



AGENDA
MAINLAND PLANNING COMMISSION REGULAR SESSION
701 G STREET, BRUNSWICK, GA 31520
TUESDAY, DECEMBER 5, 2023 AT 6:00 PM

INVOCATION AND PLEDGE

REVIEW MEETING PROCEDURES*

PLANNING COMMISSION ANNOUNCEMENTS

1. GENERAL BUSINESS

- 1.1 Approve the minutes of the Regular Mainland Planning Commission Meeting , held on November 7, 2023, subject to any necessary changes or corrections.

[REPORT](#)

- 1.2 Review proposed 2024 Mainland Planning Commission Meeting Date Calendar (S. Leif)

[REPORT](#)

2. PUBLIC HEARING

- 2.1 ZM5652 – Christian Renewal Ministries Rezone: Consider an application to rezone the properties of Christian Renewal Ministries at 4265 Norwich Street Extension; Parcels 03-09168, 03-09176, 03-09177, 03-09178, 03-09179, 03-09180, 03-09181 & 03-09194; from the Highway Commercial (HC) and R-9 One-Family Residential zoning districts to the General Commercial (GC) zoning district. Chris Amos, CSEC Inc., agent for Christian Renewal Ministries Inc., owner. (M. Postal)

[REPORT](#)

- 2.2 SP5617 – 4972 Highway 99 Site Plan Approval: Consider site plan approval for a new multifamily development at 4972 Highway 99, Parcel 03-21099. The site is zoned Planned Development, ZM5012. Kennon Strowd, Roberts Civil Engineering, agent for Vassa Cate, Chanslor Road LLC, owner. (M. Postal)

[REPORT](#)

- 2.3 SP5645 – 123 Benedict Road Site Plan Approval: Consider site plan approval for a new storage building at 123 Benedict Road, Parcel 03-09730. The site is zoned Highway Commercial (HC). Richard Davis, Premier Printing Properties LLC, owner. (M. Postal)

[REPORT](#)

- 2.4 SP5646 – 124 Carteret Road Site Plan Approval: Consider site plan approval for a new office building at 124 Carteret Road, Parcels 03-09800 and 03-09801. The site is zoned Office Commercial (OC). Jake Lemmings, Roberts Civil Engineering, agent for Buck Cavalier, CasTrav Properties LLC, owner.

[REPORT](#)

- 2.5 SP5654 – Southern Storage Site Plan Approval: Consider site plan approval for a new storage facility, office, and manager’s residence located at 3600 Highway 82 (parcel number 02-00513). Property is zoned Planned Development (PD) District (ZM4774). Jake Lemmings, Roberts Civil

Engineering, agent for Jamie Souter, JCS 345 Properties, LLC, owner and applicant. (S. Leif)

[REPORT](#)

- 2.6 SP5641 – 118 Ratcliffe Road Site Plan Approval: Consider site plan approval for a new 10,640 SF commercial building at 118 Ratcliffe Rd, Parcel 02-01098. The site is zoned Highway Commercial (HC). Pete Schoenauer, Tidewater Engineering Inc., agent for Zach Crumley, Teramore Development LLC, owner.

(C. Cary)

[REPORT](#)

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.

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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.