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GLYNN COUNTY BOARD OF COMMISSIONERS AGENDA ITEM REPORT

DATE: March 7, 2024

SPONSOR: T. Harris

ITEM TYPE: Ordinance Amendment

AGENDA SECTION: GENERAL BUSINESS

AGENDA LANGUAGE: TA-23-6 – Zoning Ordinance Amendment – Site Plan Validity Extension: Consideration of a County-initiated amendment to Glynn County Zoning Ordinance, Sections 619.8 and 723.2(d), to grant the Community Development Director, with the concurrence of the County Manager, the authority to extend the period of validity of site plans for six months; and for other purposes. *(This item was deferred from the February 1, 2024 BOC meeting. The public hearing was closed prior to the item being deferred.)* (T. Harris)

BACKGROUND: BACKGROUND

Site plan approval was added to the Glynn County Zoning Ordinance during an ordinance revision in June 1983. The period of validity at that time was twelve months, unless a building permit was obtained and construction was commenced within that period. The ordinance allowed for additional twelve month extensions to be granted by the Planning Commission, with a written request from the applicant.

Section 619.8 in the current Zoning Ordinance states that a building permit must be obtained and construction commenced within twenty-four months of site plan approval or the site plan will expire. This appears to have been enacted during a 2008 revision of the Zoning Ordinance.

Within the last half of 2023, at least four site plans have expired

before the property owner was able to obtain building permits and commence construction within the site plan validity period. These include SP 4682 (744 Canal Road), SP4771 (1500 Glynco Pkwy), SP4773 (3600 Highway 82) and SP4835 (820 Canal Road).

ORDINANCE AMENDMENT

Proposed ordinance amendment Options 1 & 2 will maintain the site plan validity period at twenty-four months, but allow for indefinite six-month extension to be requested by an applicant and the applicant must provide good cause. The extension may then be approved by the Director of Community Development with the concurrence of the County Manager. Option 2 also provides for the retroactive approval of extensions for site plans that expired between January 1, 2023 and February 1, 2024.

Option 3 (IPC recommendation) maintains the site plan validity period at twenty-four months, but only allows for a one-time, one-year extension to be requested by an applicant.

Option 4 (MPC recommendation) maintains the site plan validity period at twenty-four months, but only allows for a one-time, one-year extension to be requested. Option 4 also provides for the retroactive approval of extensions for site plans that expired between January 1, 2023 and February 1, 2024.

Note: The site plan validity period for Planned Development Districts of smaller than three acres currently has no expiration and that will remain the same under the proposed ordinance amendment.

PLANNING COMMISSION ACTIONS

At its regular meeting of January 16, 2024, the Islands Planning Commission (IPC) voted unanimously to approve Option 1 with a modification to only allow one one-year extension. (The version approved by the IPC is described in this report as Option 3.)

At a special-called meeting on January 30, 2024, the Mainland Planning Commission (MPC) voted to recommend approval of Option 3, but also to include retroactive approval. This recommendation is incorporated into and named as "Option 4" in the attachments.

POSSIBLE ACTIONS

Pursuant to Section 1107.1 of the Glynn County Zoning Ordinance, the Board of Commissioners shall take one of the following formal actions:

- (i) Approve the ordinance amendment as presented;
- (ii) Approve the ordinance amendment with modifications or conditions;
- (iii) Defer action on the ordinance amendment upon motion of Board of Commissioners:
- (iv) Remand the ordinance amendment back to the Planning Commissions; or,
- (v) Deny the ordinance amendment.

ATTACHMENTS:

[Text Amendment - Option 1.pdf](#)

[Text Amendment - Option 2.pdf](#)

[Text Amendment - Option 3 \(IPC Recommendation\).pdf](#)

[Text Amendment - Option 4 \(MPC Recommendation\).pdf](#)