



AGENDA
ISLAND PLANNING COMMISSION REGULAR SESSION
530 BEACHVIEW DRIVE ROOM 108
TUESDAY, SEPTEMBER 19, 2023 AT 6:00 PM

INVOCATION AND PLEDGE

REVIEW MEETING PROCEDURES*

PLANNING COMMISSION ANNOUNCEMENTS

1. GENERAL BUSINESS

- 1.1 Approve the minutes of the ***Special Called Joint Work Session - Glynn County Islands Planning Commission, Mainland Planning Commission, and Zoning Board of Appeals*** held on August 8, 2023, subject to any necessary changes or corrections.

[REPORT](#)

- 1.2 Approve the minutes of the Regular Meeting held on August 15, 2023, subject to any necessary changes and corrections.

[REPORT](#)

- 1.3 SP5518 - United Community Bank Site Plan Approval: consider site plan approval for a new addition to the existing United Community Bank at 2461 Demere Road, St. Simons Island (Parcel 04-09002). The site is located in the Demere Village Planned Development District, GC-50-85. Jake Hightower, Roberts Civil Engineering, agent for Mason Waters, United Community Bank, owner. *On August 15, 2023, the IPC deferred SP5518 to the September 19, 2023, regular meeting.* (M. Postal) (7-0 (deferral))

[REPORT](#)

2. PUBLIC HEARING

- 2.1 SP5522 – Sea Palms Greenside Villas: Consider a request for site plan approval for a new multi-family development on approximately 2.6 acres located at 5444 Frederica Road, St. Simons Island (parcel 04-04-13690). The proposal includes five duplexes (10 units total) and associated infrastructure. Property is zoned Planned Development District (ZM-2006-041). Jake Hightower, Roberts Civil Engineering, agent for Clark Lundy, Sea Palms Ventures 5444 Frederica, LLC, applicant and owner.

[REPORT](#)

- 2.2 ZM5558 – Sea Island Team Member Housing Rezone: Consider a request for an amendment to the Old Stables Planned Development District to clarify that four habitable floors within a four-story workforce housing development are allowed within the Planned Development District (PD). The property is zoned PD (ZM1754) and located at 651 Sea Island Road, St. Simons Island (parcel 04-15007). Chris Jordan, Hunter Maclean, agent for SIAC, LLC, owner and applicant. (S. Leif)

[REPORT](#)

OTHER BUSINESS

Zoning Update Process: Status of updates to the Zoning Ordinance and Subdivision Regulations
(S. Leif)
[REPORT](#)

ADJOURNMENT

***MEETING PROCEDURES**

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.