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GLYNN COUNTY BOARD OF COMMISSIONERS AGENDA ITEM REPORT

DATE: January 15, 2026

SPONSOR: S. Leif

ITEM TYPE: Land Use

AGENDA SECTION: PUBLIC HEARING - LAND USE

AGENDA LANGUAGE: ZM-25-34 – Clearwater Single Family Expedited Change to a Planned Development District Master Plan: Consideration of an amendment to the master plan that is part of the existing Clearwater Planned Development District (GC-2003-23) pursuant to Zoning Ordinance, Section 723.6, Expedited Changes to Master Plans. Property is located at Parcels 03-14708, 03-14301, 03-14302, and 03-19094, located at 3884 and 3900 Highway 17 South and 119 Hudson Trail (adjacent to Clearwater Subdivision). Section 723.6 allows limited amendments to master plans only, not verbiage in the PD Text, pursuant to specific criteria. Wesley Franks, Roberts Civil Engineering, agent for Fitch-Trevett Properties, LLC, owner. (S. Leif)

BACKGROUND: ZM-25-34 – Clearwater Single Family Expedited Change to a Planned Development District Master Plan: Consideration of an amendment to the master plan that is part of the existing Clearwater Planned Development District (GC-2003-23) pursuant to Zoning Ordinance, Section 723.6, Expedited Changes to Master Plans. Property is located at 03-14708, 03-14301, 03-14302, and 03-19094, located at 3884 and 3900 Highway 17 South and 119 Hudson Trail (adjacent to Clearwater Subdivision). Section 723.6 allows limited amendments to master plans only, not verbiage in the PD Text, pursuant to specific criteria. Wesley Franks, Roberts Civil Engineering, agent for Fitch-Trevett Properties, LLC, owner.

The applicant is proposed to amend the current master plan as permitted under Zoning Ordinance Section 723.6. The proposed master plan change adds a secondary access road and changes the layout of the lots in the undeveloped area at the northwest of the property. The area in purple and turquoise on the proposed map are not changing by this proposed amendment. The purple area is currently developed/platted, and the turquoise area is undeveloped but not proposed to change at this time. The area in pink and bright green are changing. No increase in density or change of use are proposed, and the amendment is only for the master plan, not the PD Text. All development standards such as lot sizes and number of lots remains the same.

Possible Motions:

1. Approve the proposed master plan amendment
2. Deny the proposed master plan amendment
3. Defer the request

ATTACHMENTS:

[SUPPORTING DOCUMENTS_Clearwater.pdf](#)