

AGENDA
REGULAR MEETING
GLYNN COUNTY ISLANDS PLANNING COMMISSION
Virtual Teleconference Meeting via Microsoft Teams
Simultaneous public access provided, streamed live at the following web address:
<https://www.youtube.com/user/glynnboc/live>
TUESDAY, SEPTEMBER 21, 2021, AT 6:00 PM

This meeting is being held via video teleconference. The public has simultaneous access to the meeting. The meeting will be streamed online for public viewing at the Glynn County Board of Commissioners YouTube page at the following web address: <https://www.youtube.com/user/glynnboc/live>, and it is live streamed on the Glynn County Board of Commissioners Facebook page.

REVIEW MEETING PROCEDURES*

GENERAL BUSINESS

1. Approve the minutes of the joint special called meeting of the Mainland Planning Commission and Islands Planning Commission held on [August 10, 2021](#), and the regular meeting of the Islands Planning Commission held on [August 17, 2021](#), subject to any necessary corrections.

PUBLIC HEARINGS – Zoning Decisions

The public may offer comments on the PUBLIC HEARING agenda items in one of two ways:

Written Comments: Email written comments to planningzoning@glynncounty-ga.gov. These comments are sent directly to the board members and will become public record. The deadline to submit written comments is 5 p.m. on September 20.

Verbal Comments: Members of the public may come to a Public Comment Kiosk at the W. Harold Pate Building located at 1725 Reynolds Street, Brunswick, GA, 31520 at 6:00 p.m. on September 21. The County will have a Microsoft Teams connection set up in the building for persons wishing to participate in the public hearing. Social distancing will be practiced.

2. **[ZM4790](#) – St. Simons North End Planned Development District Amendment – Community River Access:** Request for an amendment to the St. Simons North End Planned Development District (ZM1222) for approximately 3.42 acres within Frederica Township to allow community river access and a community dock on two (2) lots located at 356 Pikes Bluff Drive (parcel number 04-13463) and 348 Pikes Bluff Drive (parcel number 04-13464), St. Simons Island. Joey Strength and Zach Harris, Hunter Maclean, agents for SSI-FR, LLC, owner and applicant.
3. **[TA4763](#) - Building Heights on St. Simons Island Ordinance Amendment:** County initiated request to amend the Glynn County Zoning Ordinance to provide that the maximum height of any building on St. Simons Island shall not exceed 35 feet, to provide for exceptions to the height limit on certain properties zoned Resort Residential, and to amend the definition of ‘building height’.

4. **TA4764 - Beach & Dune Protection Ordinance Amendment:** County initiated request to amend the Glynn County Zoning Ordinance to amend Section 727, Beach and Dune Protection, to reduce the development setback line from 40 feet to 25 feet for areas with an active/stable dune sequence, to increase the development setback line from 20 feet to 25 feet for areas without an active/stable dune sequence, and to move some conditional uses to permitted uses.

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: Public comments on public hearing items 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.