

**AGENDA**  
**REGULAR MEETING**  
**GLYNN COUNTY ISLANDS PLANNING COMMISSION**  
**Virtual Teleconference Meeting via Microsoft Teams**  
**Simultaneous public access provided, streamed live at the following web address:**  
**<https://www.youtube.com/user/glynnboc/live>**  
**TUESDAY, OCTOBER 19, 2021, AT 6:00 PM**

This meeting is being held via video teleconference. The public has simultaneous access to the meeting. The meeting will be streamed online for public viewing at the Glynn County Board of Commissioners YouTube page at the following web address: <https://www.youtube.com/user/glynnboc/live>, and it is live streamed on the Glynn County Board of Commissioners Facebook page.

REVIEW MEETING PROCEDURES\*

GENERAL BUSINESS

1. Approve the minutes of the regular meeting of the Islands Planning Commission held on [September 21, 2021](#), subject to any necessary corrections.

PUBLIC COMMENT – SITE PLAN APPROVAL

2. [SP4819](#) - **309 Yacht Club Lane**: Consider site plan approval for pool and patio improvements within the 25 foot marsh setback as outlined in the Planned Development District (PD). Property is located at 309 Yacht Club Lane, St. Simons Island (parcel number 04-14559) and zoned Planned Development (PD) District. Michael Jett, owner and applicant.
3. [SP4820](#) - **Frederica Lot 203 Dock**: Consider site plan approval for a restroom facility and parking at a proposed community dock site located at 356 Pikes Bluff Drive, St. Simons Island (parcel number 04-13463) and zoned Planned Development (PD) District. Jake Hightower, Roberts Civil Engineering, agent for SSI-FR, LLC, owner and applicant.
4. [SP4817](#) - **Olive Way Duplex**: Consider site plan approval for a new duplex located at 196 and 198 Olive Way, St. Simons Island (parcel number 04-10501) and zoned Resort Residential (RR). Ussery-Rule Architects, P.C., agent for Hal Sigman, Seaside Cottages 1, LLC, owner and applicant.
5. [SP4750](#) - **RC3 Innovations**: Consider site plan approval for a 1,500 SF addition to the existing building and construction of a new 1,600 SF building on the property located at 1015 Arthur J. Moore Drive, St. Simons Island (parcel number 04-12015) and zoned Planned Development (PD). Brian Hunt, Roberts Civil Engineering, agent for RC3 Innovations, LLC, applicant and owner. **APPLICANT IS REQUESTING DEFERRAL TO NOVEMBER 16, 2021**

**CANCELLED: PUBLIC HEARING – Zoning Decision**

*The public may offer comments on the PUBLIC HEARING agenda item(s) in one of two ways:*

*Written Comments: Email written comments to [planningzoning@glynncounty-ga.gov](mailto:planningzoning@glynncounty-ga.gov). These comments are sent directly to the board members and will become public record. The deadline to submit written comments is 5 p.m. on October 18.*

*Verbal Comments: Members of the public may come to a Public Comment Kiosk at the W. Harold Pate Building located at 1725 Reynolds Street, Brunswick, GA, 31520 at 6:00 p.m. on October 19. The County will have a Microsoft Teams connection set up in the building for persons wishing to participate in the public hearing. Social distancing will be practiced.*

6. ***CANCELLED: ZM4823 – Palm Street Storage:*** Request for a rezone of approximately 0.48 acre located at 103 Palmetto Street, St. Simons Island (parcel ID 04-05070) from R-6 One Family Residential to Planned Development (PD) District. The Planned Development District would allow retail storage facility, office building, and warehouse as permitted uses. Brian Hunt, Roberts Civil Engineering, agent for Jim Watson, Victory Storage, applicant, and Larry Bryson, Larry Bryson Development Co., Inc., owner. ***THIS HEARING HAS BEEN CANCELLED. IT WILL BE RE-NOTICED PRIOR TO BEING PLACED ON A FUTURE AGENDA.***

**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.*