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GLYNN COUNTY BOARD OF COMMISSIONERS AGENDA ITEM REPORT

DATE: April 2, 2026

SPONSOR: S. Leif

ITEM TYPE: Text Amendment

AGENDA SECTION: PUBLIC HEARING - LAND USE

AGENDA LANGUAGE: TA-25-03 - Subdivision Regulations Rewrite: To repeal in its entirety the existing Glynn County Subdivision Regulations and adopt new Glynn County Subdivision Regulations, including updated procedures and standards for subdivision design, review, and approval. (S. Leif) (5-0 IPC, 5-0 MPC)

BACKGROUND: **BACKGROUND**

A public hearing notice was published in The Brunswick News on March 14, 2026.

The Islands Planning Commission (IPC) and Mainland Planning Commission (MPC) held work sessions on a draft dated February 17, 2026, on February 24 and March 2, 2026. Based upon Planning Commission discussion as well as written public comments received, the March 11 draft includes revisions from the Feb. 17 draft.

A public hearing was held on the Draft Subdivision Regulations, dated 3/11/26, at a Joint Meeting of the IPC & MPC on March 18, 2026. Proposed revisions to Sections 2.7.B and 4.1.D, as suggested by Glynn County Environmental Health, were approved by both planning commissions and entered into the Amendment Log. (Please see attached amendments.)

JOINT PLANNING COMMISSION ACTION

- IPC: A motion was made by Odet Douglass to recommend approval of the Subdivision Regulations, as amended by the approved revisions to Sections 2.7.B and 4.1.D, as reflected in the Amendment Log. The motion was seconded by Brett Bearden. Passed 5-0.
- MPC: A motion was made by Missy Neu to recommend approval of the Subdivision Regulations, as amended by the approved revisions to Sections 2.7.B and 4.1.D, as reflected in the Amendment Log. The motion was seconded by Paige Edwards. Passed 5-0.

POSSIBLE MOTIONS

- i. I move to approve the ordinance amendment as presented to the Joint Meeting of the Islands and Mainland Planning Commissions on March 18, 2026.
- ii. I move to approve the ordinance amendment with approved revisions to Sec. 2.7.B and Sec. 4.1.D.1, as reflected in the Amendment Log of the Joint Meeting of the Islands and Mainland Planning Commissions on March 18, 2026.
- iii. I move to defer action on the ordinance amendment until the Regular Meeting on...
- iv. I move to deny the ordinance amendment.

ATTACHMENTS:

[20260402 BOC Subdivision Regulations with Resolution](#)

[20260402 BOC Joint MPC IPC Amendments 20260318](#)

[20260402 BOC Joint MPC IPC Summary 20260318](#)