



Item Cover Page

GLYNN COUNTY BOARD OF COMMISSIONERS AGENDA ITEM REPORT

DATE: March 20, 2025

SPONSOR: C. Cary

ITEM TYPE: Rezoning

AGENDA SECTION: PUBLIC HEARING - LAND USE

AGENDA LANGUAGE: ZM-25-1 – 3045 Scarlett St Rezone: Consideration of a change of zoning request from Freeway Commercial (FC) to Planned Development District (PD) to allow for industrial manufacturing and storage, warehouse, gym/fitness studio, a wholesale business, and uses outlined in (FC) section 714. Property is located at 3045 Scarlett Street (parcel 03-10769). Teeple Hill, agent for BUFFALO LAND COMPANY, LLC, owner. (C. Cary) (6-0)

BACKGROUND:

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The request is to rezone the property from Freeway Commercial (FC) to Planned Development District (PD) to allow for industrial manufacturing and storage, warehouse, gym/fitness studio, a wholesale business, and uses outlined in (FC) section 714 on the property.

Noticing Requirements: The notice was published in The Brunswick News on February. 14, 2025, and mailed to property owners within 200 feet of the subject property on February. 14, 2025. A public notice sign was posted on the property on February. 14, 2025.

FINDINGS:

In conformance with Section 1103 of the Glynn County Zoning Ordinance, the following factors are to be considered in making a decision on a request for rezoning: (Staff’s comment is shown in

bold).

1. Whether the zoning decision will permit a use that is suitable in view of the use and development of adjacent and nearby property. The lot is adjacent to Freeway Commercial (FC) zoning and at Exit 36 off of Scarlett St. The uses outlined in the planned development would be consistent with freeway commercial with the addition of some light industrial uses.
2. Whether the zoning decision will adversely affect the existing use or usability of adjacent or nearby property. Adjacent property is FC and HR. Surrounding properties are underutilized and redevelopment would be appropriate.
4. Whether the zoning decision will result in a use, which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools. The rezone would not be a significant increase in use. The property is currently served by public water and sewer.
5. Whether the zoning decision is in conformity with the policy and intent of the Comprehensive Land Use Plan. The character area map designation in the 2023 Comprehensive Plan is Regional Center.
6. Whether there are other existing or changing conditions affecting the use and development of the property, which give supporting grounds for approval or disapproval of the zoning decision. This area has had reduced usage over the years and is in the process of redevelopment.
7. For a zoning decision involving the grant of a special use or conditional use permit, the Planning Commission shall include comments on those matters identified in Section 904.3 of the Zoning Ordinance. Not applicable.
8. Such other matters as the Planning Commission deems relevant.

The Planning Commission did not discuss other matters it deemed relevant.

COMPLETION OF THE APPLICATION FOR REZONING

Staff determined this application is complete and contains all the information required by the Glynn County Zoning Ordinance.

PLANNING COMMISSION ACTION

The Mainland Planning Commission held a public hearing on March

4, 2025, and unanimously (6-0, Commissioner Higgins absent) recommended to the Board of Commissioners approval of ZM-25-1.

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.

POSSIBLE MOTIONS:

1. I move to approve application ZM-25-1 as presented;
2. I move to approve application ZM-25-1 with modifications;
3. I move to defer application ZM-25-1; or,
4. I move to deny application ZM-25-1.

ATTACHMENTS:

[ZM-25-1 Packet.pdf](#)