

AGENDA
REGULAR MEETING
GLYNN COUNTY MAINLAND PLANNING COMMISSION
THE HISTORIC COURTHOUSE, 701 G STREET, SECOND FLOOR, BRUNSWICK, GEORGIA
TUESDAY, MARCH 2, 2021 AT 6:00 PM

INVOCATION AND PLEDGE

REVIEW MEETING PROCEDURES*

PLANNING COMMISSION ANNOUNCEMENTS

GENERAL BUSINESS

1. Approve the minutes of the regular meeting held [February 2, 2021](#), subject to any necessary corrections.

SITE PLAN APPROVAL

2. **SP4500 – Suffield Concrete:** Consider site plan approval for the construction of a new concrete plant at 5133 Highway 99. Parcel Number 03-18601. The site is zoned General Industrial (GI). Chris Amos, CSEC, Inc., agent, for TNT Southern Holdings, LLC, owner. [REPORT](#)
3. **SP4572 – Altama Office Complex:** Consider site plan approval for redevelopment of an existing site and new construction at 154 Granville Nix Lane. Parcel Numbers: 03-02512 & 03-02513. The site is zoned Highway Commercial (HC). Wesley Franks, Roberts Civil Engineering, agent, for Coastal Club Developer, LLC, owner. [REPORT](#)
4. **SP4606 – Bergen Woods Multifamily Complex:** Consider site plan approval for the development of a 186-unit townhome-style multifamily residential development. The property is zoned Medium Residential (MR) and is located on Golden Isles Parkway, directly to the south of the Glynn County Public Safety Complex. Parcel ID: 03-27353. Jessica Vick, Roberts Civil Engineering, agent, for Kimberly Gift, Hudson Oak Brunswick, LLC, owner. [REPORT](#)

PUBLIC HEARINGS – Zoning Decisions

5. **ZM4322 – Southern Retreat RV Park FLUM Amendment:** Request to amend the *Envision Glynn: Glynn County Comprehensive Plan Future Land Use Map (FLUM)* from the Low Density Residential land use category to the Commercial land use category for approximately 34 acres located at 7345 Blythe Island Highway. Parcel Number 02-00498. Chris Amos, CSEC, Inc., agent for Mario Garcia, applicant and Bopow, Inc., owner. [MEMO](#)
6. **ZM4322 - Southern Retreat RV Park Rezone:** Request to rezone approximately 34 acres located at 7345 Blythe Island Highway from General Residential (GR) to Planned Development District (PD). Parcel Number 02-00498. The applicant proposes to expand the adjacent recreational vehicle (RV) park. Chris Amos, CSEC, Inc., agent for Mario Garcia, applicant and Bopow, Inc., owner. [REPORT](#)

ADJOURNMENT

**MEETING PROCEDURES*

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: Public comments on site plans will be limited to 15 minutes for each opposing side with a maximum of three 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.