

**AGENDA**  
**REGULAR MEETING**  
**GLYNN COUNTY MAINLAND PLANNING COMMISSION**  
**THE HISTORIC COURTHOUSE, 701 G STREET, SECOND FLOOR, BRUNSWICK, GEORGIA**  
**TUESDAY, APRIL 13, 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 [March 2, 2021](#), and the special-called meeting held [March 9, 2021](#), subject to any necessary corrections.

SITE PLAN APPROVAL

2. **SP4630 – Outlot H Restaurants:** Consider site plan approval for the construction of two (2) new restaurants at 100 and 110 Shupe Way. Parcel Number 03-27466. The site is zoned Highway Commercial (HC). Wesley Franks, Roberts Civil Engineering, agent, for Callaway Land Ventures LLC & Brunswick Canal LLC., owners. [REPORT](#)
3. **SP4651 – O’Neal Shopping Center:** Consider site plan approval for the construction of a new retail shopping center at 665 Scranton Road. Parcel Number 03-13590. The site is zoned Highway Commercial (HC). Mike Sumner, agent, for Southern Cooking, Inc., owner. [REPORT](#)
4. **SP4650 - Tractor Supply – Garden Center** – Consider site plan approval for the construction of a new covered garden center as an addition to an existing structure at 5940 New Jesup Highway. The site is zoned Highway Commercial (HC). Parcel Number 03-22101. Kip Goodbread, EMC Engineering Services, agent, for Aaron Blue, Onyx Creative, applicant, for ExchangeRight NLP 30 DST, owner. [REPORT](#)
5. **SP4640 - Candlewood Suites New Hotel** – Consider site plan approval for a new hotel located at 146 Gateway Center Boulevard. Parcel Number 03-17006. The site is zoned Planned Development-General, as part of the Golden Isles Gateway planned development GC-34-99. Wesley Franks, Roberts Civil Engineering, agent, for Atul Patel, Brunswick Lodging Masters LLC, applicant, GVS of Georgia LLC, owner. [REPORT](#)

PUBLIC HEARINGS – Zoning Decisions

6. **ZM4635 – 93 Benchmark Way Rezone:** Request to amend an existing Planned Development District, ZM1721 (Ballard Plaza PD). The district is located at 93 Benchmark Way, Parcel Number 03-04848. The rezoning will revise the number of required parking spaces for a proposed medical office use and will amend the district’s site plan. Howard Ehrsam, Venergy Group LLC, applicant and owner. [REPORT](#)

7. **ZM4642 – 145 Belle Cutoff Road FLUM Amendment:** Request to amend the Future Land Use Map (FLUM) category of a 10-acre portion of Parcel 02-00761 at 145 Belle Cutoff Road from the Low Density Residential FLUM category to the High Residential FLUM category. The applicant is submitting a companion rezoning application in order to construct a proposed 72-unit multifamily project. Mitchell Davenport, Clement GP Holdings, LLC, agent, for Patel & Modi, Inc., owner. [REPORT](#)
  
8. **ZM4642 – 145 Belle Cutoff Road Rezone:** Request to rezone a 10-acre portion of Parcel 02-00761 at 145 Belle Cutoff Road from the Forest Agricultural (FA) zoning district to the Medium Residential (MR) zoning district. The applicant is requesting to rezone the property in order to construct a proposed 72-unit multifamily project. Mitchell Davenport, Clement GP Holdings, LLC, agent, for Patel & Modi, 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.*