

AGENDA
REGULAR MEETING
GLYNN COUNTY MAINLAND PLANNING COMMISSION
THE HISTORIC COURTHOUSE, 701 "G" STREET, BRUNSWICK, GEORGIA
TUESDAY, FEBRUARY 1, 2022, AT 6:00 PM

INVOCATION AND PLEDGE

REVIEW MEETING PROCEDURES*

PLANNING COMMISSION ANNOUNCEMENTS

GENERAL BUSINESS

1. Approve the minutes of the regular meeting held [January 4, 2022](#), subject to any necessary corrections.

PUBLIC HEARING – Zoning Decision

2. [ZM4909](#) – **Nix Lane Housing Rezone:** Request to rezone Parcel 03-13146, 102 Nix Ln and 166 Granville Nix Ln, from the Forest Agricultural (FA) zoning district to the Medium Residential (MR) zoning district. The proposed use is duplexes (two-family dwellings). Jessica Vick, Roberts Civil Engineering, agent for Hillpointe, LLC, owner.

PUBLIC COMMENT - Site Plan Approval Application

3. [SP4906](#) – **Beasley Farms:** Consider site plan approval for a commercial storage building located at 128 Peek Rd (Parcels 03-00550 & 03-00546). The property is zoned Highway Commercial (HC). Teeple Hill, Shupe Survey, agent for Joshua Wills, Purple Panda Services, applicant and owner.
4. [SP4912](#) – **Vintage Brunswick:** Consider site plan approval for a 272-unit multifamily residential complex in the Capital Square Planned Development (Parcel 03-12444 and a portion of Parcel 03-03351). The property is zoned Planned Development, ZM4776. Brian Hunt, Roberts Civil Engineering, agent for Ridge Enterprises Inc. and Georgia Land Group Inc., owners.
5. [SP4916](#) – **Alpine Court Retail:** Consider site plan approval for a 7,200 SF office and retail building in the Gateway-Alpine Planned Development. The property is located at 25 Alpine Court (portion of Parcel 03-12105) and is zoned Planned Development, ZM3579. Brian Hunt, Roberts Civil Engineering, agent for Equity Trust Co., owner.

PUBLIC HEARING – Zoning Code Amendment

6. **TA4763 – Building Height Ordinance Amendment:** County initiated request to amend the Glynn County Zoning Ordinance to revise Sections 302, 502, and 715.5(6); to change the definition of “building height”; to set the maximum height at 35 feet for buildings on property with frontage on Ocean Boulevard on St. Simons Island, including those in zoning districts with a higher maximum height; to change the maximum height in Village Mixed Use (VMU) to 35 feet; and for other purposes.

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.