

**AGENDA**  
**REGULAR MEETING**  
**GLYNN COUNTY MAINLAND PLANNING COMMISSION**  
**BRUNSWICK-GLYNN COUNTY LIBRARY, 208 GLOUCESTER STREET, BRUNSWICK, GEORGIA**  
**TUESDAY, DECEMBER 7, 2021 AT 6:00 PM**

INVOCATION AND PLEDGE

REVIEW MEETING PROCEDURES\*

PLANNING COMMISSION ANNOUNCEMENTS

GENERAL BUSINESS

1. Approve the minutes of the regular meeting held [November 2, 2021](#), subject to any necessary corrections.
2. Review draft [2022 Mainland Planning Commission Meeting Schedule](#).

PUBLIC COMMENT – Site Plan Approval Application

3. **[SP4873](#) – Brunswick Travel Center:** Consider site plan approval for a new approximately 136,000 SF travel center with 120 fueling stations and associated infrastructure at 7156 Highway 99 (parcel number 03-12108). Property is zoned Planned Development (ZM2824). Kimley-Horn and Associates, Inc., agent for Stewart Tate, Brunswick Exit 42, LLC, owner.
4. **[SP4852](#) – 310 Frontage Road Site Plan Amendment:** Consider approval of a site plan amendment for the construction of a proposed hotel at 310 Frontage Road; Parcel 03-16375. The original site plan for this parcel, SP4735, was approved by the Mainland Planning Commission on August 3, 2021. The parcel is zoned Planned Development General (GC-17-97). Chris Amos, CSEC, Inc., agent, for Haresh Patel, Shree Shiv Shanti LLC, owner.

PUBLIC HEARINGS – Zoning Decisions and Conditional Use Permits

5. **[ZM4870](#) – Majestic Oaks Phase II Planned Development District Amendment:** Request to Amend the Majestic Oaks Planned Development (PD) District (ZM1403 and GC-18-00) to revise the master plan and clarify uses and development standards. The approximately 88 acre property is located at 3540 Highway 82 and 105 Long Way S. (parcel number 03-19937). Brian Hunt, Roberts Civil Engineering, agent for Rene Dostie, Spartan Development Group, Inc.
6. **[ZM4874](#) – Indigo Senior Living Planned Development District:** Request to rezone Parcel 03-12470 (195 Scranton Connector) and a portion of adjoining Parcel 03-15617 from the High Residential (HR) zoning district to a newly created Planned Development (PD) District. The proposed uses for the PD include independent senior living, assisted living and associated commercial services. Zachary B. Harris, HunterMacLean Attorneys, agent for GP Mall LLC and Synovus Bank N.A. (formerly The Coastal Bank of Georgia), owners.

7. **CUP4872 – 4841 New Jesup Storage Conditional Use Permit (CUP):** Request for a conditional use permit for mini-warehouse use in the Highway Commercial (HC) zoning district. The approximately 13 acre property is located at 4841 New Jesup Highway (parcel number 03-04115) and zoned Highway Commercial (HC) and Conservation Preservation (CP). Jake Hightower, Roberts Civil Engineering, agent for Palmetto Building Group, applicant, and Gerald Alan Zell, Jr., owner.

### **PUBLIC COMMENT - Site Plan Approval Application**

8. **SP4871 – 4841 New Jesup Highway Storage:** Consider site plan approval for a mini-warehouse/climate controlled storage facility at 4841 New Jesup Highway (parcel number 03-04115). Property is zoned Highway Commercial (HC) and Conservation Preservation (CP). Jake Hightower, Roberts Civil Engineering, agent for Palmetto Building Group, applicant, and Gerald Alan Zell, Jr., owner.
9. **SP4841 – Southern Retreat RV Park:** Consider site plan approval for the expansion of the Southern Retreat Recreational Vehicle (RV) park, including new RV spaces and amenities, located at 7345 Blythe Island Highway (parcel number 02-00498). Property is zoned Planned Development District (ZM4322). Chris Amos, CSEC, Inc., agent for Mario Garcia, Southern Retreat RV Park, LLC, owner and applicant.
10. **SP4868 – Hospitality Commercial Laundry:** Consider site plan approval for the construction of a new Office Space/ Storage and Laundry facility at 480 Martin Palmer Drive (parcel number 03-12659). Property is zoned Planned Development District (GC-07-92). Pete Schoenauer, Tidewater Engineering, Inc., agent for Colin Jefferies, 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.*