

AGENDA
GLYNN COUNTY ISLANDS PLANNING COMMISSION REGULAR MEETING
ST. SIMONS ISLAND CASINO, ROOM 108
530 BEACHVIEW DRIVE
ST. SIMONS ISLAND, GEORGIA
TUESDAY, MAY 17, 2022, 6:00 PM

REVIEW MEETING PROCEDURES*

GENERAL BUSINESS

1. Approve the minutes of the special called meeting of the Islands Planning Commission held on [April 19, 2022](#), subject to any necessary corrections.

PUBLIC COMMENT - VILLAGE PRESERVATION

2. **[VP5033](#) - Pier Village Market LLC Signage:** Request for village preservation design review approval for a new sign on the existing building at 215 Mallery Street, St. Simons Island (parcel number 04-04636). The property is zoned Village Mixed Use (VMU) and Island Preservation Design Overlay District. Chris Morgan, applicant,
3. **[VP5037](#) - 202 Mallery Signage:** Request for village preservation design review approval for a new sign on the existing building at 202 Mallery Street, St. Simons Island (parcel number 04-04646). The property is zoned Village Mixed Use (VMU) and Island Preservation Design Overlay District. Liran Portal, applicant

PUBLIC HEARING – ZONING DECISION

4. **[ZM4993](#) - King City Subdivision Planned Development District:** Request for approval of a rezone of approximately 6 acres located at 101 Gould Street, St. Simons Island (parcel numbers 04-04864 and 04-15119) from Forest Agricultural (FA), One-Family Residential (R-6), and Planned Development District (ZM-2006-021) to a newly created Planned Development District. The proposed use is one-family residential with a minimum lot size of 20,000 SF. Brian Hunt, Roberts Civil Engineering, agent for The Estate of Robert M. Torras, applicant, and Robert Miller Torras and Atlantic Southeast Enterprises, Inc., owners. *(Public hearing and application deferred from the April 19, 2022, meeting)*

OTHER BUSINESS

5. 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 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.