

**AGENDA  
REGULAR MEETING  
GLYNN COUNTY ISLANDS PLANNING COMMISSION  
ST. SIMONS ISLAND CASINO, ROOM 108  
530 BEACHVIEW DRIVE  
ST. SIMONS ISLAND, GEORGIA  
TUESDAY, AUGUST 20, 2019 AT 6:00 PM**

INVOCATION AND PLEDGE

REVIEW MEETING PROCEDURES \*

GENERAL BUSINESS

1. Approve the minutes of the regular meeting held July 16, 2019, subject to any necessary corrections.

VILLAGE PRESERVATION

2. **VP3983 – 121 Mallery Street, Units 100, 101, and 102:** Consider design review approval of a front façade improvement to three commercial business locations, Units 100, 101, and 102. This property is zoned Village Mixed Use (VMU) and Island Preservation (IP) and is located at 121 Mallery Street, St. Simons Island. Parcel ID: 04-04620. Hinnants in Common Inc., owner. *(deferred from the May 21, 2019, meeting)*

SITE PLAN APPROVAL

3. **SP4078 - Atlantic Cottages, Phase 3:** Consider site plan approval for a two-family dwelling unit at 307 and 309 Neptune Road, St. Simons Island. Parcel Number 04-14665. The property is zoned Resort Residential (RR). One unit (Cottage 3B) of the two-family dwelling is existing, and the applicant desires to construct the second unit (Cottage 3A). David Dowdy, Jackson Surveying, Inc., agent and applicant for 307 Neptune Road, LLC, owner.
4. ADJOURNMENT

*\* MEETING PROCEDURES: The Islands Planning Commission considers applications for site plans and Village preservation permits. In addition, the Islands Planning Commission considers requests for re-zonings, conditional and special use permits, and ordinance amendments. The Planning Commission makes final decisions on site plans and Village preservation permits; and it makes recommendations to the Board of Commissioners on re-zonings, conditional and special use permits, and ordinance amendments.*

*The Islands Planning Commission allows public comments for site plans and village preservation permits. The Commission holds public hearings for re-zonings, conditional and special use permits, and ordinance amendments.*

*The Planning Staff presents the application request to the Planning Commission during the staff's report. This report evaluates how the proposal conforms to the Glynn County Zoning Ordinance and other applicable regulations and conforms to the Comprehensive Plan when applied to zoning matters and ordinances.*

*Applicant(s) shall have the opportunity to present their requests to the Planning Commission. It is the responsibility of applicant(s) to make presentations on requests and to address any conditions or factual findings with which they do not agree.*

*Public hearings and public comments will be limited to 30 minutes for each opposing side with a maximum of five minutes allocated to each speaker. Comments are to be limited to relevant information regarding your position and should avoid being repetitious. If your group has a spokesperson, please allow that individual to present your group's position in the time allotted. The applicant may then provide a rebuttal to any testimony. The Chairman may terminate testimony if it becomes repetitive. The Chairman will terminate a speaker's time if the speaker begins personal attacks. Your cooperation in this process will be greatly appreciated.*

The staff reports and accompanying documents will be uploaded when they are available.