The staff's report also contained performance standards and review criteria in accordance with Section 709.4 of the Glynn County Zoning Ordinance, as well as staff's comments.

Mr. Wesley Jones gave a brief presentation and a general discussion followed. Afterward, the floor was opened for public comments, however there were none and the Public Hearing was closed.

During a brief discussion among the IPC members, Mr. Joel Willis suggested that perhaps the public should be educated on the process of obtaining a permit before installing a sign. He then made a motion to *approve application VP3791*. The motion was seconded by Ms. Odessa Rooks and unanimously adopted.

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**ZM3890 - Village Creek Landing Change of Zoning Request:** Consider request for a change of zoning at 526 S. Harrington Road, St. Simons Island (parcel number 04-15158). The property is zoned Conservation Preservation (CP) District, and the applicant is requesting to rezone the property to Planned Development (PD) District to allow for the following specific uses: limited commercial marina, social gathering event center, and one residential dwelling accessory to a wildlife refuge. John P. McQuigg, Village Creek Landing, LLC, applicant and owner.

Mr. John P. McQuigg was present for discussion.

A detailed report from staff was included in the packages for review and was presented by Ms. Stefanie Leif. This report also contained background history of the property (past and present), photographs, and factors to be considered in making a decision on a rezoning in accordance with Section 1103 of the Glynn County Zoning Ordinance, along with staff's comments.

After an extensive presentation by Mr. McQuigg and a brief discussion among the IPC members and staff, Chairman Duncan opened the floor for public comments. He reminded everyone of the procedures for conducting public hearings.

The following residents were present to speak in favor of this request: Mr. Len Hoshall, Mr. Julian Smith, Mr. Bill Hodges, Mr. Ralph Miller, Ms. Missy Neu, Ms. Valerie Sandow, Mr. Frank Serafini, Mr. Robbie Williamson, Mr. Quinn Cullens, Mr. Josh Winans, Mr. Stan Waters, Mr. Jim Williams, Mr. Phil Viviani, Mr. Mike Malone and Ms. Ali Dennington. Before conveying his approval of this request, Mr. Duane Harris acknowledged the outstanding service of Officer Robert Mydell of the Glynn County Police Department and congratulated him on being “officer of the year.”

Many of the residents speaking in favor of this request stated that they have a personal fondness for the area, especially the restaurant. They feel that this proposal would enhance the area, it would be good for the community and a great asset for the residents of St. Simons Island. Additionally, they all spoke very highly of the Gowan family, including Mr. McQuigg, and referred to them as being “great stewards of the land.”

Mr. James Holland, former Altamaha Riverkeeper, and Mr. Parker Morgan were present to oppose this request. Mr. Holland stated that from an environmental point of view, he is very concerned about the marsh buffer. He also expressed concerns about low tide and the location of the boats. Mr. Morgan stated that he is concerned about the unforeseen elements not referenced in the text. He therefore suggested a deferral for additional information and for clarification on the boat ramp parking.

Ms. Deb Cody stated that she is not in favor of or against this request, but she is concerned about noise, establishing a curfew, alcohol use, and the maximum occupancy of the restaurant.

There were no other comments and the Public Hearing was closed. During a brief rebuttal, Mr. McQuigg assured opponents that there would be no encroachment on the marsh buffer, and regarding the language in the text, he stated that he used the same language from a text previously approved by the Islands Planning Commission. He also stressed that they will abide by all ordinances relative to noise, alcohol, etc. It was pointed out earlier in Mr. McQuigg’s presentation that aerial fireworks would not be allowed. There were also concerns expressed about a possible grandfather clause, marina uses and parking, all of which were addressed by Mr. Will Worley, Senior Assistant County Attorney.

For the benefit of members and/or citizens who did not attend the September 18<sup>th</sup> IPC Meeting, Ms. Stefanie Leif gave a brief explanation on the IPC’s decision to defer the request for a Conditional Use Permit for this property.

At the end of discussion, a motion was made by Mr. Joel Willis to recommend ***approval of application ZM3890*** subject to the adopted PD Text and Site Plan presented. The motion was seconded by Ms. Odessa Rooks; however, discussion continued. Afterward, the motion was amended by Mr. Willis to: 1) delete the text that references

**PDCP.** The text will read: ***PD District***; and 2) change the language in the list in paragraph d. 1. 4, page 2, to be definitive. The motion to the amendment was seconded by Ms. Rooks. Voting In Favor of the Amendment: Mr. Patrick Duncan, Ms. Odessa Rooks, Ms. Desiree Watson and Mr. Joel Willis. Abstained From Voting Due to Lack of Information: Ms. Carla Cate. A motion was then made by Mr. Joel Willis to recommend ***approval of application ZM3890 as amended.*** The motion was seconded by Ms. Odessa Rooks. Voting Aye: Mr. Patrick Duncan, Ms. Odessa Rooks, Ms. Desiree Watson and Mr. Joel Willis. Abstained From Voting: Ms. Carla Cate. The motion carried for approval as amended.

For the record, regarding Ms. Carla Cate’s abstention due to lack of information on the above vote of ***application ZM3890***, “Ms. Cate questioned the applicant/attorney about the boat ramp agreement. Mr. McQuigg said an agreement had not been made with the county. He also said that the county had the agreement ready to sign and to ask them the question. He referred to Mr. Will Worley about the agreement to which Mr. Worley also agreed that an agreement had not been signed but they had been working on it. According to Mr. McQuigg, the county had the agreement since January. Ms. Cate stated that she would like that information to ensure the public that they would have access to their public boat ramp and adequate spacing and parking.”

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There being no further business to discuss, the meeting was adjourned at 7:35 p.m.