AGENDA ITEM NO. 9.

Item Cover Page

GLYNN COUNTY BOARD OF COMMISSIONERS AGENDA ITEM REPORT

DATE: August 3, 2023

SPONSOR: M. Postal

ITEM TYPE: Rezoning

AGENDA SECTION: PUBLIC HEARING - LAND USE

AGENDA LANGUAGE: ZM5449 – Villas at Golden Isles Planned Development District Amendment: Consideration of a request to amend the Parcel CR9 Planned Development District (GC-2004-27) on Parcel 03-19239 only to revise the types of allowed residential uses. Morgan Lovine, D.R. Horton, Inc., agent for Joseph Hiers, owner. (M. Postal) (7-0)

BACKGROUND: The applicant is requesting to amend the Parcel CR9 Planned Development District (GC-2004-27) on Parcel 03-19239 only. Parcel 03-19239 is located in the "Residential District – Multi-Family" section of the Parcel CR9 PD.

The current uses allowed by the PD Text on Parcel 03-19239 are single-family homes on lots of 9,000 SF or larger and six-unit multi-family buildings.

The proposed amendment would eliminate the six-unit multi-family buildings as a permitted use and add single-family attached dwellings (townhomes) as a permitted use. Single-family homes will remain as a permitted use on the parcel.

At its regular meeting of June 6, 2023, the Mainland Planning Commission voted, at the request of the applicant, to defer ZM5449 to the regular meeting of July 11, 2023.

At its meeting of July 11, 2023, the Mainland Planning Commission unanimously recommended to the Board of Commissioners approval of ZM5449.

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 as initially submitted by the applicant;
(iii) Approve the proposed zoning decision with modifications or conditions;
(iv) Continue the hearing to a later date;
(v) Remand the application back to the Planning Commission; or,
(vi) Deny the proposed zoning decision.

ATTACHMENTS:

ZM5449 - PACKET.pdf
Public Comment ZM5449_Redacted.pdf