

AGENDA
REGULAR MEETING
GLYNN COUNTY MAINLAND PLANNING COMMISSION
THE HISTORIC COURTHOUSE, 701 "G" STREET, BRUNSWICK, GEORGIA
TUESDAY, NOVEMBER 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 on [October 4, 2022](#), subject to any necessary corrections.

PUBLIC COMMENT – Site Plan Approval Applications

2. [SP5173](#) – **330 Green Swamp Road**: Consider site plan approval for a 4,500 SF addition to an existing industrial building at 330 Green Swamp Road, Parcel 03-12898. The site is zoned General Industrial (GI). Rob Williamson, Atlantic Engineered Products Inc., owner.
3. [SP5230](#) – **Hathaway Apartments**: Consider site plan approval for a new 300-unit multifamily residential project on Parcel 03-15790. The site is zoned Medium Residential (MR). Trevor Peters, Thomas & Hutton, agent for Travis K. Ostrom, owner.
4. [SP5170](#) – **Halfmoon Bluff**: Consider site plan approval for a new 92 unit multifamily residential project and associated infrastructure located at 2662 Highway 17 S. (portion of parcel number 02-00903). The approximately 11-acre portion of the parcel is zoned Planned Development District (GC-2001-32). Jake Hightower, Roberts Civil Engineering, agent for Jeff Carmichael, WC Land Group, applicant and Robert Bryan, owner.
5. [SP5220](#) – **Walker Point**: Consider site plan approval for a new 105 unit multifamily residential project located at 7645 Golden Isles Parkway (portion of parcel number 03-27748). The property is zoned Planned Development District (GC-34-99). Johnathan Roberts, Roberts Civil Engineering, agent for Wayne Moxley, Solid Rock Company, Inc., applicant and Walker Point, LLC, owner.

PUBLIC HEARING – Rezoning

6. [ZM5242](#) – **7810 Highway 82 Rezone**: Consideration of an application to rezone a portion of 7810 Highway 82 (Parcel 02-01966) from the Forest Agricultural (FA) zoning district to the Highway Commercial (HC) zoning district. Roberta Lasater, Coldwell Banker Access Realty, agent for Nicholas and Diana Beechler, owners.
7. [ZM5229](#) – **Fancy Bluff Rd West**: Consideration of an application to rezone two adjacent parcels (Parcel 02-00736 and 02-00737) from the Forest Agricultural (FA) zoning district to the One Family Residential (R12) zoning district to allow for a one-family residential neighborhood. Jake Hightower, Roberts Civil Engineering, agent for Aaron Taylor & Melvin Simmons, Brushy Creek Enterprises LLC & Rock Branch Investments LLC, owners.

8. **ZM5231 – 2220 Perry Lane Road Rezone:** Consideration of an application to rezone 2220 Perry Lane Road (Parcel 03-11560) from the Forest Agricultural (FA) zoning district to the Highway Commercial (HC) zoning district. Brian Hunt, Roberts Civil Engineering, agent, for John Carr, Southeast Baptist Assoc Inc, owner.
9. **ZM5235 – Thigpen Residence/Manhead Marina Rezone:** Consideration of an application to rezone approximately one acre of upland located at 100 Manhead Marina Drive (parcel 02-00098) from Conservation Preservation (CP) to Planned Development District (PD) to allow one single family residence and accessory uses. James A. Bishop, The Bishop Law Firm, agent for Paul Thigpen, applicant, and Man Head Marina, Inc., owner.

PUBLIC HEARINGS – Zoning Code Amendments

10. **TA5262 – Limited Industrial Zoning District Ordinance Amendment:** Consideration of a County-initiated request to amend Glynn County Zoning Ordinance Section 718.2, Limited Industrial (LI) zoning district to add new permitted uses. Proposed uses are “school offering instruction in art, music, dance, drama, gymnastics, cheerleading, or similar cultural activity” and “gym or fitness studio”.
11. **TA5263 – Planned Development District Ordinance Amendment:** Consideration of a County-initiated request to amend Glynn County Zoning Ordinance Section 723, Planned Development District, to outline procedures for amendments to a master plan, including establishment of procedure, criteria, and limits.

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.