



AGENDA
MAINLAND PLANNING COMMISSION REGULAR SESSION
701 G STREET, BRUNSWICK, GA 31520
TUESDAY, MAY 2, 2023 AT 6:00 PM

INVOCATION AND PLEDGEREVIEW MEETING PROCEDURES*PLANNING COMMISSION ANNOUNCEMENTS

1. GENERAL BUSINESS

- 1.1 Approve the minutes of the regular meeting held on **April 4, 2023**, subject to any necessary corrections.

[REPORT](#)

2. PUBLIC HEARING

- 2.1 **ZM5428 – Settlers Cove Planned Development District** : Consideration of an application to create a Planned Development (PD) District on Parcels 03-03658 and 03-03659 on Glyndale Drive to allow for single-family homes, townhouses, duplexes and multifamily uses within the PD. The parcels are currently zoned R-9 One-Family Residential and Medium Residential (MR). Johnathan Roberts, Roberts Civil Engineering, agent for Clint Miller, COM Investments LLC, owner. (M. Postal)

[REPORT](#)

- 2.2 **ZM5431 – Obrecht- Riehl Planned Development District Amendment** : Consideration of an amendment to the Obrecht-Riehl Planned Development District (ZM5107) approved master plan to allow residential development adjacent to State Highway 82. The approximately 20-acre property is located at 3484 Highway 82 (parcel number 03-19936). Jake Hightower, Roberts Civil Engineering, agent for Obrecht-Riehl Properties, applicant, and BOPOW, Inc., owner. (S. Leif)

[REPORT](#)

3. PUBLIC COMMENT

- 3.1 **SP5430 - Settlers Cove Phase II Site Plan Approval** : Consider site plan approval for the construction of 13 multifamily units at 124 Glyndale Drive, Parcel 03-03658. The site is currently zoned R-9 One Family Residential, but the applicant has submitted a concurrent zoning application for Planned Development (PD) zoning. Johnathan Roberts, Roberts Civil Engineering, agent for Clint Miller, COM Investments LLC, owner. (M. Postal)

[REPORT](#)

- 3.2 **SP5401 - Obrecht-Riehl Site Plan Approval:** Consider site plan approval for a multi-family development to include 150 units, amenity areas, and associated infrastructure on approximately 20 acres located at 3484 Highway 82 (parcel 03-19936) . The property is zoned Planned Development and companion rezone application, ZM5431, if approved by the BOC, would amend the master plan to allow the development. Jake Hightower, Roberts Civil Engineering, agent Obrecht- Riehl Properties, applicant, and BOPOW, Inc., owner.

[REPORT](#)

3.3 **SP5399 - U-Haul Brunswick Site Plan Approval** : Consider site plan approval for the construction of 45,571 SF and 17,158 SF buildings at 3701 and 3749 Altama Avenue, Parcels 03-08674 and 03-08672. The site is zoned Highway Commercial (HC). Ron Crump, Contineo Group, agent for Douglas Weston, Amerco Real Estate Company, owner. (M. Postal)

[REPORT](#)

3.4 **SP5423 - Zachary Friese Storage** : Consider site plan approval for the construction of a new mini storage facility at 74 Cornerstone Lane, parcel (03-14338) in the Highway Commercial (HC) zoning district. Zachary Friese, South Georgia Automotive, LLC, applicant and 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. 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.