



AGENDA  
MAINLAND PLANNING COMMISSION REGULAR SESSION  
HAROLD PATE BUILDING,  
1725 REYNOLDS STREET, ROOM 224,  
BRUNSWICK, GA 31520  
TUESDAY, JUNE 6, 2023 AT 6:00 PM

INVOCATION AND PLEDGE  
REVIEW MEETING PROCEDURES\*  
PLANNING COMMISSION ANNOUNCEMENTS

1. GENERAL BUSINESS

- 1.1 Approve the minutes of the **Special Called Meeting** held on **May 2, 2023**, subject to any necessary corrections.

[REPORT](#)

- 1.2 Approve the minutes of the **regular meeting** held on **May 2, 2023**, subject to any necessary corrections.

[REPORT](#)

2. PUBLIC HEARING

- 2.1 ZM5444 – 1106 Cedar Street Rezone: Consideration of a request to rezone 1106 Cedar Street (Parcel 03-08920) from the General Industrial (GI) zoning district to the Limited Industrial (LI) zoning district. Chris Amos, CSEC Inc., agent for Julian Bruce Flexer, owner. (M. Postal)

[REPORT](#)

- 2.2 ZM5449 – Villas at Golden Isles Planned Development District Amendment: Consideration of a request to amend the Parcel CR9 Planned Development District (GC-2004-27) on Parcel 03-19239 only to revise the types of allowed residential uses. Morgan Iovine, D.R. Horton, Inc., agent for Joseph Hiers, owner. (M. Postal)

[REPORT](#)

- 2.3 SUP5450 – 850 Pennick Road Special Use Permit: Consideration of a special use permit (SUP) for a wedding and event venue located at 850 Pennick Road (parcel 03-06946) in the Forest Agricultural (FA) zoning district. Jason and Christi Seymour, owners and applicants.

(S. Leif)

[REPORT](#)

- 2.4 CUP5458 - 6760 New Jesup HW Storage: Consideration of a conditional use permit (CUP) for a new mini storage facility at 6760 New Jesup Highway, parcel (03-27972) in the Highway Commercial (HC) zoning district. Kennon Stroud, Robert Civil Engineering, agent for, Chad and Abby Fultz, Fultz Services LLC & Chad Fultz, owners. (C. Cary)

[REPORT](#)

- 2.5 TA5467 – Zoning Ordinance Amendment – Board of Appeals Compensation : Consideration of a

County-initiated amendment to Glynn County Zoning Ordinance Section 1001 to provide for compensation to the members of the County Board of Appeals in the amount of \$100 per month.  
(S. Leif)

[REPORT](#)

### 3. PUBLIC COMMENT

3.1 SP5454 - Flexer Enterprises: Consider site plan approval for the construction of a 7,500 SF building at 1106 Cedar Street, Parcel 03-08920. The site is currently in the General Industrial (GI) zoning district. The applicant has submitted a companion rezoning application to change the property to the Limited Industrial (LI) zoning district. Chris Amos, CSEC Inc., agent for Julian Bruce Flexer, owner. (M. Postal)

[REPORT](#)

3.2 **SP5457 - 6760 New Jesup HW Storage** : Consider site plan approval for the construction of a new mini storage facility at 6760 New Jesup Highway, parcel (03-27972) in the Highway Commercial (HC) zoning district. Kennon Stroud, Robert Civil Engineering, agent for, Chad and Abby Fultz, Fultz Services LLC & Chad Fultz, owners.

[REPORT](#)

### ADJOURNMENT

#### 4. \*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.

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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.

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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.