

**AGENDA
REGULAR MEETING
GLYNN COUNTY ISLANDS PLANNING COMMISSION
ST. SIMONS ISLAND CASINO, ROOM 108
530 BEACHVIEW DRIVE
ST. SIMONS ISLAND, GEORGIA
TUESDAY, OCTOBER 20, 2020 AT 6:00 PM**

INVOCATION AND PLEDGE

REVIEW MEETING PROCEDURES *

GENERAL BUSINESS

1. Approve the minutes of the special called meeting held [August 25, 2020](#), subject to any necessary corrections.

PUBLIC HEARINGS

2. **CUP4489 - Sunset Slush Conditional Use Permit:** Consider a conditional use permit for a restaurant (frozen desserts) in the Village Mixed Use (VMU) and Island Preservation Design Overlay zoning districts. The business will occupy an existing building located at 215 Mallery Street, St. Simons Island (parcel number 04-04636). Chris Morgan, agent for Ryan Nagy and Timothy Holder, applicants, and J C Strother Co, Inc., owner. [REPORT](#)
3. **CUP4514 – 104 E. Thirteenth Street Conditional Use Permit:** Consider a conditional use permit for the installation of native landscaping seaward of the development setback line established by the Board of Commissioners pursuant to Zoning Ordinance, Section 727, Beach and Dune Protection District. Property is located at 104 E. Thirteenth Street, Sea Island (parcel number 05-00452) and zoned R-12, R-9, and Beach and Dune Protection District. Daniel H. Bucey, agent for Stephen A. Lisenby, owner and applicant. [REPORT](#)
4. **ZM4399 – The Oaks Rezone:** Consider a change of zoning request from R-6 One Family Residential to Local Commercial (LC) for the following property: abandoned First Avenue and the eastern 12 feet of Lots 11, 12, and 13, Block 6, Glynn Haven Subdivision (western portion of parcel number 04-04952 addressed as 3509 Frederica Road, eastern portion of parcel number 04-04954 addressed as 105 Atlantic Drive, and eastern portion of parcel number 04-11301 addressed as 100 Palmetto Street), St. Simons Island. The applicant is proposing to utilize the property for a commercial use, parking and access, and a landscaped buffer. Johnathan Roberts, Roberts Civil Engineering, agent for Sea Marshes Development, applicant, and GHJ, LLC, owner. [REPORT](#)

SITE PLAN

5. **SP4212 - The Oaks Site Plan:** Consider site plan approval for a new 7,400 SF commercial building located at 3501 and 3509 Frederica Road (parcel numbers 04-04951 and 04-04952), abandoned First Avenue and the eastern 12 feet of Lots 11, 12, and 13, Block 6, Glynn Haven Subdivision (parcel number 04-04952 addressed as 3509 Frederica Road, eastern portion of parcel number 04-04954 addressed as 105 Atlantic Drive, and eastern portion of parcel number 04-11301 addressed as 100 Palmetto Street), St. Simons Island. The property is zoned Local Commercial (LC) and R-6 One Family Residential. The property is subject to a rezone for a portion of the property (case number ZM4399). Johnathan Roberts, Roberts Civil Engineering, agent for Sea Marshes Development, applicant, and GHJ, LLC, owner. [MEMO](#)

6. 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.