



## Item Cover Page

### GLYNN COUNTY BOARD OF COMMISSIONERS AGENDA ITEM REPORT

**DATE:** January 15, 2026

**SPONSOR:** S. Leif

**ITEM TYPE:** Land Use

**AGENDA SECTION:** CONSENT AGENDA - General Business

**AGENDA LANGUAGE:** FP-25-23 – The Canopy: Approve the final plat for the subdivision of an approximately 13.9-acre tract into 25 single-family lots and three conservation areas to be named The Canopy. Property is located at 111 Burns Landing, St. Simons Island (Parcel Number 04-00222) and zoned One-Family Residential (R-20). Canopy Development SSI LLC, owner. (S. Leif)

**BACKGROUND:**

**POSSIBLE ACTIONS:**

1. Approve the request - the plat can be recorded;
2. Deny the request - the plat cannot be recorded without approval; or
3. Defer the request - the plat cannot be recorded without approval.

**RECOMMENDATION:** Staff recommends approval of application FP-25-23. The plat meets all requirements for a final plat in accordance with the Georgia Plat Act and Glynn County Subdivision Regulations.

**RECOMMENDED MOTION:** Approve the final plat for the subdivision of an approximately 13.9-acre tract into 25 single-family lots and three conservation areas to be named The Canopy; approve and accept a performance bond from Westfield Insurance Company in the amount of \$146,500.00, with the required improvements to be completed within 12 months from the date of issuance; and approve

and accept a permanent conservation easement over the conservation areas in the subdivision.

**ATTACHMENTS:**

[FP-25-23 - Supporting Documentation.pdf](#)

[000-Executable CE Deed final 1-12-2026.pdf](#)