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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-25-02 - Zoning Ordinance Rewrite: To repeal in its entirety the existing Glynn County Zoning Ordinance and adopt a new Glynn County Zoning Ordinance, including updated zoning districts, development standards, definitions, and administrative procedures. (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 Zoning Ordinance, dated 3/11/26, at a Joint Meeting of the IPC & MPC on March 18, 2026. Proposed revisions to both planning commissions and entered into the Amendment Log. (Please see attached Amendment Log)

JOINT PLANNING COMMISSION ACTION

IPC: A motion was made by Courtlyn Cook to recommend approval of the Zoning Ordinance, as amended by the approved revisions to sections discussed as reflected in the Amendment Log. The motion was seconded by Matthew McHale. Passed 5-0.

MPC: A motion was made by Darrell Dawson to recommend approval of the Zoning Ordinance, as amended by the approved revisions to sections as reflected in the Amendment Log. The motion was seconded by Missy Neu. Passed 5-0.

POSSIBLE MOTIONS

1. I move to approve the ordinance amendment as presented to the Joint Meeting of the Islands and Mainland Planning Commissions on March 18, 2026.
2. I move to approve the ordinance amendment with amendments as reflected in the Amendment Log of the Joint Meeting of the Islands and Mainland Planning Commissions on March 18, 2026, including replacing Section 3.10, St. Simons Tree Canopy Preservation Ordinance, in the draft dated March 11, 2026, with the current St. Simons Tree Canopy Preservation Ordinance, Zoning Ordinance Section 624;
3. I move to approve the ordinance amendment with amendments as reflected in the Amendment Log of the Joint Meeting of the Islands and Mainland Planning Commissions on March 18, 2026, including retaining Section 3.10, St. Simons Tree Canopy Preservation Ordinance, in the draft dated March 11, 2026;
4. I move to defer action on the ordinance amendment until the Regular Meeting on...
5. I move to deny the ordinance amendment.

ATTACHMENTS:

[20260402 BOC Zoning Ordinance with Resolution](#)

[20260402 BOC Amendment Log Joint IPC MPC 20260318](#)

[20260402 Draft Minutes Summary Joint IPC MPC 20260318](#)

[20260402 BOC Zoning Update Public Comments](#)