

AGENDA**GLYNN COUNTY ISLANDS PLANNING COMMISSION REGULAR MEETING
ST. SIMONS ISLAND CASINO, ROOM 108, 530 BEACHVIEW DRIVE
ST. SIMONS ISLAND, GEORGIA
TUESDAY, NOVEMBER 15, 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 [October 25, 2022](#), subject to any necessary corrections.

PUBLIC HEARINGS – CONDITIONAL USE PERMITS

2. [CUP5244](#) – **Ocean Forest Cottages**: Consider a conditional use permit for the installation of a pool deck and native landscaping seaward of the development setback line pursuant to Zoning Ordinance, Section 727, Beach and Dune Protection District. The approximately one-acre property is located at 100 Ocean Road, Sea Island (parcel number 05-01148), and an oceanfront portion of 200 Ocean Road (parcel number 05-01330). Property is zoned Resort Residential (RR) and Beach and Dune Protection District. Daniel H. Bucey, agent for Sea Island Company, LLC, and SI Parcel OGC, LLC, applicants and owners.
3. [CUP5247](#) – **Ocean Forest Golf Course**: Consider a conditional use permit for restoration of the dune and native landscaping seaward of the development setback line pursuant to Zoning Ordinance, Section 727, Beach and Dune Protection District. The property is located at 200 Ocean Road, Sea Island (parcel number 05-01330). Property is zoned Resort Residential (RR) and Beach and Dune Protection District. Daniel H. Bucey, agent for Sea Island Company, LLC, applicant, and owner.
4. [CUP5253](#) – **Broadland by the Sea**: Consider a conditional use permit for native landscaping seaward of the development setback line pursuant to Zoning Ordinance, Section 727, Beach and Dune Protection District. The property is located at 404 Ribault Lane, Sea Island (parcel number 05-00576). Property is zoned R12 One-Family Residential and Beach and Dune Protection District. Daniel H. Bucey, agent for Broadland by the Sea, LLC, applicant and owner.

PUBLIC COMMENT – SITE PLAN APPROVAL

5. [SP5264](#) – **Frederica Baptist Church Tree Plan Amendment**: Consider a request to amend the approved tree plan for Frederica Baptist Church located at 65 Marshs Edge Lane (parcel 04-13023). Johnathan Roberts, Roberts Civil Engineering, agent for Rick Shelnett, Frederica Baptist Church, applicant and 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 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.