

AGENDA
REGULAR MEETING
GLYNN COUNTY MAINLAND PLANNING COMMISSION
THE HISTORIC COURTHOUSE, 701 "G" STREET, BRUNSWICK, GEORGIA
TUESDAY, DECEMBER 6, 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 [November 1, 2022](#), subject to any necessary corrections.
2. Review proposed [2023 MPC meeting date calendar](#)

PUBLIC COMMENT – Site Plan Approval Applications

3. [SP5248](#) - **225 Flash Foods Road**: Consider site plan approval for a new 143-room hotel at 225 Flash Foods Road, Parcel 03-26919. The site is zoned Freeway Commercial (FC). Pete Schoenauer, Tidewater Engineering Inc., agent for Kris Patel, Hospitality Management LLC, owner.
4. [SP5270](#) – **Marshes of Glynn Baptist Church**: Consideration of a 6,400 SF building addition to the site at 3780 Highway 82, Parcel 03-13597. Gary Nevill, Shupe Surveying, agent for Darrel Joiner, applicant, for Trustees for Marshes of Glynn, Marshes of Glynn Baptist Church, owner.
5. [SP5278](#) - **485 Canal Road**: Consider site plan approval for a new 4,000 SF immediate care facility at 485 Canal Road, Parcel 03-27480. The site is zoned Planned Development (PD), ZM2715. Brian Hunt, Roberts Civil Engineering, agent for John Callaway, Callaway Land Holding Company, LLC, owner.
6. [SP5279](#) - **3855 Darien Highway**: Consider site plan approval for a new 40,250 SF commercial building at 3855 Darien Highway, Parcel 03-15737. The site is zoned Planned Development, GC-14-72. Jake Hightower, Roberts Civil Engineering, agent for Brenda Sue Christian and Marion T. Lanier III, Long Leaf Fine Investments LLC & Pooler Bound LLC, owners.
7. [SP5282](#) – **Hyundai of Brunswick**: Consider site plan approval for a new approximately 19,000 SF dealership building, parking, and associated infrastructure at 5440 Altama Avenue (parcel 03-02145). The site is zoned Highway Commercial (HC). Brian Hunt, Roberts Civil Engineering, agent for Step One Automotive CBR, LLC, and Step One Automotive, HY BR, LLC, owners and applicants.
8. [SP5283](#) – **590 Chapel Crossing Road**: Consider site plan approval for a new 171-unit multifamily residential development at 590 Chapel Crossing Road, Parcels 03-26623 and 03-19084. The site is zoned Planned Development (PD), ZM2158. Wesley Franks, Roberts Civil Engineering, agent for Vassa Cate, VC Dirt LLC, and VKS QOZB LLC, owners.

PUBLIC HEARING – Rezoning

9. **ZM5287 – 500 Harry Driggers Boulevard Planned Development District Amendment:** Consideration of an amendment to the Golden Isles Gateway/PAWS Planned Development (PD) District, Case Number GC-34-99, to add church as a permitted use at 500 Harry Driggers Boulevard, Parcel 03-17616. Chris Amos, CSEC, Inc., agent for Roy C. Edgy, Bible Baptist Church, owner.
10. **ZM5281 – Glynn New Hope Planned Development District Amendment:** Consideration of an amendment to the Glynn New Hope planned development district (PD) (case number ZM4654) for approximately 1,039 acres located at 5410 Highway 17 N (parcel numbers 02-00016, 03-13172, 03-26901, 03-23279). The applicant proposes to revise the master plan and revise language in the PD Text related to educational uses. Jake Hightower, Roberts Civil Engineering, agent for Fred Barber, Glynn New Hope 1043, LLC, owner.
11. **ZM5171 – PAWS Wildlife District East, Section P-2 Planned Development District Amendment:** Consideration of an amendment to the PAWS Wildlife District planned development district (PD) (case number GC-34-99) for approximately 74 acres located at 168 Petersville Road (parcel number 03-12109). The uses proposed include recreational and cultural uses and other uses to include but not limited to, recreational vehicle park, commercial uses, and residential uses. Melinda Bruley White, The Ligon Firm, P.C., agent for Smith and Son Seafood, Inc., owner. *On October 6, 2022, the BOC remanded ZM5171 back to the MPC.*
12. **ZM5232 – Billboard Use – Parcel 03-26645:** Consideration of a change of zoning request from R-20 One Family Residential to Freeway Commercial (FC) for the installation of a billboard. The approximately one-acre property is located on Blythe Island adjacent to Interstate 95 (parcel 03-26645). Miranda Music Smith, owner and applicant.
13. **ZM5233 – Billboard Use – Parcel 03-27362:** Consideration of a change of zoning request from R-20 One Family Residential and M-20 One Family Residential to Freeway Commercial (FC) for the installation of a billboard. The 0.34-acre property is located on Blythe Island adjacent to Interstate 95 (parcel 03-27362). Miranda Music Smith, owner and applicant.

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.