

MINUTES

**ISLANDS PLANNING COMMISSION
SEPTEMBER 18, 2018 - 6:00 P.M.
Sea Palms Resort, 515 N. Windward Drive, SSI**

MEMBERS PRESENT: Patrick Duncan, Chairman
Stan Humphries, Vice Chairman
Odessa Rooks
Desiree Watson
Joel Willis

MEMBERS ABSENT: Carla Cate
Ed Meadows

STAFF PRESENT: Stefanie Leif, Planning Manager
Will Worley, Senior Assistant County Attorney
Janet Loving, Admin/Recording Secretary

Chairman Patrick Duncan called the meeting to order. He then announced that for the benefit of the public, applications *CUP3829* and *CUP3834* have been requested for deferral and will not be discussed; however, the IPC will take official action to vote on the deferral at the appropriate time.

At this time, the invocation was given followed by the Pledge of Allegiance. Afterward, Chairman Duncan gave a brief recap of the rules and meeting procedures in conducting Public Hearings.

MINUTES

August 21, 2018 Regular Meeting

A motion was made by Mr. Joel Willis to approve the Minutes of the *August 21st Regular Meeting*. The motion was seconded by Mr. Stan Humphries. Voting Aye: Mr. Patrick Duncan, Mr. Stan Humphries, Ms. Odessa Rooks and Mr. Joel Willis. Ms. Desiree Watson did not attend the August 21st Meeting and therefore abstained from voting.

VP3857 - 422 Park Avenue, St. Simons Island: Consider design review approval for exterior improvements to the multi-family dwelling units and landscaping improvements. The applicant is proposing to reduce the number of units on the parcels from nine to five units. The property is zoned General Residential, within the Island Preservation Design Overlay District, and it is located at 422 Park Avenue, St. Simons Island, GA. Parcel ID Numbers: 04-10743, 04-10744 and 04-04404. Simple House Group, LLC, Bryce Brock and Kelly Revels, applicants and owners.

Mr. Bryce Brock and Ms. Kelly Revels were present for discussion.

A detailed report from staff outlining performance standards and review criteria in accordance with Section 709.4 of the Glynn County Zoning Ordinance, along with staff's comments, were included in the packages for the Planning Commission's review.

Following a brief presentation by the applicant, the floor was opened for public comments; however, there were none and the Public Hearing was closed. Afterward, a motion was made by Mr. Joel Willis, seconded by Ms. Odessa Rooks and unanimously adopted to *approve application VP3857*.

VP3862 - 630 Magnolia Avenue, St. Simons Island: Consider design review approval for the remodel and addition to an existing one-family dwelling unit, remodel of an existing garage/storage building and conversion into a guest addition by adding it to the one-family dwelling unit, and the addition of an in-ground pool. The property is zoned Village Residential, within the Island Preservation Design Overlay District, and it is located at 630 Magnolia Avenue, St. Simons Island, GA. Parcel ID: 04-04742. David E. Amos, agent and applicant for Wendy and Scott Bird, owners.

Mr. David Amos was present for discussion. Ms. Wendy Bird was also on hand to answer questions.

A detailed report from staff outlining performance standards and review criteria in accordance with Section 709.4 of the Glynn County Zoning Ordinance, along with staff's comments, were included in the packages for the Planning Commission's review. It was also noted in the staff's report that a variance was granted for this property by the Glynn County Zoning Board of Appeals on September 13th to allow for the continuation of an encroachment into the required rear yard setback for an existing accessory building.

Mr. Amos and Ms. Wendy Bird gave a brief presentation and a general discussion followed. Afterward, the floor was opened for public comments beginning with Mr. Ken Jacobson who was present to speak in favor of this request. There was no one present to oppose. Mr. George Ragsdale was present to ask questions about the variance, parking, and possible run-off on adjacent property; all of which were addressed by the applicant and

staff. There being no other comments, the Public Hearing was closed. At the end of additional comments from the IPC members, a motion was made by Mr. Joel Willis, seconded by Ms. Odessa Rooks and unanimously adopted to ***approve application VP3862.***

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 ID Number 04-15158). *(Staff recommends that the Commission defer this application to a date uncertain to allow for a re-notice of the revisions to the application)*

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 ID Number 04-10230). *(Staff recommends that the Commission defer this application to a date uncertain to allow for a re-notice of the revisions to the application)*

A motion was made by Mr. Stan Humphries, seconded by Ms. Desiree Watson and unanimously adopted to ***defer applications CUP3829 and CUP3834*** to a date uncertain to allow for a re-notice of the revisions to the applications.

There being no further business to discuss, the meeting was adjourned at 6:50 p.m.