



A Golden Past.  
A Shining Future.

**COMMUNITY DEVELOPMENT DEPARTMENT**  
*Planning and Zoning Division*  
1725 Reynolds Street, Suite 200, Brunswick, GA 31520  
Phone: 912-554-7428/Fax: 1-888-252-3726

**BOARD OF COMMISSIONERS STAFF REPORT**

MEETING DATE: December 15, 2022

Remanded by the Board of Commissioners to the MPC on October 6, 2022

<b>Application Type</b>	<b>Amendment to a Planned Development District</b>
<b>Case Number</b>	ZM5171
<b>Applicant</b>	The Ligon Firm, P.C., agent for Smith & Son Seafood, Inc., owner and applicant
<b>Name of Project</b>	PAWS Wildlife District East, Section P-2
<b>Property Address</b>	168 Petersville Road
<b>Parcel ID</b>	03-12109
<b>Area of Property</b>	Approximately 74 acres
<b>Existing Zoning</b>	Planned Development District ( <a href="#">GC-34-99</a> )
<b>Existing Land Use</b>	Unimproved property
<b>Proposed Zoning</b>	Planned Development District
<b>Proposed Land Use</b>	Mixed Use – RV Park, commercial, residential (single family, duplex, and multi-family)
<b>Comp Plan – Future Land Use</b>	Low Density Residential and Coastal Marshlands

GENERAL INFORMATION:

BACKGROUND:

- The applicant is requesting an amendment to the PAWS Wildlife District planned development district (PD) (case number GC-34-99) for approximately 74 acres located at 168 Petersville Road (parcel number 03-12109).
- The uses proposed include recreational and cultural uses and other uses to include but not limited to, recreational vehicle park up to 500 sites, commercial uses as permitted in the Glynn County Highway Commercial (HC) zoning district, and residential uses (single family, duplex, and multi-family), and other uses allowed in the Medium Residential (MR) zoning district.
- The current zoning is a PD approved in 1999 for several thousand acres of northern Glynn County. This portion of the PD had been contemplated for a wildlife amusement park. Thus, the current allowed uses include commercial (referring to the Freeway Commercial [FC] zoning in the Glynn County zoning ordinance, safari and RV camping up to 300 camp sites, nature centers and exhibit areas, and residential for caretakers or security personnel.
- Additional inclusions in the current zoning - [GC-34-99](#):
  - Prohibition on access from Petersville Road (except emergency access is allowed)

- 50 foot tree buffer on all sides of abutting neighboring properties

PREVIOUS ACTIONS ON ZM5171:

- At its regular meeting of September 13, 2022, the Mainland Planning Commission took no action on ZM5171. Two motions to deny the application failed for lack of four votes.
- On October 6, 2022, the BOC took the following action and remanded the application back to the MPC:

*A motion was made by Commissioner O'Quinn to defer this item to the first meeting in November. Commissioner O'Quinn immediately withdrew the motion. A motion was made by Commissioner O'Quinn and seconded by Commissioner Tostensen to remand ZM5171 back to the Mainland Planning Commission in order for the Planning Commission to discuss modifications to the uses and restrictions proposed in the application. The motion carried unanimously.*

- The applicant has submitted a revised PD Text:
  - Changes from the version presented to the MPC on September 13, 2022 include:
    - Billboards are now prohibited on the site
    - Multi-family residential is a conditional use – no density or other restrictions are specified
    - Access is on Hwy 99 with emergency access only on Petersville Road
    - Prohibition on cold storage and food processing facilities
- Highway Commercial (HC) uses and an RV Park with a maximum of 500 spaces are uses that remain in the PD Text. A 50 foot buffer adjacent to residential properties is included.
- Noticing Requirements: A public hearing notice was published in *The Brunswick News* on November 21, 2022, and mailed on November 21, 2022, to property owners within 200 feet of the subject property. Notification was posted on the subject property on November 21, 2022.

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 adjacent land uses across Highway 99 and along Petersville Road are single family residential uses. Hofwyl-Broadfield Plantation is to the east along Highways 99 and 17. The property to the west is PD and will most likely develop as commercial.**

2. Whether the zoning decision will adversely affect the existing use or usability of adjacent or nearby property.

**The current zoning has a prohibition on access (except emergency access is allowed) on Petersville Road. The revision mirrors the existing PD Text**

**The current zoning and proposed zoning include a 50 buffer along residential properties.**

**The current zoning allows Freeway Commercial zoning, and the proposed zoning allows Highway Commercial and Medium Density Residential (MR), which is 16 units per acre.**

**Billboards are prohibited in the revision.**

3. Whether the property to be affected by the zoning decision has a reasonable economic use as currently zoned.

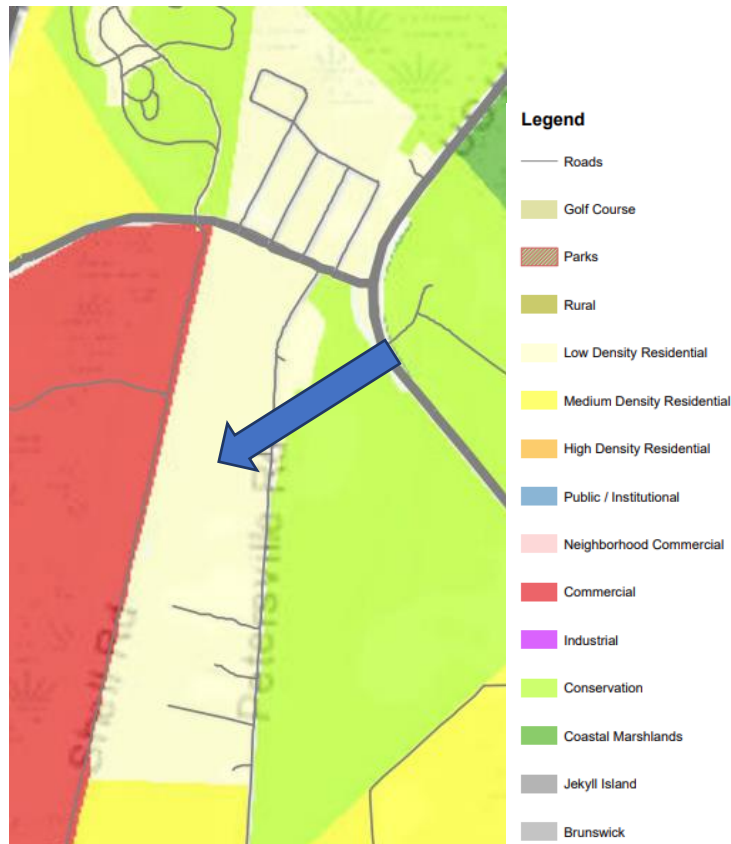
**The property has limited economic uses as currently zoned due to the uses being affiliated with a wildlife park. The PD Text states that an amendment is necessary if the area does not develop into a wildlife amusement park.**

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.

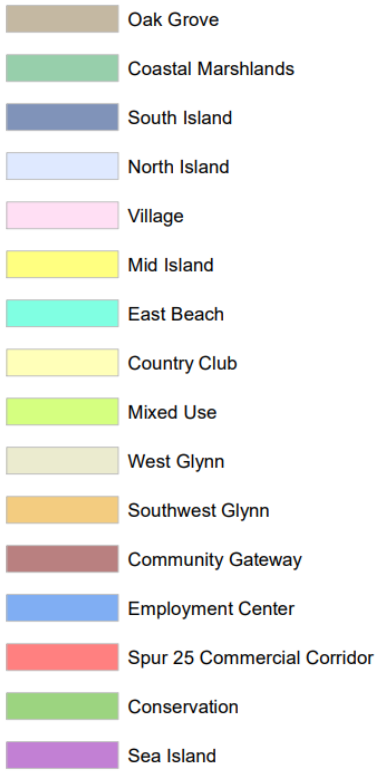
**A 500 space RV park and highway commercial (HC) uses could be developed at the site. At 74 acres, if the entire site is developed as multi-family at 16 units per acre, for example, over 1,000 residential units could be permitted on the site, although wetlands, roadways, and buffer requirements would reduce this number. The MPC recommended that multi-family would not be an allowed use. A traffic study would be required at time of development to determine needed improvements. GDOT would have governance over the traffic improvements for Highway 99.**

5. Whether the zoning decision is in conformity with the policy and intent of the Comprehensive Land Use Plan.

**The Comprehensive Plan's future land use map (FLUM), updated in 2018, indicates that this lot is designated as Low Density Residential.**



**Character Areas**



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.  
**The wildlife park contemplated for this area was never developed, and the PD Text states that an amendment to the PD Text would be required if the wildlife park did not come to fruition.**
  
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 recommended that multi-family residential uses should not be allowed on the site and recommended removal of the uses from the proposed Planned Development Text.**

## 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

At its regular meeting of December 6, 2022, the Mainland Planning Commission voted (6-0, Commissioner Strickland recused) to approve ZM5171 as modified by removing multifamily from the PD Text. [Here is a link](#) to the draft Dec. 6 MPC minutes.

## BOARD OF COMMISSIONERS POSSIBLE ACTIONS

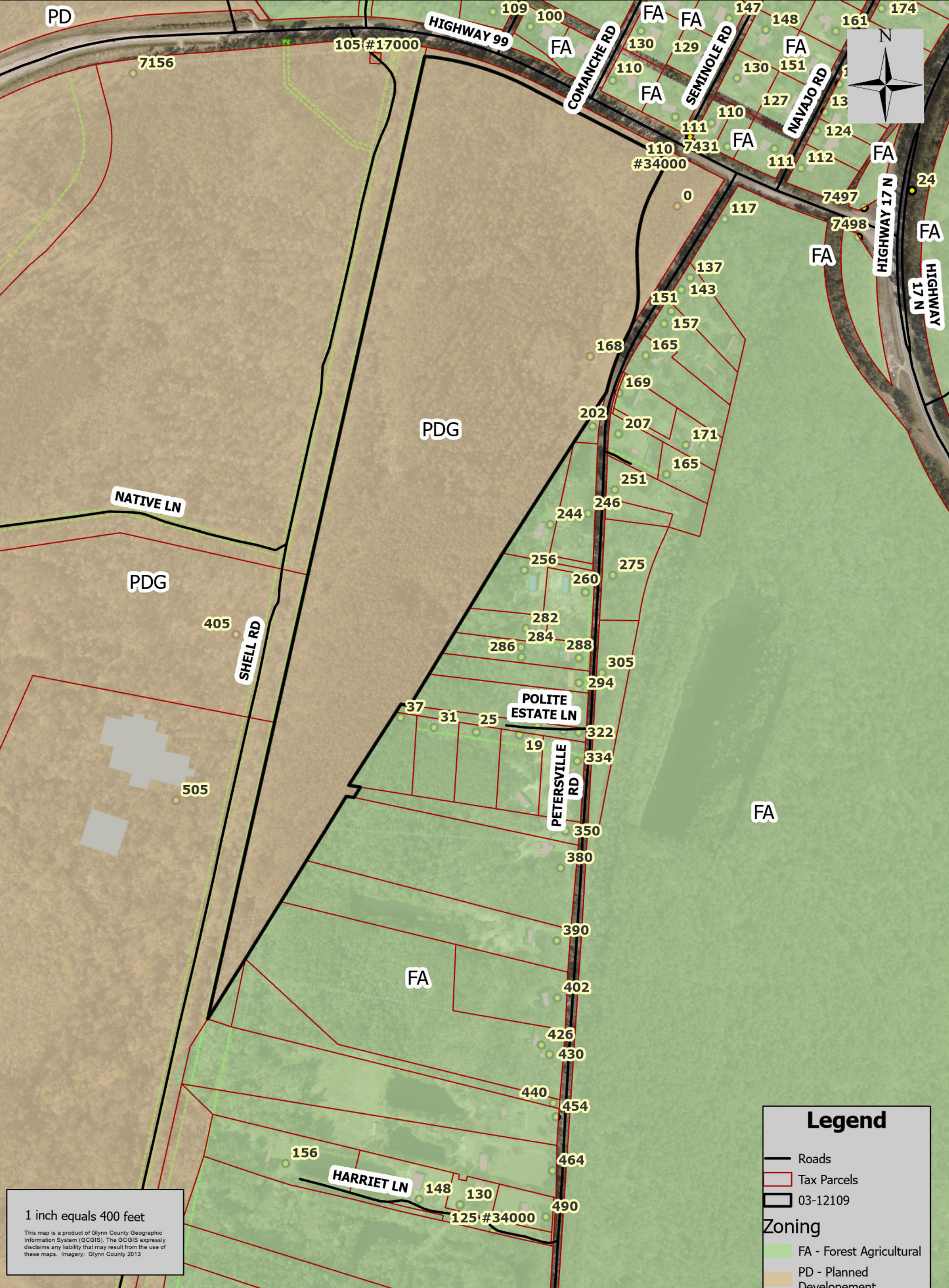
Pursuant to Section 1107 of the Glynn County Zoning Ordinance, the Board of Commissioners shall take one of the following formal actions:

- (i) Approve the proposed zoning decision;
- (ii) Approve the proposed zoning decision as initially submitted by the applicant;
- (iii) Approve the proposed zoning decision with modifications or conditions;
- (iv) Continue the hearing to a later date;
- (v) Remand the application back to the Planning Commission; or,
- (vi) Deny the proposed zoning decision.

## ATTACHMENTS

1. Staff Report
2. Aerial / Zoning Map
3. Review History
4. Existing Zoning
5. Application
6. Proposed Zoning – Planned Development Text and Master Plan

Aerial Photo/ Zoning Map  
 ZM5171  
 PAWS PD Section P-2 Amendment  
 Parcel: 03-12109



1 inch equals 400 feet

This map is a product of Glynn County Geographic Information System (GGIS). The GGIS expressly disclaims any liability that may result from the use of these maps. Imagery: Glynn County 2013

**Legend**

- Roads
- Tax Parcels
- 03-12109

**Zoning**

- FA - Forest Agricultural
- PD - Planned Development



**GLYNN COUNTY COMMUNITY DEVELOPMENT  
 REVIEW HISTORY- Last Review Only per ReviewType  
 for ZM5171 Parcel P-2 PAWS District  
 as of 08/25/2022 9:51 am**

Review	#	Assigned To	Result	Result By	Completed
31174 Planners Pre-Review	1	Carroll	Compliant	Carroll	08/03/2022
31191 Drainage	1	Vicent	Compliant		08/11/2022
31187 Engineering	1	Culbreath	Compliant	Culbreath	08/11/2022
31190 Environmental Health	1	Gober	Compliant With Comments	Gober	08/10/2022
It is our understanding that this proposed RV park will be served by public water and sewer . At time of development please apply for tourist accommodation permit.					
31188 Fire Department	1		Not Applicable		08/10/2022
31192 GIS Address	1		Compliant		08/03/2022
31193 GIS Mapping	1	Proper	Compliant	Proper	08/05/2022
The information submitted on 08-02-22 has been entered in the data base.					
31186 JWSC	1	Cornely	Compliant	Cornely	08/08/2022
31189 Planning and Zoning	1	Leif	Compliant With Comments	Leif	08/22/2022
In PD Text, use number 25, typos in "maximum" and "density"					
Are billboards planned for the site? Please clarify under the uses section or the sign section.					





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**ZM**

**Application for Zoning Map Amendment (Rezoning)**

*This application must be completed in full and must be submitted with the appropriate completed checklist, fee, and all supplemental application materials, including Agent Authorization Form, if applicable. An incomplete application cannot be accepted for processing. For assistance or information, please contact Glynn County Planning & Zoning at (912) 554-7428.*

Name of Project, including former name(s) The Golden Isles Gateway -- PAWS Wildlife District, East Section P-2  
 Description of Project Amendment to PAWS Wildlife District East, Section P-2 consistent with development of an RV park and related uses  
 Address of Property 168 Petersville Road, Brunswick, Georgia 31525  
 Location of Property Fronts Highway 99 between Brunswick-Altamaha Canal and Petersville Road  
 Parcel ID # 03-12109

<b>Applicant</b> Name <u>The Ligon Firm, P.C.</u> Contact <u>Melinda Bruley White</u> Address <u>158 Scranton Connector</u> <u>Brunswick, Georgia 31525</u> Phone: _____ Email: <u>melinda@attorneyligon.com</u>	<b>Surveyor</b> Name <u>Shupe Surveying Company, P.C.</u> Contact <u>Gary R. Newill, GRLS #2401</u> Address <u>3837 Darien Highway</u> <u>Brunswick, Georgia 31525</u> Phone: _____ Email: <u>gnevill@shupesurvey.com</u>
<b>Owner</b> Name <u>Smith &amp; Son Seafood, Inc</u> Contact <u>John Smith</u> Address <u>P.O. Box 2118, 1033 McIntosh Indus. #</u> <u>Darien, Georgia 31305</u> Phone: _____ Email: <u>bigjohnsmith7@gmail.com</u>	<b>Engineer</b> Name <u>Roberts Civil Engineering</u> Contact <u>Johnathan Roberts/Jake Hightower</u> Address <u>301 Sea Island Road</u> <u>Saint Simons Island, GA 31522</u> Phone: _____ Email: <u>jhightower@robertscivilengineering.ca</u>
<b>Agent</b> Name <u>Same as Applicant above</u> Contact _____ Address _____ Phone: _____ Email: _____	<b>Architect</b> Name _____ Contact _____ Address _____ Phone: _____ Email: _____

I understand that I will need to attend or be represented by a duly authorized agent at the formal hearings of the Planning Commission and the Board of Commissioners and that my application cannot be approved unless I am represented. I also understand that I will need to stand at these hearings and formally request (orally) the approval of my application.

Signature: Melinda Bruley White Date: 08/02/2022

Owner or Authorized Agent ONLY



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**SUPPLEMENTAL INFORMATION FOR REZONING REQUEST**

**NATURE OF REQUEST**

Existing Zoning: PD -G Commercial	Existing Use: Vacant
Requested Zoning: PD-G Commercial with permitted uses	Requested Use: RV park and related uses
Area of Property (square feet or acres): 73.784 acres	Property Frontage (feet): 641 feet on Hwy. 99
<input checked="" type="checkbox"/> Public OR <input type="checkbox"/> Private Street (check one)	<input checked="" type="checkbox"/> Paved OR <input type="checkbox"/> Unpaved Street Access (check one)
Water Supply Type: Brunswick-Glynn County Joint Water and Sewer	Sewage Disposal Type: Brunswick-Glynn County Joint Water and Sewer

**JUSTIFICATION FOR REQUEST** (please address the following questions)

Would be in Harmony with the Character of the Neighborhood Because -

Requesting amendments to approve uses consistent with those previously contemplated as part of the earlier Parks and Wildlife Services area for which this property was previously zoned

Would Not Be Detrimental to Property or Persons in the Area Because -

In keeping with currently approved uses and proposes access to parcel from Hwy. 99 with only limited use of Petersville Road.

Other Comments: Additional spaces for RV parking offset by reduction in auto traffic and parking

**DISCLOSURE**

Identify all Members of the Glynn County Board of Commissioners, Glynn County Planning Commissions and Employees of Glynn County Community Development who -

(1) Have a property interest in the real property affected by this request  
 None known



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continued.....

(2) Have a financial interest (direct ownership interest of the total assets or capital stock of a business entity where such ownership interest is more than 10%) in any business entity which has a property interest in the real property affected by this request

None known \_\_\_\_\_

(3) Have a member of the family (spouse, mother, father, brother, sister, son or daughter) having a property financial interest as herein defined, in the real property affected by the request

None known \_\_\_\_\_

**CAMPAIGN CONTRIBUTION**

List below the names of local government officials, the Glynn County Board of Commissioners, to whom campaign contributions were made, within two (2) years immediately preceding the filing of this application, which campaign contributions total \$250.00 or more or to whom gifts were made having a total value of \$250.00 or more

Commissioner's Name	Amount or Description of Gift
N/A _____	_____
N/A _____	_____

**NATURE OF OWNERSHIP INTEREST**

Is the Owner an:  Individual  Partnership  Sole Proprietor  Firm  Corporation  Association -  
 Note: If a corporation, submit a list of officers, directors & major stockholders with name, address and title. If a partnership: Submit list of all partners with name, address and title.



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AA

**Agent Authorization Form**

(Required if Applicant is other than property owner or is represented by an Agent)

**Ownership Certification**

State Of Georgia,  
 County Of Glynn County Georgia

I, the undersigned, do hereby certify that I am the owner of the property affected by the proposed application to the Glynn County Planning Commission (application file number \_\_\_\_\_) by virtue of a deed dated 06/05/2017 on file in the Office of the Clerk of the Superior Court of Glynn County in Deed Book 3752 Page 455

Smith & Sons Seafood, Inc.

Owner's Name

Jean Smith  
 Other Owner's Name

Jean Smith 7-18-2022  
 Owner's Signature Date

Other Owner's Signature Date

**Agent Authorization**

I/We, the undersigned owner(s) of property involved in this application, do hereby authorize The Ligon Firm, P.C. to act as Agent in submitting and representing the above identified application in my/our behalf.

Jean O Smith  
 Owner's Signature

Other Owner's Signature

I accept this authorization to act as Agent on behalf of the above owner(s).

William T. Ligon, Jr/Melinda B. White  
 Authorized Agent's Name

Melinda Beverly White  
 Authorized Agent's Signature

6/21/22  
 Date

Glynn County Community Development





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### **Application for Zoning Map Amendment (Rezoning) - Instructions**

1. This form is to be used for all applications made on or after January 1, 2005. A completed application includes this form and all supplemental information as listed below.
2. Please fill in all lines and boxes on the form. If a section is not applicable, enter "Not Applicable" or draw a line through the section. On the first page, **please enter the name or company name under "Name" and list a contact person under "contact."** Please also enter an email address **for each member of the applicant team** for which and email address is available - this will facilitate getting information on the progress of the application.
3. The application must be signed by the **owner of the property** or by the **authorized agent ONLY**. If the applicant is not the owner, be sure to include a completed Agent Authorization Form (copy provided in this packet).
4. Note that application materials will be accepted and reviewed for completeness. If an application is incomplete, it will be held until it has been completed. The "date received" will be the date it is determined that the application is complete and eligible for processing.
5. The following items **must be provided**:

- Application Fee (see fee schedule included in this package)
- Accurate Survey
- Deed
- Tax Map
- General Layout Plan, 10 copies if larger than 11 X 17, otherwise 1 copy (**see requirements in this package**)
- Additional Information will be required for Planned Developments. Please submit all data required by Zoning Ordinance Section 723.3



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**Application for Zoning Map Amendment (Rezoning) – Instructions, Continued**

**GENERAL INFORMATION**

Applications will be received at any time and processed as soon as review is complete. An application for rezoning must be considered at a public hearing by the appropriate planning commission and at a public hearing by the Board of Commissioners. **NOTE: The owner or agent must be present at each public hearing in order for the request to be considered.** Notice of hearings will be given by posting a sign on the property, by mail to nearby property owners, and by advertisements in the newspaper.

Procedures for the conduct of the public hearings, along with rules concerning deferral or withdrawal of applications can be found in Article XI of the Glynn County Zoning Ordinance. The Zoning Ordinance can be accessed on-line at [www.glynncounty.org](http://www.glynncounty.org)

Scan to read the Zoning Ordinance

**FEE SCHEDULE**

Contact Planning and Zoning at 912 554-7428 for fees.



**GENERAL LAYOUT PLAN REQUIREMENTS**

A General Layout Plan shall be included with the application when requesting a change to the following zoning classifications:

Resort Residential	Medium Residential	General Residential	High Residential
Office Commercial	Local Commercial	General Commercial	Highway Commercial
Freeway Commercial	Basic Industrial	Limited Industrial	General Industrial

The General Layout Plan shall be at a scale of less than 1" = 100' containing the following:

- a) Dimensions of the Property
- b) Location and Dimensions of Existing & Proposed Structures and Use
- c) Access Drives
- d) Setbacks
- e) Easements
- f) Rights-of-Way
- g) Marshland Boundaries
- h) Proposed or Existing Water, Sewer and Drainage Facilities
- i) Buffers
- j) Off-Street Parking
- k) Watercourses and Lakes
- l) Loading Areas, Signage and Outdoor Lighting (commercial/industrial)
- m) Recreational Areas (multi-family residential)
- n) Proposed Number of Dwelling Units and Net Acres (multi-family)

Requests for Planned Development, Planned Commercial and Restricted Neighborhood Commercial will require additional information as outlined in the Zoning Ordinance.

**Golden Isles Gateway Exit 42 Parcel P-2**  
**Proposed RV park and facilities**  
**Tax Parcel I.D. # 03-12109**  
**Glynn County, Georgia**

**PLANNED DEVELOPMENT - GENERAL (PD-G) DISTRICT**

**REZONING APPLICATION**

Prepared for:  
Smith and Son Seafood, Inc.  
P.O. Box 2118, 1033 McIntosh Industrial Blvd. SW  
Darien, GA 31305

Submitted to:  
The Glynn County Mainland Planning Commission and  
The Glynn County Board of Commissioners

August 2, 2022

## SECTION 1

### INTRODUCTION AND DESCRIPTION OF PROPOSAL

#### A. **The Property**

The parcel, P – 2 of the Golden Isles Gateway Exit 42 Planned Development District is located in northeastern Glynn County and is already zoned PD-G pursuant to Glynn County PD text GC-34-99. The portion of the site for which this zoning amendment is sought, **Parcel P-2, Tax I.D. No. 03-12109 (sometimes a/k/a Tract R-5)**, is bounded to the north by SR99, to the west by the Brunswick-Altamaha Canal and to the east by Petersville Road. To the south are areas zoned PD-G within the Golden Isles Gateway District and existing residential properties along Petersville Road. Boundary Surveys of the property have been prepared by Shupe Surveying Company, PC and are included as Exhibit A along with a Rezoning Exhibit prepared by Roberts Civil Engineering and various other earlier schematics showing the location and specifics of the property.

The total area of the property is approximately 74 +/- acres.

#### B. **Property Ownership and Legal Description**

The property is currently owned by Smith & Son Seafood, Inc. and the deed and legal description is attached hereto as part of Exhibit “B”. This parcel is located within the Golden Isles Gateway Planned Development and was originally zoned for the Parks and Wildlife Services (PAWS) project under GC-34-99, a copy of which is also included herein.

#### C. **Intent of the Golden Isles Gateway Exit 42 PD District Parcel P-2**

The goal of this project is the development of a RV Resort Park with a variety of land uses that will provide visitors multiple entertainment, recreational and educational experience consistent with those of the overall development master plan originally developed for the Gateway/PAWS project.

This property is uniquely situated in an area that consists of much undeveloped and underutilized property where growth is being encouraged to beautify our community gateways. The project will complement surrounding development and will promote tourism in light of its proximity to major thoroughfares (I-95, Highway 99 and Highway 17), the unique existing assets of Georgia’s coast and Golden Isles, and a burgeoning interest in ecotourism.

#### D. **Planned Development Plan**

The Planned Development Plan for PD District Parcel P-2 is intended to dovetail with those uses described above and is based on the Glynn County Zoning Ordinance and



Comprehensive Development Plan. The following process will be established for submittal and approval of the Golden Isles Gateway Exit 42 Parcel P-2 Planned Development District. In the event that the provisions contained in this Text conflict with any applicable DRI which encompasses the Project, Glynn County Board of Commissioners agrees that the provisions and terms of this Text shall control and survive with respect to the development rights and entitlements of this Project.

- 1) This document establishes the framework for the anticipated buildout of the project. Land uses, development density, utility services, and other information pertinent to the development of the project master plan are described herein. This document is submitted to the Staff for review and to the Planning Commission and Board of Commissioners for approval.
- 2) As the project is developed, Preliminary and Final Plats for the project will be prepared and submitted as required to the County for review and approval. These plats will subdivide the project into the various land uses depicted on the Zoning Master Plan. Additional subdivision within these overall parcels may be submitted for approval.
- 3) Site Development Plans will be submitted as required for approval to the County for each portion/phase of the tract to be developed. The Development Plans will describe specific development in detail as studies and designs are prepared. Specific development standards for individual lot setbacks, buffers, minimum lot area, lot coverage, road design standards, building heights and other development standards shall be in accordance with those established in this document or as amended by the Owner/Developer and accepted by Glynn County. Supporting documentation of the appropriate detail is required at each level of approval.

#### **E. Zoning Plan and Development Schedule**

The project will be constructed in phases. Development will occur in accordance with this text and the Zoning Master Plan. Amendments to these documents may be made in the future as specified herein and as allowed by the Glynn County Zoning Ordinance. These documents outline the general scope of the development including number of parcels, development standards, open space and other development criteria.

Some future modifications to these land use designations or locations may be dictated by future market conditions or other factors. If modifications are required, these modifications will be submitted to the staff for review and to the Planning Commission and Board of Commissioners for approval.

Proposed land uses are detailed under Section 2 - Allowed Land Uses and Development Standards. The plan anticipates development of recreational commercial uses with related road and utility infrastructure.

The particular uses of open space and common areas are not specifically addressed on the

Zoning Master Plan. The project contains freshwater wetlands under the Jurisdiction of the U.S. Army Corps of Engineers . The stormwater management areas and the non-mitigated wetlands will be used as open space or common areas. Landscaping shall be introduced at entranceways, along major circulation routes, and within the passenger vehicle parking areas.

**F. Storm Water Management**

The owner/developer will prepare a storm water management plan for the project following rezoning and prior to development. This plan will provide the surface water storage, conveyance, and control systems needed to comply with all applicable Federal, State, and Local regulations.

As part of the development process, the Owner/Developer will implement Best Management Practices (BMPs) for Storm Water Management. The BMPs will dictate storm water management standards related to the attenuation of peak runoff and water quality.

**G. Wetlands**

Freshwater wetlands on the property are typical of coastal Georgia, and are shown on the surveys in Exhibit A. A Wetlands Jurisdictional Determination (JD) was previously issued by the United States Army Corps of Engineers which included this property. This JD has expired and will be renewed before work can begin on the project. As a result of this re-authorization, the areas defined as uplands and wetlands are subject to change.

**H. Water and Sewer Service**

Water supply and wastewater collection for the project will be provided by the Brunswick-Glynn County Joint Water and Sewer Commission (BJWSC). The details of this service, including the need to extend facilities to individual parcels within the project will be coordinated with the BJWSC as the development plans for the project progress. These facilities will be constructed and connected to the existing utility systems owned and operated by the BJWSC. The need, location, and design of all utility facilities will be coordinated with the BJWSC at a later date. All required extensions of the water and sewer systems will be permitted with the Environmental Protection Division of the Department of Natural Resources.

**I. Site Access and Traffic**

Traffic will enter and exit the site at intersection(s) with SR99 and with one limited access point on Petersville Road to be used for emergency access only. Final driveway locations on SR99 will be coordinated with the Georgia Department of Transportation and will be coordinated with the plans for the widening of SR99. These plans will include the median breaks, left turn lanes, and right-turn storage lanes needed to maintain both an acceptable level of service on SR99 and adequate access to the project. The Petersville Road access will be coordinated with Glynn County. The developer will be responsible for designing

and constructing the improvements needed for this access and they will be coordinated with and permitted by the County and the State as required.

**J. Dedications to Glynn County**

a. Dedication of Roads

The Owner/Developer will construct all roads within the project in accordance with Glynn County Standards. All roads that are accessible by the public will be dedicated to Glynn County. Private roads will be allowed if approved by the Glynn County Mainland Planning Commission.

b. Dedication of Water and Sewer Facilities

The proposed water and wastewater systems will be designed and constructed to BJWSC Specifications. The Owner/Developer will dedicate the completed and accepted systems to the BJWSC for Ownership, maintenance, and operation.

**K. Restrictive Covenants**

Restrictive Covenants will be applied to project. The owner/developer will create and record the Restrictive Covenants prior to the sale of subdivided property.

**L. Development Standards**

Site development within the project will be controlled by the development standards that are established in Section 2 of this document. In the event of a conflict, the hierarchy of documents shall be this document and then the Glynn County Zoning Ordinance and Subdivision Regulations that are in effect as of August 2, 2022.

SECTION 2

**LAND USE DESIGNATION, DEVELOPMENT STANDARDS, AND DEFINITIONS**

**A. Introduction**

The proposed project will be developed in a mixture of recreational commercial devoted to a family friendly Recreational Vehicle Park and support facilities.

The Development Standards for project provide the flexibility to adapt the development plan as necessary to accommodate specific soil conditions, environmental concerns, physical constraints, market conditions and design parameters. Accordingly, the exact location and size of land uses indicated within the tract and preliminary design concepts may be subject to change as phases of the project area are submitted for detailed development review over the life of the development. The maximum densities and other

conditions of the project will be adhered to unless the zoning is changed as required by this document and the Glynn County Zoning Ordinance.

## **B. Allowed Land Uses and Development Standards**

The following uses are permitted in Parcel P-2, Golden Isles Gateway Exit 42 Parcel PD District. Because it is not possible to fully anticipate all potential accessory uses, the following list is intended to be representative, but not all inclusive. Allowing these land uses does not obligate the owner/developer to provide the uses or facilities stated herein.:

- 1) Excavation of natural materials and dredging for Community lakes, lagoons and ponds
- 2) Community Recreation
- 3) Community Lakes and Parks
- 4) Roads and Utilities
- 5) Open Spaces such as: 1) Landscape areas including plazas and promenades,  
2) Vegetative buffers.
- 6) Open storage space or parking areas for motor vehicles
- 7) Swimming pools
- 8) Tennis courts
- 9) Playgrounds
- 10) Picnic areas
- 11) Fishing piers
- 12) Pedestrian trails and boardwalks
- 13) Multi-use recreational buildings
- 14) Pool houses, restrooms, and changing rooms
- 15) Gazebos, cabana, and garden structures
- 16) Shed or tool room for the storage of equipment used on grounds or building maintenance
- 17) Pumps and pump houses
- 18) Garbage or trash enclosures incidental to business or residential uses on the property
- 19) Arrivals, parking, welcome, and orientation facilities
- 20) Nature centers
- 21) Educational Areas
- 22) Parking
- 23) Maintenance facilities
- 24) Safari camping and RV camping sites up to a limit of five hundred (500) camp sites consistent with Glynn County standards. Provided there is direct paved access to an arterial road, maximum density will be fifteen sites (15) per acre.
- 25) Fishing sites
- 26) Animal exhibit facilities and areas
- 27) Grazing animal exhibits
- 28) Georgia farm plot exhibits
- 29) Forestry and timber management exhibits
- 30) Water exhibits including an approximately twelve (12) acre lake
- 31) Land tour circuits

- 32) Pedestrian boardwalks and trails
- 33) Maintenance and utilization of existing roads, including woods/logging roads
- 34) Endangered species exhibits
- 35) Residential housing for caretaker or security..
- 36) Performing arts theatre
- 37) The uses allowed by Section 713 Highway Commercial of the Zoning Ordinance of Glynn County at the time of this approval excluding the presence of cold storage and food processing facilities.
- 38) Outdoor Advertising (Billboard) signs as defined by Article VIII, Section 803.24 are not permitted as a use on this property.

**C. Conditional and Special Uses**

- 1) Multi-Family Residential uses as permitted by the Zoning Ordinance of Glynn County at the time of this approval.

**D. General Requirements**

Fence heights up to twenty (20) feet will be permitted  
 Building height to be no greater than forty-five (45'), with the exception of observation towers, which will be determined on an as needed basis  
 The parcel will have a minimum 50-foot tree buffer on all sides abutting residential properties with the canal side specifically excepted.

**Off-street parking and loading**

All uses in this district shall meet all standards set forth in Glynn County Zoning Ordinance - Article VI, pertaining to off-street parking, loading and other requirements.

**Signs**

Signs shall be permitted in this district as provided in the Glynn County Zoning Ordinance - Article VIII and shall conform to the appropriate section of the zoning ordinance based on the land use.

**Site Plan Approval**

All uses within this district shall be required to apply for Site Plan Approval and shall comply with Article VI, Section 619 of the Glynn County Zoning Ordinance.

**E. Definitions of Land Use Terms and Density Terms**

- 1. In the absence of a term definition in this Zoning Master Plan, Article III-Section 302 "Definitions" of the Glynn County Zoning Ordinance included herein as an Appendix shall apply in the interpretation of this Zoning Master Plan. The locations of specific land uses are described on the Zoning Master Plan and detailed by Land areas in this text.

## 2. Open Space

Total open space for the Golden Isles Gateway Exit 42 Parcel PD District shall be calculated for the boundary of the project and not on a site specific basis for each phase of the project. Open space and common areas are not specifically addressed on the Zoning Master Plan. The project contains freshwater wetlands under the Jurisdiction of the U.S. Army Corps of Engineers that will be included in all open space or common area assessments. Landscaping shall be introduced at entranceways, along major circulation routes, and within the passenger vehicle parking areas.

## 3. Roads

The project shall have roads designed to the standards of the Glynn County Zoning Ordinance and Subdivision Regulations . Roads indicated on the Zoning Master Plan are subject to modification at the time of Preliminary and Final Plat approval based on final lot layout, specific soil conditions, environmental concerns, physical constraints and design parameters.


## 4. Setbacks and Buffers


Setbacks and buffers shall meet the minimum requirement established herein and shall apply to the perimeter of the project only; provided, however, that any required wetlands and salt marsh jurisdictional setbacks shall apply according to law throughout the project. Setbacks and buffers internal to the project shall be established at the time Development Plan approval.

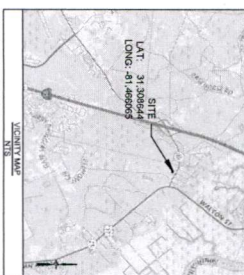
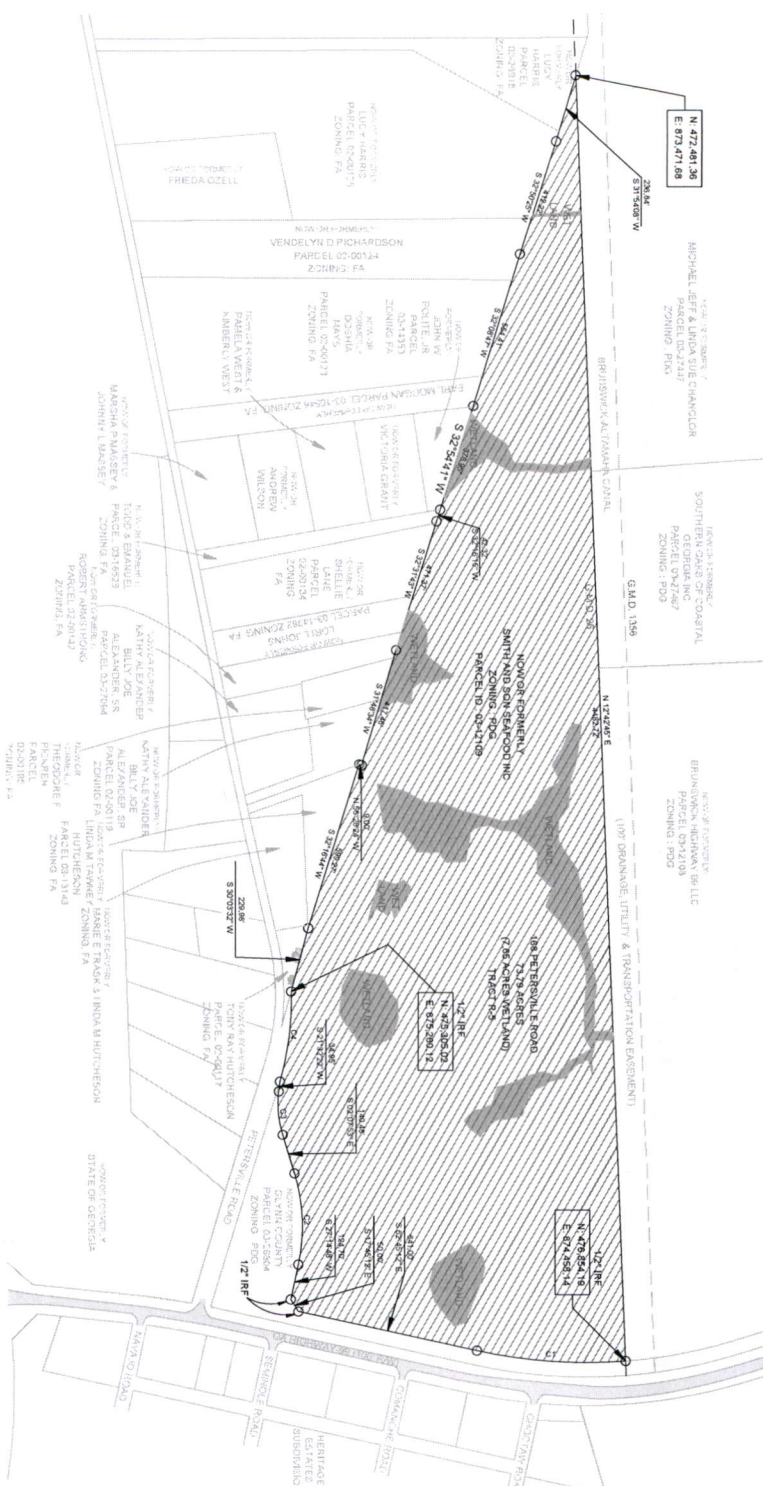
Except in those areas indicated on the Zoning Master Plan with an option of an undisturbed buffer, perimeter buffer standards shall comply with Section 613 of the Glynn County Zoning Ordinance, included herein as Appendix A.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	1809.86'	526.37'	524.52'	S 71°05'06" E
C2	630.00'	319.50'	S 12°33'29" W	S 12°33'29" W
C3	370.00'	152.88'	S 09°42'14" W	S 09°42'14" W
C4	994.93'	317.66'	S 22°12'53" W	S 22°12'53" W

**LEGEND**

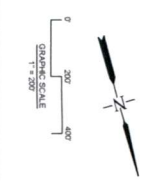
 PROPOSED DEVELOPMENT AREA

 EXISTING WETLAND



- SPECIAL CHECKLIST**
- GENERAL LAYOUT PLAN SCALE
  - DESCRIPTION OF PROPERTY
  - SHOW AROUND PERMITTER OF PROPERTY BOUNDARY
  - EXISTING STRUCTURES
  - ACCESS DRIVES SITE WILL HAVE ACCESS OFF
  - PETTERVILLE ROAD AND HIGHWAY 98
  - SETBACKS SETBACKS WILL BE PER THE PLANNED DEVELOPMENT TEXT
  - EASEMENTS
  - SHOW ON AND LABELED ON EXHIBIT
  - RIGHTS OF WAY LABELED ON EXHIBIT
  - WATER AND SEWER
  - PROPOSED WATER, SEWER AND DRAINAGE FACILITIES
  - WATER AND SEWER, THE PROPOSED WATER AND SEWER PROPERTY AT SA HIGHWAY 98
  - PROPOSED WATER, SEWER AND DRAINAGE FACILITIES
  - WATER AND SEWER, THE PROPOSED WATER AND SEWER PROPERTY AT SA HIGHWAY 98
  - PROPOSED WATER, SEWER AND DRAINAGE FACILITIES
  - WATER AND SEWER, THE PROPOSED WATER AND SEWER PROPERTY AT SA HIGHWAY 98

10. STREETS SHALL BE IN LINE WITH GWIN COUNTY ZONING ORDINANCES ARTICLE 19 SECTION 613
11. OFF-STREET PARKING
12. RECREATIONAL AREAS
13. SIGNAGE AND OUTDOOR LIGHTING
14. NOTE: THE SIGNET REFERENCED FROM SHARP SIGNETING COMPANY INC. DATED 10/20/21
15. PROPOSED USES, PROPOSED USERS WILL BE PER THE PLANNED DEVELOPMENT TEXT
16. SITE COVERAGE: NA



DATE: 2022-08-02  
 PROJECT NUMBER: 9999  
 DRAWN BY: IDV  
 CHECKED BY: WJH  
 SCALE: 1"=200' (JOB 347394.PLOT)

**REZONING EXHIBIT**  
**SMITH RV PARK**  
**BRUNSWICK, GA**  
 PREPARED FOR:  
**SMITH AND SON SEAFOOD INC**



**REVISIONS**

NO.	DATE	DESCRIPTION

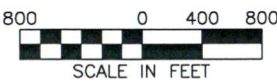
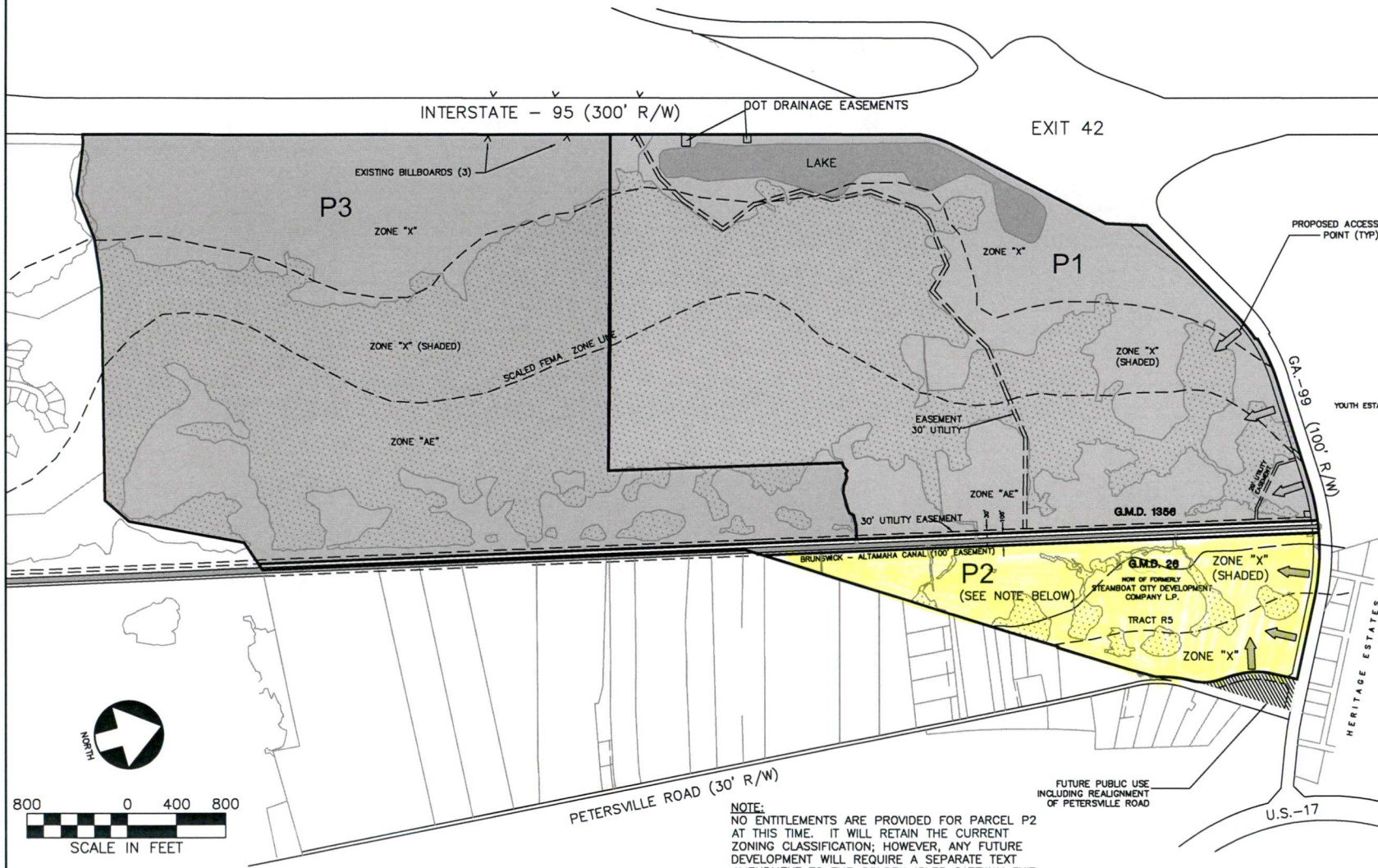


**EXHIBIT "A"**

REFER TO PLANNED DEVELOPMENT TEXT  
FOR DETAILS OF LAND USES



DATE SEALED: \_\_\_\_\_



**NOTE:**  
NO ENTITLEMENTS ARE PROVIDED FOR PARCEL P2 AT THIS TIME. IT WILL RETAIN THE CURRENT ZONING CLASSIFICATION; HOWEVER, ANY FUTURE DEVELOPMENT WILL REQUIRE A SEPARATE TEXT AMENDMENT TO THE GOLDEN ISLES GATEWAY EXIT 42 PLANNED DEVELOPMENT.

**Civil & Structural  
Engineering Consultants**  
29 CORAL PARK WAY  
BRUNSWICK, GEORGIA 31520  
PH 912.265.3851  
FAX 912.264.7273



GOLDEN ISLES GATEWAY - EXIT 42 PARCEL

**ZONING  
MASTER  
PLAN**

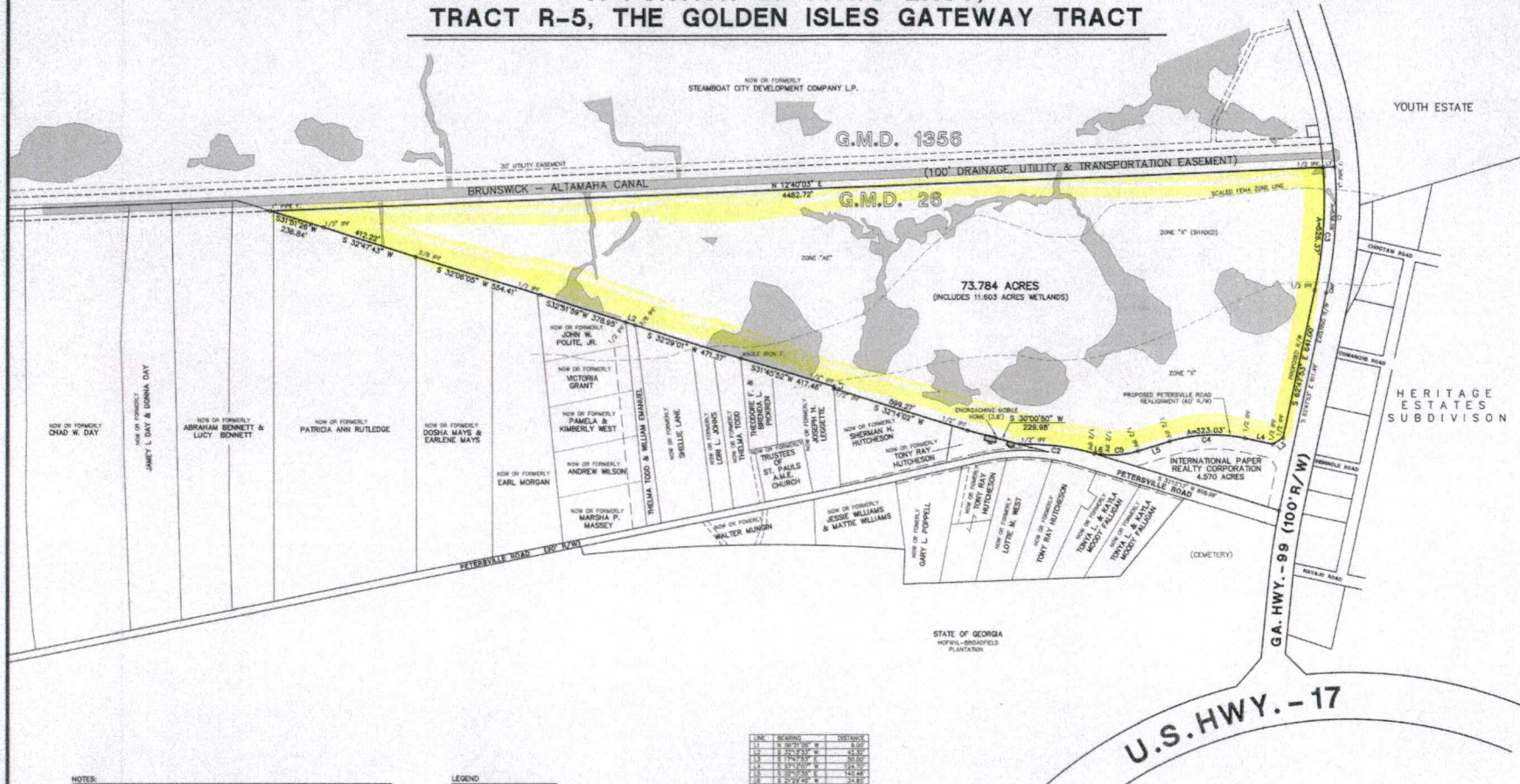
DATE: 06-17-14	1 of 1
DRAWN BY: ACA	
SCALE: 1"=800'	
PROJ: 2014-5016	

A-2



## SURVEY OF: A PORTION OF PAWS EAST, TRACT R-5, THE GOLDEN ISLES GATEWAY TRACT

BK 30 PT 207



- NOTES:**
- ADJOINING PROPERTY INFORMATION OBTAINED FROM GLYNN COUNTY GIS DEPARTMENT.
  - THIS PROPERTY IS ZONED PD.
  - SEE ZONING TEXT FOR ADDITIONAL REQUIREMENTS OR RESTRICTIONS.
  - REFERENCES:
    - A. SURVEY PLAT BY THIS FIRM DATED 1/4 PORTION OF PAWS EAST, TRACT R-5, THE GOLDEN ISLES GATEWAY TRACT FOR THE BRANIGAN ORGANIZATION, INC. DATED 4/3/06 (08184).
    - B. WETLAND SURVEY BY GARY S. NEVILL, GA S.L.L. #248, DATED 6/7/96 FILED "PARCEL R-5, GOLDEN ISLES GATEWAY TRACT", FOR THE BRANIGAN ORGANIZATION, INC.
    - C. SURVEY PLAT BY THIS FIRM OF PETERSVILLE ROAD FOR GLYNN COUNTY, DATED 1/24/97 (06193).
  - WETLANDS SHOWN ON THIS PLAT ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS. PROPERTY OWNERS MAY BE SUBJECT TO PENALTY BY LAW FOR INTERFERENCE TO THESE WETLAND AREAS WITHOUT PROPER AUTHORIZATION. WETLAND LOCATION TAKEN FROM REFERENCE 4B.

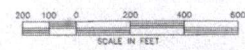
**LEGEND**

   IRON PIN FOUND  
   CONCRETE MONUMENT FOUND  
   WETLAND

SOURCE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
1	100.00	1.5708	100.00	90.0000
2	100.00	3.1416	141.42	45.0000
3	100.00	4.7124	181.96	0.0000
4	100.00	6.2832	200.00	315.0000
5	100.00	7.8540	181.96	270.0000
6	100.00	9.4248	141.42	225.0000
7	100.00	11.0000	100.00	180.0000

I HEREBY CERTIFY TO THE CLERK OF SUPERIOR COURT OF GLYNN COUNTY, GEORGIA, THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THE RECORDS OF THIS PLAT REQUIRE NO APPROVAL BY THE LOCAL GOVERNING AUTHORITY AS SET FORTH IN GEORGIA ANTI-TRUST CODE 10-6-87, APPROVED APRIL 11, 1988. HOWEVER, RECORDING OF THIS PLAT DOES NOT EXEMPT OR VOID ANY REQUIREMENTS FOR APPROVAL BY GLYNN COUNTY FOR THE DEVELOPMENT OR FURTHER SUBDIVISION OF THIS PROPERTY.

*Lela Jansky*  
 CLERK OF SUPERIOR COURT  
 10/04/2007 04:38:44 PM



SURVEY FOR:  
 STEAMBOAT CITY DEVELOPMENT COMPANY, L.P., THE  
 PARK AVENUE BANK AND LAWYERS TITLE INSURANCE CORPORATION  
 A PORTION OF PAWS EAST, TRACT R-5, THE GOLDEN ISLES GATEWAY TRACT

G.M.D. 26, GLYNN COUNTY, GEORGIA

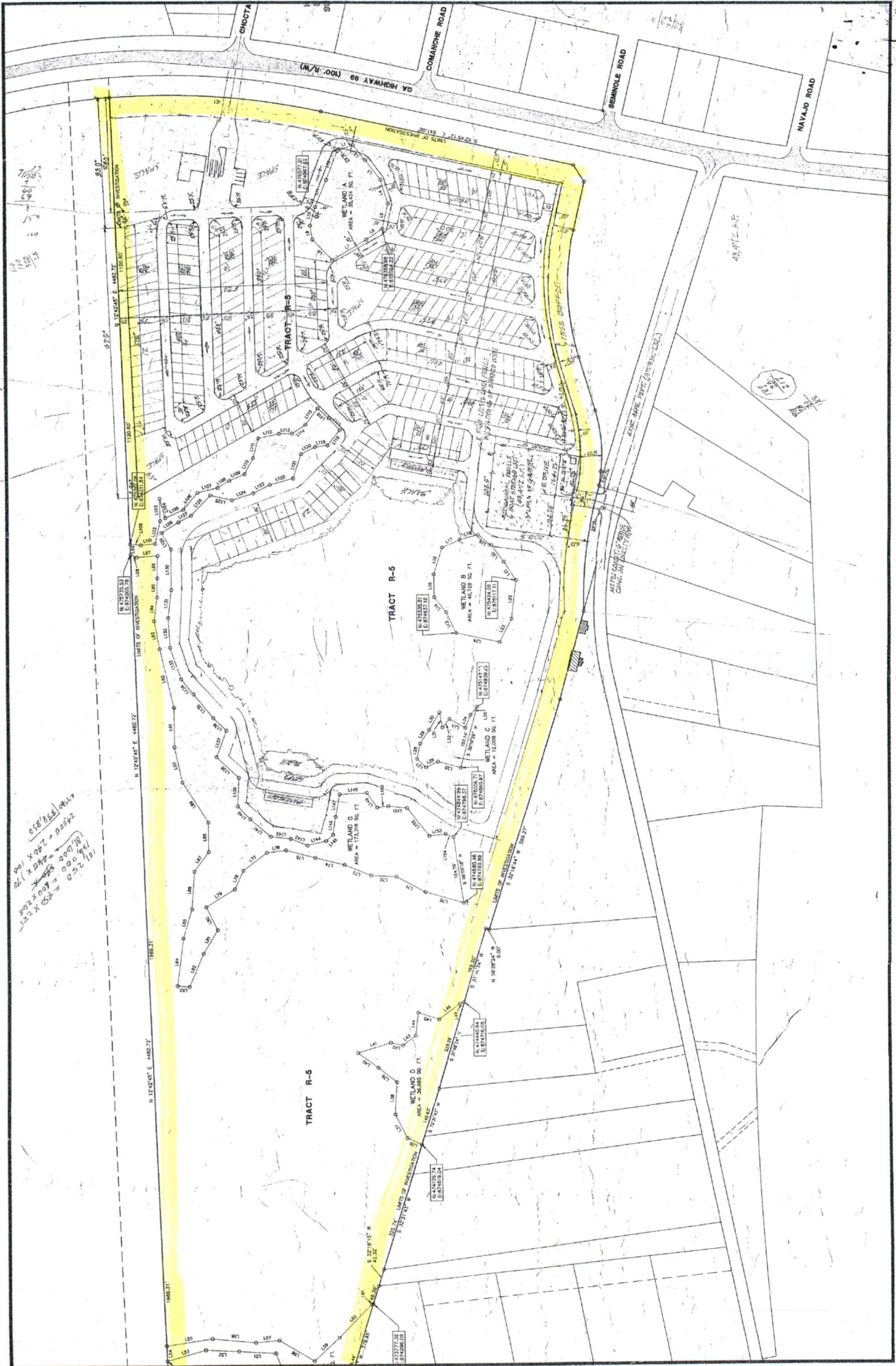
DATE: 9/26/07	DRAWN BY: TAJ	SCALE: 1" = 200'	JOB #
EQUIPMENT USED: DTM 522	FIELD CLOSURE: MINIMUM 1" IN 10,000'	PLAT CLOSURE: 1" IN 122,581'	96316A

**SBUPE SURVEYING COMPANY, P.C.**  
 3537 DARIEN HWY.  
 BRUNSWICK, GEORGIA 31525  
 812-265-0562

96316A-0300

Plat and Record: 10/04/2007 at 04:38:44 PM CFW #12361806276  
 Clerk of Superior Court Glynn County, GA, Plat BK 30  
 PG 207, 10/04/2007 04:38:44 PM  
 Lela Jansky

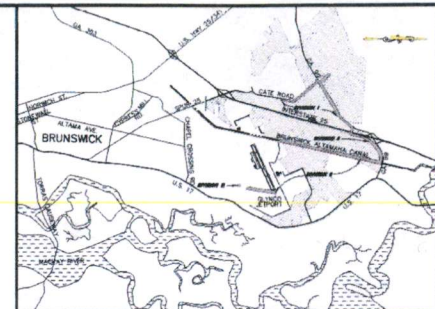
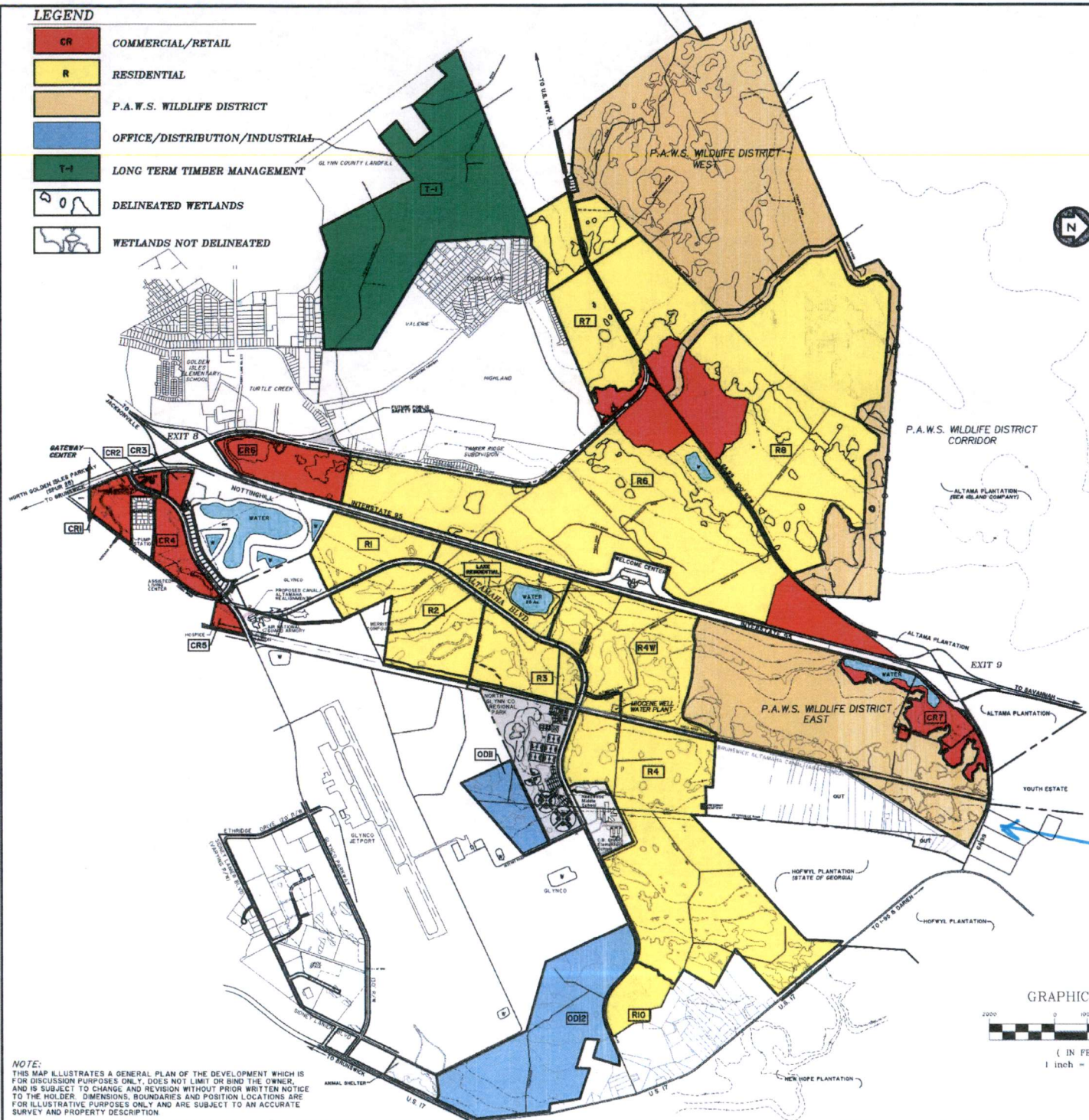
BOOK 30 Page 207



0.58 Acre  
 0.17 Acre  
 0.07 Acre  
 0.23 Acre  
 0.21 Acre

**LEGEND**

- CR** COMMERCIAL/RETAIL
- R** RESIDENTIAL
- P.A.W.S. WILDLIFE DISTRICT**
- OFFICE/DISTRIBUTION/INDUSTRIAL**
- T-1** LONG TERM TIMBER MANAGEMENT
- DELINEATED WETLANDS**
- WETLANDS NOT DELINEATED**



**MASTER PLAN  
FOR THE  
GOLDEN ISLES GATEWAY TRACT  
GLYNN COUNTY, GEORGIA**



PREPARED FOR:  
**BRANIGAR**  
A company of  
**INTERNATIONAL PAPER**

PREPARED BY:  
**THOMAS & HUTTON ENGINEERING CO.**  
SAVANNAH, GEORGIA

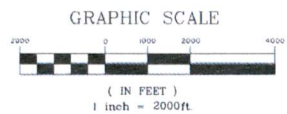
**WILLIAM CHRISTIAN & ASSOCIATES**  
ECONOMIC & DEVELOPMENT CONSULTING

**SHEPE SURVEYING COMPANY, PC**  
**ENVIRONMENTAL SERVICES, INC**

JOB NO. J-12999 DATE: OCTOBER 7, 1999

ACREAGE SUMMARY			
TRACT NO	WETLAND	UPLAND	TOTAL
T-1	306.4 AC	280.2 AC	586.6 AC
	306.4 AC	280.2 AC	586.6 AC
P.A.W.S. WEST	562 AC	424 AC	986 AC
P.A.W.S. EAST	386 AC	285 AC	671 AC
P.A.W.S. CORRIDOR	14 AC	254 AC	268 AC
	962 AC	963 AC	1925 AC
R-1	4 AC	112 AC	116 AC
R-2	75 AC	156 AC	231 AC
R-3	70 AC	74 AC	144 AC
R-4	177 AC	557 AC	734 AC
R-4W	85.2 AC	355.8 AC	441 AC
R-6	133 AC	743 AC	876 AC
R-7	97 AC	333 AC	430 AC
R-8	92 AC	394 AC	486 AC
R-9	97 AC	245 AC	342 AC
R-10	15 AC	44 AC	59 AC
LAKE RESIDENTIAL	21 AC	124 AC	145 AC
	866.2 AC	3137.8 AC	4004 AC
CR-1	9 AC	36 AC	45 AC
CR-2	0 AC	9 AC	9 AC
CR-3	0 AC	13 AC	13 AC
CR-4	18 AC	44 AC	62 AC
CR-5	5 AC	9 AC	14 AC
CR-6	22 AC	84 AC	106 AC
CR-7	20 AC	84 AC	104 AC
CR-8	0.7 AC	77.3 AC	78 AC
CR-9	3 AC	153 AC	156 AC
	77.7 AC	539.3 AC	617 AC
ODI-1	20 AC	63 AC	83 AC
ODI-2	80 AC	295 AC	375 AC
	100 AC	358 AC	458 AC
SCHOOL	4.5 AC	31 AC	35.5 AC
PARK	21 AC	132 AC	153 AC
ANIMAL SHELTER	9 AC	16 AC	25 AC
<b>TOTAL</b>	<b>2347 AC</b>	<b>5477 AC</b>	<b>7824 AC</b>

Parcel P-2



**NOTE:**  
THIS MAP ILLUSTRATES A GENERAL PLAN OF THE DEVELOPMENT WHICH IS FOR DISCUSSION PURPOSES ONLY. DOES NOT LIMIT OR BIND THE OWNER, AND IS SUBJECT TO CHANGE AND REVISION WITHOUT PRIOR WRITTEN NOTICE TO THE HOLDER. DIMENSIONS, BOUNDARIES AND POSITION LOCATIONS ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO AN ACCURATE SURVEY AND PROPERTY DESCRIPTION.

A-5

Return Recorded Document to:  
R. MICHAEL PATRICK  
Attorney at Law

Brunswick, GA 31520

**LIMITED WARRANTY DEED**

STATE OF GEORGIA

PARCEL ID - 03-12109

COUNTY OF Glynn

File #: 17-095

This Indenture made this 5th day of June, 2017 between Brunswick Exit 42, LLC, as party or parties of the first part, hereinafter called Grantor, and Smith & Son Seafood, Inc., as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

**WITNESSETH that:** Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

See Exhibit "A" Attached

This Deed is given subject to all easements and restrictions of record, if any.

**TO HAVE AND TO HOLD** the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in **FEE SIMPLE**.

**AND THE SAID** Grantor will warrant and forever defend the right and title hereby conveyed in and to the real property above described as against the lawful claims and demands of any person owning, holding or claiming by, through or under Grantor.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

Brunswick Exit 42, LLC

*Stewart S. Tate* (SEAL)  
Stewart S. Tate Managing Member

Signed, sealed and delivered in the presence of:

Witness  
*Stephanie Higgins*  
Notary Public  
My Commission Expires: 3/17/21

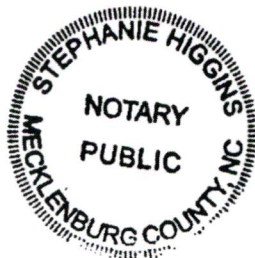


EXHIBIT "B"

**Exhibit "A"**

All that certain lot, tract or parcel of land situate, lying and being in 26th G.M.D., Glynn County, Georgia and shown on a plat of survey for Steamboat City Development Company, L.P., The Park Avenue Bank and Lawyers Title Insurance Corporation entitled "A PORTION OF PAWS EAST, TRACT R-5, GOLDEN ISLES GATEWAY TRACT" prepared by Gary R. Nevill, G.R.L.S. No. 2401, dated September 26, 2007 and recorded at Plat Book 30, Page 207 as ALL OF THAT CERTAIN 73.784 ACRE TRACT (includes 11.603 Acres Wetlands) shown thereon. This being the same tract of land conveyed by Limited Warranty Deed on August 28, 2014 between Bank of the Ozarks and Brunswick Exit 42, LLC, recorded in said records on September 2, 2014, in the office of the Clerk of Superior Court of Glynn County, Georgia at Deed Book 3341, Page 119.

Said property is subject to all Easements, Timber Contracts, Reservation of Mineral Royalty Interests and Release and Modification Agreement relating to Certain Covenants, Restrictions, Easements Agreements and Buffers filed of record.

Reference is hereby made to said plat and previously recorded deed for further purposes of location, identification and description of said property.

B-2



**Summary**

Parcel Number 03-12109  
 Tax District Central Glynn (District 03)  
 Alias N/A  
 Location Address 168 PETERSVILLE RD  
 BRUNSWICK, GA 31525  
 Millage Rate 25.860  
 Legal Description 73.78 AC PHS 1 PAWS EAST  
 Subdivision GOLDEN ISLES GATEWAY TRACT  
 Documents PD 30, Pg 207  
 Class Code C5 - Commercial  
 (Note: This is for tax purposes only. Not to be used for zoning.)  
 Neighborhood Interim Comm NBHD 300 (Code: C300)  
 Zoning PDG  
 Map# Block-Lot 0056-00 000-089  
 Property Class AC  
 Homestead Exemption No  
 GIS Mapped acres 74.02  
 Elementary School C.B. Greer  
 Middle School Needwood  
 High School Brunswick High School  
 Commissioner District DISTRICT 3 - WAYNE NEAL, Phone (912)261-1045 [wneal@glynncounty-ga.gov](mailto:wneal@glynncounty-ga.gov)

[View Map](#)

**Owner**

SMITH AND SON SEAFOOD INC  
 PO BOX 2  
 DARIEN, GA 31305

**Value Information**

	2022
+ Land Value	\$368,900
+ Improvement Value	\$0
= Total Value	\$368,900
Assessed Value	\$147,560

**Sale/Transfer Information**

Date	Deed Book and Page	Price	Deed Type	Grantor	Grantee
6/5/2017	3752 455	\$385,000		BRUNSWICK EXIT 42 LLC	SMITH AND SON SEAFOOD INC
12/26/2014	3387 387	\$0	MIN RIGHT		
8/29/2014	3341 119	\$0	MULTI	BANK OF THE OZARKS	BRUNSWICK EXIT 42 LLC
12/5/2013	3252 2	\$0	FORECLOSUR	STEAMBOAT CITY DEVELOPMENT CO LP	BANK OF THE OZARKS
11/19/2003	1619 153	\$0	NAME CHG	WILDLIFE REALTY ASSOC LP	STEAMBOAT CITY DEVELOPMENT CO LP
11/18/2003	1619 153	\$0			
6/16/1999	593 53	\$0			
9/4/1997	303 235	\$0			

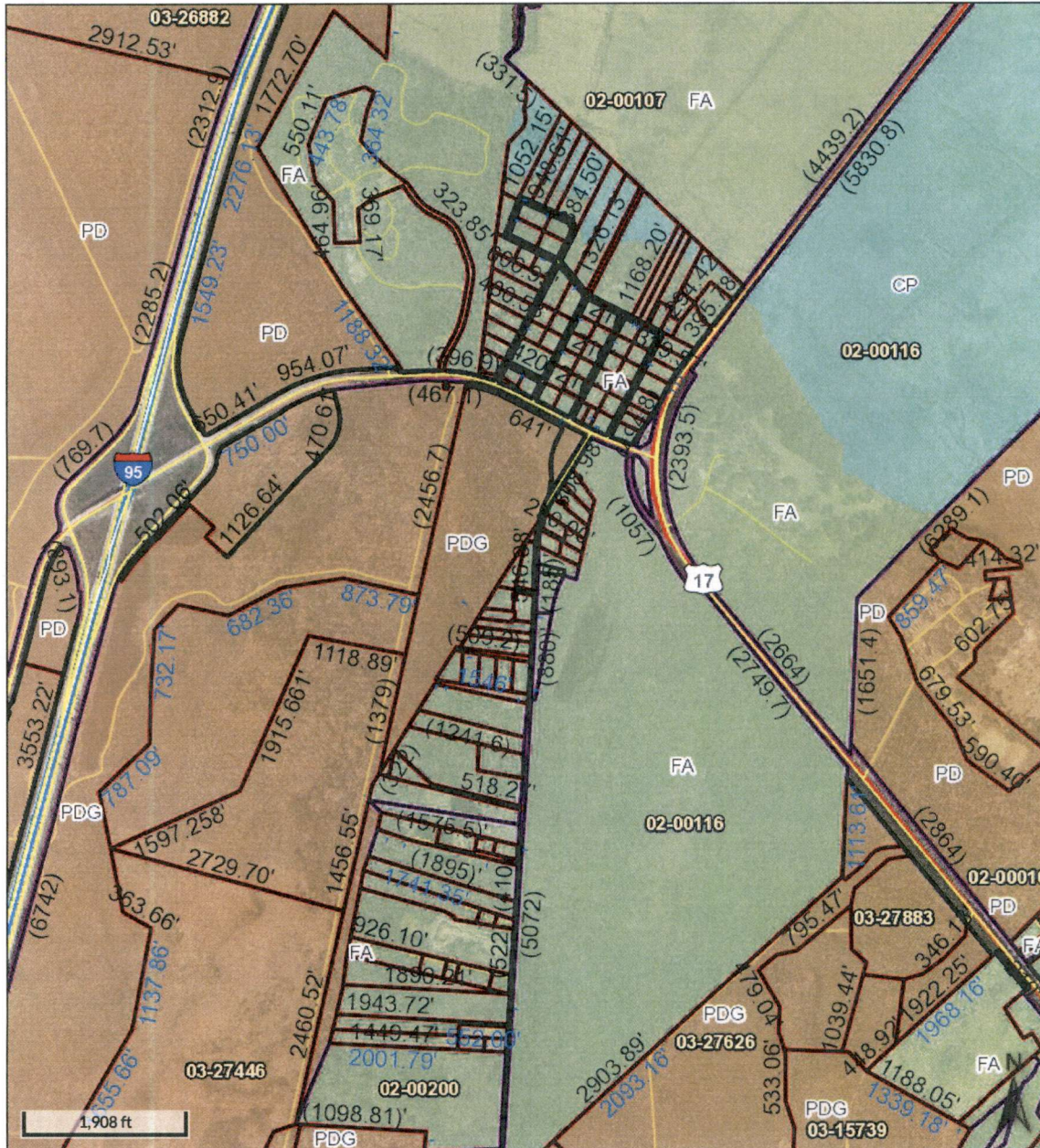
**2022 Notice of Assessment**

[2022 Notice of Assessment \(PDF\)](#)

**View/Pay Tax Bills**

[View/Pay Tax Bills](#)

B.3



**Overview**



**Legend**

- Parcels
- Parcel Numbers
- Address Number
- Dimensions
  - <all other values>
  - Parcel
  - Right-of-Way
  - Tax Map Line
  - Parcel
- Zoning
  - R6 - One-Family Residential
  - R9 - One-Family Residential
  - R12 - One-Family Residential
  - R20 - One-Family Residential
  - M6 - One-Family Residential
  - M9 - One-Family Residential
  - M12 - One-Family Residential
  - M20 - One-Family Residential
  - RE - One-Family Residential Estates
  - GR - General Residential
  - MR - Medium Residential
  - HR - High Residential
  - MH - Mobile Home Park
  - MH6 - One-Family Residential
  - MH9 - One-Family Residential
  - MH12 - One-Famil

Tax Map  
B.4



Glynn County Community Development Department  
 1725 Reynolds St., Suite 200  
 Brunswick, GA 31520  
 (912)554-7428  
[www.glynncounty.org](http://www.glynncounty.org)

### Rezoning Sketch Plan Checklist

Project Name: \_\_\_\_\_

A Sketch Plan shall be included with the application when requesting a change to zoning.

**Requests for Planned Development, Planned Commercial and Restricted Neighborhood Commercial will require additional information as outlined in the Zoning Ordinance.**

#### Items to be addressed prior to submittal of package:

1. Application fee
2. Completed and signed application
3. Completed Rezoning Checklist
4. Agent Authorization form (if required)
5. Copy of deed
6. 2 – hard copy and 1 – electronic copy of an accurate survey and a sketch plan
7. If rezoning to/or amending a Planned Development zoning (PD) provide a copy of the PD text and:
  - a. Sites Less than 3 acres:
    - i. Site plan drawn to scale of not less than 1"=50' (prepared by either a registered surveyor, landscape architect, engineer or architect)
  - b. Sites larger than 3 acres:
    - i. Master plan drawn to scale of not less than 1"=200' (prepared by either a registered surveyor, landscape architect, engineer or architect)

The plan shall demonstrate compliance with the County Zoning and Subdivision Ordinances. The County requires the following items for a complete submittal by identifying the sheet number (**do not use check marks**) and note number, if applicable. For information that does not apply, indicate as 'NA'.

	Sheet	Note #
1 General Layout Plan shall be at a scale of less than 1" = 100'	A	
2 Dimensions of the property	A	
3 Location and dimensions of existing and/or proposed structures with the type of use	A	
4 Access drives	A	
5 Setbacks	A	
6 Easements	A	
7 Rights-of-Way	A	
8 Marshland boundaries	A	
9 Proposed or existing water, sewer and drainage facilities		



10	Buffers	A	
11	Off-street parking	A	
12	Recreational areas	A	
13	Watercourses and lakes	A	
14	Loading areas, signage and outdoor lighting (commercial/industrial)	A	
15	Recreational areas (multi-family residential)		