



AGENDA
MAINLAND PLANNING COMMISSION REGULAR SESSION
MAINLAND PLANNING COMMISSION
HISTORIC GLYNN COUNTY COURTHOUSE
TUESDAY, MARCH 7, 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 February 7, 2023, subject to any necessary corrections.

[REPORT](#)

- 1.2 Approve the minutes of the regular meeting held on February 7, 2023, subject to any necessary corrections.

[REPORT](#)

- 1.3 **ZM5345 – 6735 New Jesup Highway Parcel Rezone** : Consideration of an application to rezone an approximately 38-acre portion of a 79-acre parcel located at 6735 New Jesup Highway (parcel number 03-26781) from Forest Agricultural (FA) to Mobile Home Park (MH) zoning district. Wesley Franks, Roberts Civil Engineering, agent for Scott Laravea, Executive Real Estate, LLC. *(MPC deferred ZM5345 from Feb. 7 to March 7, but this item will not be considered by the MPC on March 7. ZM5345 will be re-noticed for the April 4 MPC meeting due to changes to the application.)*

[REPORT](#)

2. PUBLIC COMMENT

- 2.1 **SP5360 - 118 Carteret Road Pole Barn Site Plan Approval:** Consideration of Site Plan Approval for a new 2,400 SF pole barn at an existing commercial business located at 118 Carteret Road (parcel number 03-09456). The property is zoned Office Commercial (OC). Kerry and Tina Green, owners, and applicants.

[REPORT](#)

3. PUBLIC HEARING

- 3.1 **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, 0313172, 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. *(MPC deferred the application three times, at the request of the applicant: From Dec. 6, 2022, to Jan. 10, 2023, from Jan. 10 to Feb. 7, and from Feb. 7 to March 7, 2023.)* (S. Leif)

[REPORT](#)

3.2 **ZM5339 – 198 South Road Rezone:** Consideration of an application to rezone property located at 198 South Road (parcel number 03-06866) from R-20 One Family Residential to Mh-20 One Family Residential in order to allow mobile homes. Douglas E. Spaulding, owner, and applicant.

(S. Leif)

[REPORT](#)

3.3 **ZM5340 – 171 and 179 Davenport Road Rezone:** Consideration of an application to rezone properties located at 171 and 179 Davenport Road (parcel numbers 03-06859 and 03-27354) from R-20 One Family Residential to Mh-20 One Family Residential in order to allow mobile homes. Douglas E. Spaulding, owner and applicant.

(S. Leif)

[REPORT](#)

3.4 **ZM5391 – Harry Driggers Boulevard Houses of Worship Planned Development District Amendment:** Consideration of a Board of Commissioners-initiated rezoning to amend the Golden Isles Gateway-PAWS Planned Development District, Case Number GC-34-99, to allow houses of worship as a permitted use at 255 Harry Driggers Boulevard, 500 Harry Driggers Boulevard & 90 Hardwood Forest Drive; parcel numbers 03-15022, 03-17616 & 03-27641. Existing church campuses are located at each of these parcels. Glynn County Board of Commissioners, applicant.

(M. Postal)

[REPORT](#)

3.5 **CUP5384 – Self Storage Facility:** Consideration of a conditional use permit (CUP) for a new mini storage facility at 5971 New Jesup Highway #31000, Parcel 03-14338. The property is currently zoned Highway Commercial (HC). Zachary Friese, owner.

(C. Cary)

[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.