



*A Golden Past.
A Shining Future.*

PLANNING & ZONING DEPARTMENT

1725 Reynolds Street, Suite 200, Brunswick, GA 31520

Phone: 912-554-7428/E-mail: planningzoning@glynncounty-ga.gov

April 30, 2025

Calvin Collins
100 Sylvan, Suite 290
St. Simons Island, GA 31522

RE: 11 Eastgate Dr, Brunswick, GA 31525
Parcel 03-26828

Dear Mr. Collins:

Pursuant to your request for a zoning verification letter regarding 11 Eastgate Dr, Brunswick, GA 31525; Parcel 03-26828; county records indicate that this parcel is located in the Office/Distribution/Industrial District of the Golden Isles Gateway/PAWS Planned Development (PD) District, GC-34-99.

The ODI District has a minimum lot area of one acre, setbacks of 25' from all property lines and a maximum building height of 45'. The parking requirement for an industrial establishment is 1 space for each 2 employees on the largest working shift, plus sufficient space to store vehicles and equipment. Warehouse is a permitted use in the PD. A 10'-wide Type E landscape buffer is required along public streets.

The preliminary site plan, dated 4-28-2025, submitted by Zachary Farrell, AIA, for a 10,453 SF warehouse on the subject lot appears to be in conformance with the previously noted requirements of GC-34-99 and other county zoning regulations.

Site plan approval from the Mainland Planning Commission is required before a commercial building application can be submitted.

Should you have any additional questions, please feel free to contact me at mpostal@glynncounty-ga.gov.

Sincerely,

Maurice Postal

Maurice Postal, AICP
Development Review Manager

The Glynn County Planning & Zoning Department makes every effort to provide the most accurate interpretation possible based on the information available. No warranties, expressed or implied, are provided for the information herein, its use or interpretation. This letter addresses the zoning designation of the property only; other codes and ordinances which may affect the ability to develop this property may apply.