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COMMUNITY DEVELOPMENT DEPARTMENT
Planning and Zoning Division
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MAINLAND PLANNING COMMISSION STAFF REPORT

Meeting Date: July 9, 2024

Application Type	Site Plan
Case Number	SP-24-19
Applicant	Zach Johnson, Roberts Civil Engineering
Name of Project	5225 Habersham St. Brunswick, Ga.
Property Address	5225 Habersham St. Brunswick, Ga.
Parcel ID	03-08401
Area of Property	5.75 Acres
Existing Zoning	GI (General Industrial)
Existing Land Use	Vacant
Proposed Land Use	Commercial Business Establishment
Proposed Building(s)	1 Building

CONTEXT:

Project Description: THE PROPOSED DEVELOPMENT LIES WITHIN PARCEL 03-14923. THE PROJECT WILL CONSIST OF (2) WAREHOUSE BUILDINGS TO BE USED FOR INDUSTRIAL USE. THE PROPOSED BUILDINGS WILL ENCOMPASS (2) LOADING ZONES PER BUILDING ALONG WITH A PARKING AREA.

Background / Additional Information:
N/A

Noticing Requirements: Project was noticed in the Brunswick News on 6/5/24 and a letter sent to the owner on 6/5/24. A sign was posted on the site on 6/26/24.

Zoning District Standards:
General Industrial Setbacks: Front 50', Side 20', and Rear 20'.

FINDINGS:

In conformance with the Glynn County Zoning Ordinance Section 619.4 (a), the Planning Commission shall be guided by the following standards and criteria (staff comments in bold):

1. The proposed uses, buildings and structures are in accordance with the requirements of this Ordinance and other ordinances of Glynn County.

This requirement is met.

2. Adequate provisions are made for ingress and egress, off-street parking, loading and the flow of traffic, which may reasonably be anticipated.
This requirement is met.
3. Adequate provisions are made to control the flow of storm water from and across the site.
This requirement is met.
4. Adequate provisions are made to protect trees that are selected to remain as depicted on the site plan.
N/A
5. Adequate provisions are made to buffer intensive uses and to screen all service areas from view of the adjacent properties and streets.
This requirement is met.
6. Open space, as required, has been provided and appropriate means are proposed to assure maintenance of common areas and facilities.
N/A
7. Adequate provisions are made for water supply, fire protection and sewage collection and treatment.
This requirement has been met.

ACTIONS:

Pursuant to Section 619.4(b) of the Glynn County Zoning Ordinance, the Planning Commission shall take one of the following actions:

- (i) Approve the site plan as presented;
- (ii) Approve the site plan with conditions;
- (iii) Defer action;
- (iv) Deny Approval.

RECOMMENDED MOTION:

- o I move to approve SP-24-19 as presented.
- o I move to approve SP-24-19 with the following conditions...
- o I move to defer action on SP-24-19 until the meeting on...
- o I move to deny SP-24-19

AGENDA ITEM ATTACHMENTS:

[SP-24-19 Combined.pdf](#)