



## Item Cover Page

### GLYNN COUNTY BOARD OF COMMISSIONERS AGENDA ITEM REPORT

- DATE:** November 21, 2024
- SPONSOR:** S. Leif
- ITEM TYPE:** Rezoning
- AGENDA SECTION:** PUBLIC HEARING - LAND USE
- AGENDA LANGUAGE:** ZM-24-11 – 5140 Blythe Island Highway Rezone: Consideration of an amendment to a planned development (PD) district (ZM1775) for 5140 Blythe Island Highway (parcel 03-16454). The purpose of the amendment is to add homelessness services to the list of uses allowed in the PD. Assemblies of God Loan Fund, owner. *The applicant withdrew application ZM-24-11 on November 21, 2024. Because the applicant has withdrawn this application, no action is required or to be taken by the Board on this item.* (S. Leif) (4-2-1)
- BACKGROUND:**
- The applicant is requesting an amendment to the planned development (PD) district (ZM1775) for 5140 Blythe Island Highway (parcel 03-16454). The purpose of the amendment is to add homelessness services to the list of uses allowed in the PD.
  - The existing building has been operated as a church and is currently vacant. The proposed use would be for social services, specifically homelessness services.
  - The attached Planned Development Text outlines the uses and specifics of the proposed use. The application states that it will not be a day shelter.
  - The application was previously scheduled for a public hearing before the Board of Commissioners on June 20, 2024. At the June 18, 2024, special called meeting, the item was removed from the published agenda of the BOC's June 20, 2024, meeting and deferred. It has been re-noticed for the November 21, 2024, BOC

agenda.

- Please see the attached staff report and supporting documents

#### PLANNING COMMISSION ACTION

At its regular meeting of June 4, 2024, the Mainland Planning Commission in a 4-2-1 vote (Comm. Higgins recused, Chair Boatright and Comm. Edgy opposed), recommended to the Board of Commissioners approval with the following conditions: There will be no day services (xi. Homelessness Services provider and xii. Homeless Shelter).

“Version 1” of the PD Text attached to this agenda item is the PD Text proposed by the applicant and presented to the MPC. “Version 2” is an amended PD Text that incorporates the MPC’s recommendation regarding eliminating uses associated with a day shelter and would allow a transitional housing residential program.

#### 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.

The applicant withdrew application ZM-24-11 on November 21, 2024. Because the applicant has withdrawn this application, no action is required or to be taken by the Board on this item.

#### **ATTACHMENTS:**

[ZM-24-11 SUPPORTING DOCUMENTS boc 11-21-24.pdf](#)