

AGENDA
REGULAR MEETING
GLYNN COUNTY ISLANDS PLANNING COMMISSION
ST. SIMONS ISLAND CASINO, ROOM 108
530 BEACHVIEW DRIVE
ST. SIMONS ISLAND, GEORGIA
TUESDAY, JANUARY 18, 2022, 6:00 PM

REVIEW MEETING PROCEDURES*

GENERAL BUSINESS

1. Approve the minutes of the regular meeting of the Islands Planning Commission held on [December 14, 2021](#), subject to any necessary corrections.
2. Election of Officers - 2022 IPC Officials
 - Chairman
 - Vice Chairman
 - Recording Secretary

ZONING DECISION

3. [ZM4823](#) – **Palm Street Storage Rezone:** 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. *(Public Hearing held Nov. 16. Deferred by IPC from Nov. 16 to Dec. 14. Deferred by IPC per applicant's request from Dec. 14, 2021 to Jan. 18, 2022)*

SITE PLAN APPROVALS

4. [SP4822](#) - **Palm Street Storage Site Plan:** Consider site plan approval for a new retail storage facility, warehouse, an office located at 103 Palmetto Street, St. Simons Island (parcel ID 04-05070). The site plan approval would be subject to the approval of a rezone (case number ZM4823) of the property from R-6 One Family Residential to Planned Development (PD) District. Brian Hunt, Roberts Civil Engineering, agent for Jim Watson, Victory Storage, applicant, and Larry Bryson, Larry Bryson Development Co., Inc., owner. *(Public Hearing held Nov. 16. Deferred by IPC from Nov. 16 to Dec. 14. Deferred by IPC per applicant's request from Dec. 14, 2021 to Jan. 18, 2022)*
5. [SP4658](#) – **The Oaks Tree Plan Amendment:** Consider an amendment to the approved tree plan for The Oaks commercial development. The applicant is requesting to amend the tree plan that was last amended by the IPC on April 20, 2021. 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). Brian Hunt, Roberts Civil Engineering, agent for Sea Marshes Development, LLC, owner.

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.