

**AGENDA  
REGULAR MEETING  
GLYNN COUNTY ISLANDS PLANNING COMMISSION  
ST. SIMONS ISLAND CASINO, ROOM 108  
530 BEACHVIEW DRIVE  
ST. SIMONS ISLAND, GEORGIA  
TUESDAY, JUNE 15, 2021, 6:00 PM**

INVOCATION AND PLEDGE  
REVIEW MEETING PROCEDURES \*

GENERAL BUSINESS

1. Approve the minutes of the regular Islands Planning Commission meeting held [May 18, 2021](#), subject to any necessary corrections.

PUBLIC HEARINGS

2. **CUP4690 – St. Simons Crepe Shop:** Request for a conditional use permit to operate a restaurant, St. Simons Crepe Shop, in the Village Mixed Use (VMU) zoning district located at 215 Mallery Street, Suite 5, St. Simons Island (parcel number 04-04636). The property is zoned VMU and Island Preservation Design Overlay District. Renato Szucs, applicant, JC Strother Co., Inc., owner. [REPORT](#)
3. **ZM4693 – St. Simons North End Planned Development District Amendment:** Request for an amendment to the St. Simons North End Planned Development District (ZM2299) for approximately 941 acres within Frederica Township to reduce the number of dwelling units allowed and allow Family Estate lots. Subject property includes the following (complete legal description on file in the Community Development office): Portion of 04-12936, 1027 Pikes Bluff Rd., portion of 04-13352, 1200 Pikes Bluff Rd., portion of 04-13666, 600 Pikes Bluff Dr., portion of 04-00206, 749 Lawrence Rd., 04-13068, 159 Harris Ln., 04-13070, 168 Harris Ln., 04-13071, 164 Harris Ln., 04-12730, 147 Harris Ln., St. Simons Island. Joey Strength and Zach Harris, Hunter Maclean, agents for SSI-FR, LLC, Rookery Bend, LLC, Wood Stork Haven, LLC, and Mackay River Associates, LLC, owners and applicants. [REPORT](#)
4. **TA4715 – Amendment to Mobile Home Park District:** County initiated request to amend Glynn County Zoning Ordinance, Section 725.3, to add requirements for the installation of mobile homes and manufactured homes; to allow recreational vehicles within mobile home parks subject to restricts; and for other purposes. Glynn County Board of Commissioners, applicant. [REPORT](#)

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.*