



*A Golden Past.
A Shining Future.*

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-24-15
Applicant	Gary Nevill, Shupe Surveying.
Name of Project	600 Seventh St.
Property Address	600 Seventh St., Brunswick, Ga. 31520
Parcel ID	03-08401
Area of Property	1.29 Acres
Existing Zoning	LI (Limited Industrial)
Existing Land Use	Industrial
Proposed Land Use	Personal Services Establishment
Proposed Building(s)	1 Building

CONTEXT:

Project Description: One new metal building and associated infrastructure to be used as a gym/studio for individual personal training.

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:

Limited Industrial Setbacks: Front 25', Sides 25' and Rear 25'.

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.

No retail for area for this new structure. No additional parking, loading or unloading required.

3. Adequate provisions are made to control the flow of storm water from and across the site.

No revision to drainage pattern. Percolate and sheet flow.

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.

Requesting variance to omit required type E buffer requirement along right of way as no area is available, and requesting variance to omit type B buffer requirement along north property line as there is existing fence and vegetation.

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:

- I move to approve SP-24-15 as presented.
- I move to approve SP-24-15 with the following conditions...
- I move to defer action on SP-24-15 until the meeting on...
- I move to deny SP-24-15

AGENDA ITEM ATTACHMENTS:

[SP-24-15 Combine Files.pdf](#)