

AGENDA

**GLYNN COUNTY ISLANDS PLANNING COMMISSION REGULAR MEETING
ST. SIMONS ISLAND CASINO, ROOM 108, 530 BEACHVIEW DRIVE
ST. SIMONS ISLAND, GEORGIA
TUESDAY, DECEMBER 13, 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 [November 15, 2022](#), subject to any necessary corrections.
2. Review proposed [2023 IPC proposed meeting date calendar](#)

PUBLIC HEARING – REZONING

3. [ZM5302](#) – **St. Luke’s Church**: Consider a request to rezone 2910 Demere Road, Parcel 04-05856, from the Office Commercial (OC) zoning district to the General Commercial (GC) zoning district. The intended permitted use is a church. Jake Hightower, Roberts Civil Engineering, agent for Jim Barger, The Sixth Episcopal District of the African Methodist Church Inc., owner.

PUBLIC COMMENT – SITE PLAN APPROVAL

4. [SP5301](#) – **St. Luke’s Church Site Plan**: Consider site plan approval for the construction of a new 1,250 SF church at 2910 Demere Road, Parcel 04-05856. The site is currently zoned Office Commercial (OC). The applicant has submitted a concurrent application to rezone the property to General Commercial (GC). Jake Hightower, Roberts Civil Engineering, agent for Jim Barger, The Sixth Episcopal District of the African Methodist Church Inc., owner.

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.