

AGENDA
REGULAR MEETING
GLYNN COUNTY MAINLAND PLANNING COMMISSION
THE HISTORIC COURTHOUSE, 701 "G" STREET, BRUNSWICK, GEORGIA
TUESDAY, OCTOBER 4, 2022, AT 6:00 PM

INVOCATION AND PLEDGE

REVIEW MEETING PROCEDURES*

PLANNING COMMISSION ANNOUNCEMENTS

GENERAL BUSINESS

1. Approve the minutes of the regular meeting on [September 13, 2022](#), subject to any necessary corrections.

PUBLIC COMMENT – Site Plan Approval Applications

2. [SP5200](#) – **South Port Townhomes**: Consider site plan approval for a new 77-unit townhome development at 375 South Port Parkway, Parcel 03-16957. The site is zoned General Residential (GR). Jake Hightower, Roberts Civil Engineering, agent for Scott Lavarea & Paul Dagnese, Executive Real Estate, LLC, Tina Rippee, Assemblies of God Loan Fund, owners.
3. [SP5197](#) – **Outback Steakhouse**: Consider site plan approval for a new 4,750 SF restaurant at 120 Shupe Way, Parcel 03-27669. The site is zoned Highway Commercial (HC). Brian Hunt, Roberts Civil Engineering, agent for John Callaway, Callaway Land Ventures LLC & Brunswick Canal LLC, owner.
4. [SP5199](#) – **Mission Properties**: Consider site plan approval for a new 270-unit multifamily residential project at 185 Capital Square Drive, portion of Parcel 03-03351. The site is zoned Planned Development, ZM4776. Brian Hunt, Roberts Civil Engineering, agent for Keith Ross & Camron Owens, Ridge Enterprises Inc. & Georgia Land Group, owners.

PUBLIC HEARING – Rezoning

5. [ZM5196](#) – **Towne Square Planned Development District Amendment**: Consideration of an amendment to the Towne Square Planned Development (PD) District, Case Number ZM2158, to add Parcels 03-00912 (145 Carter Drive) and 03-26623 to the PD. Both parcels are currently located in the R12 One-Family Residential zoning district. The Towne Square PD permits a mixture of residential, assisted living and nursing care, office and commercial uses. Vassa Cate, VC Dirt LLC, applicant and owner.

PUBLIC HEARING – Conditional Use Permit

6. **CUP5203 – R&R Tire/Wawa Conditional Use Permit:** Consideration of a conditional use permit (CUP) for an automobile service station in the Highway Commercial (HC) zoning district. The applicant is proposing a Wawa convenience store and fuel station at 4374 and 4344 Community Road and 4354 and 4318 New Jesup Highway (parcel numbers 03-09152, 03-09153, 03-09151, and 03-09150). David Smith, Kimley-Horn, agent for Jim McWilliams, Real Market Group, applicant, and A.H. Tostensen, III, owner.

PUBLIC COMMENT – Site Plan Approval Applications

7. **SP5202 – R&R Tire/Wawa Site Plan Approval:** Consideration of Site Plan for a Wawa automobile service station in the Highway Commercial (HC) zoning district at 4374 and 4344 Community Road and 4354 and 4318 New Jesup Highway (parcel numbers 03-09152, 03-09153, 03-09151, and 03-09150). David Smith, Kimley-Horn, agent for Jim McWilliams, Real Market Group, applicant, and A.H. Tostensen, III, owner.

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.