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**COMMUNITY DEVELOPMENT DEPARTMENT**  
*Planning and Zoning Division*  
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**MAINLAND PLANNING COMMISSION STAFF REPORT**

Meeting Date: November 12, 2024

<b>Application Type</b>	<b>Site Plan</b>
<b>Case Number</b>	SP-24-28
<b>Applicant</b>	Zach Johnson, Roberts Civil Engineering, agent for VKS QOZB, LLC, owner
<b>Name of Project</b>	Towne Square 10-Unit Apt Complex Site Plan
<b>Property Address</b>	9 East Chapel Drive
<b>Parcel ID</b>	03-28798
<b>Area of Property</b>	0.622 acre
<b>Existing Zoning</b>	Planned Development
<b>Existing Land Use</b>	unimproved
<b>Proposed Land Use</b>	multi-family residential
<b>Proposed Building(s)</b>	one 10-unit multi-family residential building

**CONTEXT:**

*Project Description:* Consider site plan approval for a proposed 10- unit apartment complex that will be part of the Towne Square Development.

*Background / Additional Information:*

Additional 10-unit apartment complex within a multifamily development. The density allowed is rounded up to 10 (16 units per acre on 0.622 acre = 9.952 units) per ZM2158.

*Noticing Requirements:* Notice published in the The Brunswick News and owner mailed notice on October 11, noticed posted on property on October 17, 2024

*Zoning District Standards:*

**FINDINGS:**

In conformance with the Glynn County Zoning Ordinance Section 619.4 (a), the Planning Commission shall be guided by the following standards and criteria (staff comments in bold):

1. The proposed uses, buildings and structures are in accordance with the requirements of this Ordinance and other ordinances of Glynn County.

**Yes.**

2. Adequate provisions are made for ingress and egress, off-street parking, loading and the flow of

traffic, which may reasonably be anticipated.

**Access and flow will be provided via Grand Pointe Way. Parking requirements have been met. 20 spaces required/ 24 spaces provided.**

3. Adequate provisions are made to control the flow of storm water from and across the site.  
**Storm water will flow to existing detention pond.**

4. Adequate provisions are made to protect trees that are selected to remain as depicted on the site plan.  
**NA**

5. Adequate provisions are made to buffer intensive uses and to screen all service areas from view of the adjacent properties and streets.  
**This requirement has been met. There is an existing Type E buffer along Chapel Crossing.**

6. Open space, as required, has been provided and appropriate means are proposed to assure maintenance of common areas and facilities.  
**NA**

7. Adequate provisions are made for water supply, fire protection and sewage collection and treatment.  
**This requirement has been met. GC Fire & Rescue, JWSC sewer and water.**

ACTIONS:

Pursuant to Section 619.4(b) of the Glynn County Zoning Ordinance, the Planning Commission shall take one of the following actions:

- (i) Approve the site plan as presented;
- (ii) Approve the site plan with conditions;
- (iii) Defer action;
- (iv) Deny Approval.

RECOMMENDED MOTION:

I move to approve SP-24-28 as presented.

AGENDA ITEM ATTACHMENTS:

[PACKET v2.pdf](#)