

AGENDA

**GLYNN COUNTY ISLANDS PLANNING COMMISSION REGULAR MEETING
ST. SIMONS ISLAND CASINO, ROOM 108, 530 BEACHVIEW DRIVE
ST. SIMONS ISLAND, GEORGIA
TUESDAY, SEPTEMBER 20, 2022, 6:00 PM**

REVIEW MEETING PROCEDURES*

GENERAL BUSINESS

1. Approve the minutes of the regular meeting of the Islands Planning Commission held on [August 16, 2022](#), subject to any necessary corrections.

PUBLIC COMMENT – VILLAGE PRESERVATION

2. [VP5092](#) – **506 Poplar Avenue Village Preservation:** Consideration of village preservation approval to remove and rebuild a carport within the (VR) Village Residential District at 506 Poplar Avenue, St. Simons Island (Parcel ID: 04-04479). Skip Russell, Skip Russell Construction, Agent for Sumnett LLC, Owner.

PUBLIC HEARINGS – REZONES

3. [ZM5183](#) – **Sinclair Tract Planned Development District Master Plan Amendment:** Request for an amendment to the Sinclair Plantation Planned Development (PD) District (ZM4950) amend the master plan to allow for a larger pond up to eight acres in size and allow permanent access to Lawrence Road. Subject property is located at 2050 Lawrence Road, St. Simons Island (Parcel Number 04-14278). Jake Hightower, Roberts Civil Engineering, agent for Sinclair 1031, LLC.
4. [ZM5192](#) – **118 Red Bird Lane Rezone:** Request to rezone a 0.3 acre lot located at 118 Red Bird Lane, St. Simons Island (Parcel Number 04-02919) from Mobile Home District (MH) and R-9 One-Family Residential to entirely R-9 One-Family Residential to allow a single family dwelling unit. John Byrnes, agent for Stephen Been, Ridgeland Ventures, LLC, owner and applicant.
5. [ZM5193](#) – **120 Red Bird Lane Rezone:** Request to rezone a 0.29 acre lot located at 120 Red Bird Lane, St. Simons Island (Parcel Number 04-02920) from Mobile Home District (MH) to R-9 One-Family Residential to allow a single family dwelling unit. John Byrnes, agent for Stephen Been, Ridgeland Ventures, LLC, owner and applicant.
6. [ZM5194](#) – **122 Red Bird Lane Rezone:** Request to rezone a 0.31 acre lot located at 122 Red Bird Lane, St. Simons Island (Parcel Number 04-02921) from Mobile Home District (MH) to R-9 One-Family Residential to allow a single family dwelling unit. John Byrnes, agent for Stephen Been, Ridgeland Ventures, LLC, owner and applicant.

OTHER BUSINESS

7. Discussion: Update on Ordinance Amendments

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.

Site Plans and Village Preservation applications: Public comments on site plans and village preservation applications will be limited to 60 minutes total per application 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.