

**AGENDA
REGULAR MEETING
GLYNN COUNTY ISLANDS PLANNING COMMISSION
ST. SIMONS ISLAND CASINO, ROOM 108
530 BEACHVIEW DRIVE
ST. SIMONS ISLAND, GEORGIA
TUESDAY, NOVEMBER 19, 2019 AT 6:00 PM**

INVOCATION AND PLEDGE

REVIEW MEETING PROCEDURES *

GENERAL BUSINESS

1. Approve the minutes of the regular meeting held October 15, 2019, subject to any necessary corrections. [DRAFT](#)
2. Review draft 2020 Planning Commission Meeting Calendar [DRAFT](#)

SPECIAL USE PERMIT

3. **SUP4018 - Captain's Bluff Special Use Permit:** Consider a special use permit (SUP) application to operate a wedding and event venue at 300 and 425 Stevens Road, St. Simons Island (parcel number 04-01042). The 132.74 acre parcel is zoned Forest Agricultural (FA) and Conservation Preservation (CP). A place of large public assembly (event venue) is a special use in the FA zoning district. Phillip Allen, Captains Bluff, LLC, owner and applicant. (*The public hearing was held on Oct. 15, 2019. This item was continued from the Oct. 15 meeting*). [REPORT](#)

VILLAGE PRESERVATION

4. **VP4159 – 626 Beachview Drive:** Consider design review approval of a new pool and spa, new wall, door, window, and exterior siding at an existing single family dwelling located at 626 Beachview Drive, St. Simons Island. Parcel number 04-04719. Property is zoned Resort Residential (RR) and Island Preservation Design Review District. Kevin M. Higgins, agent for Joyce Williams, Beach 626, LLC, applicant and owner. [REPORT](#)

PUBLIC HEARINGS

5. **XS4128 - J. Preston Martin Property Appeal:** Consider the appeal of the decision of the Community Development Director to deny an expedited subdivision of one lot into two lots located at 4311 and 4315 Second Street, St. Simons Island and zoned One-Family Residential (R-6). Parcel ID Numbers 04-03295 and 04-15054. Desiree Watson, Taylor, Odachowski, Schmidt, Crossland LLC, for J. Preston Martin, owner. [REPORT](#)
6. **CUP4152 - 1 Sea Oats Lane Conditional Use Permit:** Consider a conditional use permit (CUP) application to install a pool, patio, and underground detention seaward of the development setback line established pursuant to Glynn County Zoning Ordinance Section 727, "Beach and Dune Protection District." The property is Lot 8, The Villas at Coast Cottages (1 Sea Oats Lane, St. Simons Island). Parcel ID Number 04-11802. The property is zoned Resort Residential (RR) and Beach and Dune Protection District. Josh Youngner, Joshua G. Youngner Architect, applicant and agent for Kate Schermerhorn, owner. [REPORT](#)

SITE PLAN APPROVAL

7. **SP4147 - Barrier Island Brewery Storage Shed:** Consider site plan approval for a new 250 SF (10 ft. by 25 ft.) commercial/restaurant storage shed located at 1226 and 1212 Ocean Boulevard, St. Simons Island. Parcel numbers 04-03879 and 04-03880. Property is zoned Highway Commercial (HC) and General Commercial (GC). Blake Merrill, Merrill Buildings LLC, applicant and owner. [REPORT](#)
8. **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.