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GLYNN COUNTY BOARD OF COMMISSIONERS AGENDA ITEM REPORT

DATE: November 21, 2024

SPONSOR: S. Leif

ITEM TYPE: Rezoning

AGENDA SECTION: PUBLIC HEARING - LAND USE

AGENDA LANGUAGE: ZM-24-20 - Hwy 82 at Majestic Oaks PD Text Revision: Consideration of an amendment to an existing Planned Development (PD) district (ZM5431) pertaining to development standards. Property is located at 3484 Highway 82, Brunswick, GA (parcel 03-19936). Zach Johnson, Roberts Civil Engineering, agent for Simcoe Investment Group, LLC., owner. (S. Leif) (5-0)

BACKGROUND:

- The request is to amend the existing Planned Development District Text (ZM5431/ZM-23-92) to modify the development standards for townhouse and single family dwellings in order to allow for the creation of fee simple platted lots.
- a. The current PD Text references the Medium Residential (MR) zoning district:
 - Townhouses in MR: Minimum 2,000 SF min. lot size
 - Single Family Dwellings in MR: 6,000 SF min. lot size
- b. Proposed PD Amendment reduces min. lot sizes:
 - Proposed Townhouses: 1,600 SF min. lot size-
 - Proposed Single Family Dwelling: 3,600 SF min. lot size
- c. Please see attached staff report and attachments.

PLANNING COMMISSION ACTION

At its regular meeting of November 12, 2024, the Mainland Planning Commission in a 5-0 vote (Commissioner Neu absent and one vacancy on the MPC), recommended to the Board of Commissioners

approval of the application.

BOARD OF COMMISSIONERS POSSIBLE ACTIONS

Pursuant to Section 1107 of the Glynn County Zoning Ordinance, the Board of Commissioners shall take one of the following formal actions:

- (i) Approve the proposed zoning decision;
- (ii) Approve the proposed zoning decision with modifications or conditions;
- (iii) Continue the hearing to a later date;
- (iv) Remand the application back to the Planning Commission; or,
- (v) Deny the proposed zoning decision.

ATTACHMENTS:

[SUPPORTING DOCUMENTS.pdf](#)