

**AGENDA  
REGULAR MEETING  
GLYNN COUNTY ISLANDS PLANNING COMMISSION  
ST. SIMONS ISLAND CASINO, ROOM 108  
530 BEACHVIEW DRIVE  
ST. SIMONS ISLAND, GEORGIA  
TUESDAY, FEBRUARY 15, 2022, 6:00 PM**

*AGENDA REVISED 2/11/22 – Revision to Item #3, shown as underlined*

REVIEW MEETING PROCEDURES\*

GENERAL BUSINESS

1. Approve the minutes of the regular meeting of the Islands Planning Commission held on [January 18, 2022](#), subject to any necessary corrections.

ORDINANCE AMENDMENTS

2. [TA4764](#) - **Beach & Dune Protection Ordinance Amendment:** County initiated request to amend Glynn County Zoning Ordinance Section 727, Beach and Dune Protection, to reduce the development setback line areas with an active/stable dune sequence, to increase the development setback line for areas without an active/stable dune sequence, to transfer several conditional uses to permitted uses, and for other purposes.
3. [TA4943](#) - **Setback Exemption for Heating/Air Conditioning Units Ordinance Amendment:** County initiated request to amend Glynn County Zoning Ordinance, Section 302, Definitions, and Section 603, to exempt heating/air conditioning units elevated above grade from yard setback requirements.

OTHER BUSINESS

4. Discussion: Update on Ordinance Amendments

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 repetitive. 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.*