

SUMMARY

**GLYNN COUNTY ISLANDS PLANNING COMMISSION
SPECIAL CALLED WORK SESSION
ST. SIMONS CASINO, ROOM 108
530 BEACHVIEW DRIVE, SSI
WEDNESDAY, DECEMBER 1, 2021 - 6:00 PM**

MEMBERS PRESENT: Joel Willis, Chair
Robert Ussery, Vice Chair
Brice Brock
Samantha DiPolito
Patrick Duncan
Odessa Rooks

ABSENT: Michael Torras

STAFF PRESENT: Stefanie Leif, Planning Manager
Will Worley, Senior Assistant County Attorney

ALSO PRESENT: Commissioner Cap Fendig, BOC Vice Chair

The work session was called to order at 6:00 p.m. by Chair Willis. Commissioner Ussery made a motion to add additional topics to the agenda. The additional topics were added the end of the agenda.

1. **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'.

The IPC discussed the additional information provided and proposed language. No decisions were made. There was general agreement on the definition as proposed - removal of the maximum two habitable floors proposed requirement, the 35 ft. limit would not apply to Planned Developments, and 35-foot limit would apply to the village zoning districts. There was not a general agreement regarding the 35 ft. limit applying to the east side of Ocean Boulevard. Additionally, there was concern expressed about the non-conforming clause for existing 45 ft. buildings.

Public Comment: Julian Smith and Preston Kirkendall

2. **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.

The IPC discussed the additional information provided and proposed language. Commissioners Brock and Ussery provided edits prior to the work session and these were discussed. It was generally agreed upon that the commissioners would review the language and offer additional ideas for edits prior to the December 14 meeting.

Public Comment: Susan Inman representing One Hundred Miles

Additional Topics of Discussion:

Commissioner Ussery introduced future discussion topics. The topics were parking requirements for single family residential, sleeping room density for single family residential and site coverage standards for single family residential. It was generally agreed upon to discuss these at a work session in early 2022.

The amendments will be further discussed at the December 14, 2021, regular IPC meeting. The work session was adjourned at 7:58 p.m.