

**AGENDA
REGULAR MEETING
GLYNN COUNTY ISLANDS PLANNING COMMISSION
ST. SIMONS ISLAND CASINO, ROOM 108
530 BEACHVIEW DRIVE
ST. SIMONS ISLAND, GEORGIA
TUESDAY, APRIL 20, 2021, 6:00 PM**

INVOCATION AND PLEDGE
REVIEW MEETING PROCEDURES *

GENERAL BUSINESS

1. Approve the minutes of the regular Islands Planning Commission meeting held [March 16, 2021](#), subject to any necessary corrections.

SITE PLAN APPROVAL

2. **SP4656 – 417 Yacht Club Lane:** Consider site plan approval for improvements within the required 25-foot marsh setback set forth in the Yacht Club Planned Development, ZM2376. Proposed improvements within the setback include a pool, fountain, and patio. The lot is 15,681.6 SF in size and located at 417 Yacht Club Lane, St. Simons Island. Parcel number 04-14571. Property is zoned Planned Development District (PD). William and Marlene Shivers, owners and applicants. [REPORT](#)
3. **SP4658 – The Oaks Site Plan Amendment:** Consider an amendment to the approved site plan for The Oaks commercial development. The applicant is requesting to amend the approved tree plan. Property is located at 3501 and 3509 Frederica Road, St. Simons Island. Parcel numbers 04-04951 and 04-04952. Property is zoned Local Commercial (LC). Roberts Civil Engineering, agent for Sea Marshes Development, LLC, owner. [REPORT](#)

PUBLIC HEARINGS

4. **CUP4618 – St. Simons Coast Cottages Dune Crossover Conditional Use Permit:** Consider a conditional use permit for the extension of a dune crossover seaward of the development setback line pursuant to Zoning Ordinance, Section 727, Beach and Dune Protection District. Property is located at 2 Coast Cottage Lane, St. Simons Island (parcel number 04-10132), and zoned Resort Residential (RR) and Beach and Dune Protection District. Sam LaBarba, Roberts Civil Engineering, agent for Saint Simons Coast Cottages Neighborhood Association, Inc., owner and applicant. (*continued from the March 16, 2021 IPC meeting*) [REPORT](#)

5. **ZM4609 - The Tinted Tide Future Land Use Map (FLUM) Amendment:** Request to amend the *Envision Glynn*: Glynn County Comprehensive Plan Future Land Use Map (FLUM) from the Medium Density Residential and Coastal Marshlands land use categories to the Commercial land use category for property located at 1447 Ocean Boulevard, St. Simons Island (parcel numbers 04-03338, 04-03339, 04-03340) for proposed uses to include residential, art studio, art classes, limited retail, and other uses as specified in the proposed Planned Development Text for the property (companion Rezone Application ZM4609). Erica Gillman, applicant and agent for Claas Bahr, owner. [REPORT](#)

6. **ZM4609 – The Tinted Tide Rezone:** Consider a change of zoning request from One Family Residential (R-6) and Conservation Preservation (CP) to Planned Development District (PD) for property located at 1447 Ocean Boulevard, St. Simons Island (parcel numbers 04-03338, 04-03339, 04-03340). The applicant is proposing uses to include residential, art studio, art classes, limited retail, and other uses as specified in the proposed Planned Development Text for the property. Erica Gillman, applicant and agent for Claas Bahr, owner. [REPORT](#)

OTHER BUSINESS

7. Discuss and make a recommendation to the Board of Commissioners regarding the draft IPC Public Comment Policy. [DRAFT POLICY](#)

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.