

## AGENDA

### GLYNN COUNTY ISLANDS PLANNING COMMISSION SPECIAL CALLED MEETING SEA PALMS RESORT, 515 N. WINDWARD DRIVE, ST. SIMONS ISLAND, GEORGIA TUESDAY, JANUARY 19, 2021 AT 6:00 PM

#### INVOCATION AND PLEDGE

#### REVIEW MEETING PROCEDURES \*

#### GENERAL BUSINESS

1. Approve the minutes of the regular Islands Planning Commission meeting held [December 15, 2020](#), subject to any necessary corrections.
2. Election of Officers - 2021 IPC Officials
  - Chairman
  - Vice Chairman
  - Recording Secretary

#### SITE PLAN

3. **SP4554 – 123 Yacht Club Drive Site Plan:** Consider site plan approval for improvements within the required 25-foot marsh setback set forth in the Yacht Club Planned Development, ZM2376. The 0.28-acre property is located at 123 Yacht Club Drive, St. Simons Island. Parcel number 04-14545. Property is zoned Planned Development District (PD). Kevin Higgins, agent for Christopher and Stephanie Jones. [REPORT](#)
4. **SP4584 – 317 Yacht Club Lane Site Plan:** Consider site plan approval for improvements within the required 25-foot marsh setback set forth in the Yacht Club Planned Development, ZM2376. The 0.23-acre property is located at 317 Yacht Club Lane, St. Simons Island. Parcel number 04-14561. Property is zoned Planned Development District (PD). Stephen and Judy Edwards, owners and applicants. [REPORT](#)

#### PUBLIC HEARING

5. **CUP4533 – Harris Teeter Fuel Station Conditional Use Permit:** Public Hearing and consideration of a conditional use permit for the installation of a new 7 pump fuel station. The property is located at the Shops at Sea Island, 600 Sea Island Rd #28, Saint Simons Island (parcel number 04-12293) and zoned General Commercial (GC). Blair Knighting (Kimley Horn and Associates), agent for REEP-RTL SASI GA LLC owner and applicant. [REPORT](#)

#### SITE PLAN

6. **SP4574 Hampton Market Site Plan:** Consider site plan approval for a new convenience store with deli and business offices offering a personal service. The one-acre property is located at 109 Butler Lake Road, St. Simons Island (parcel number 04-08729). Property is zoned Planned Development District (GC-12-89 Amendment to Hampton Plantation PD). Butler Lake Road, LLC, owner and applicant. [REPORT](#)

7. 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.*