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COMMUNITY DEVELOPMENT DEPARTMENT
Planning and Zoning Division
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MAINLAND PLANNING COMMISSION STAFF REPORT

Meeting Date: March 4, 2025

Application Type	Site Plan
Case Number	SP-25-3
Applicant	Jake Lemmings, Roberts Civil Engineering, agent for Sureste at Driggers Landing, LLC, owner.
Name of Project	Chapman Townhomes
Property Address	275 Harry Driggers Blvd
Parcel ID	parcel 03-15023
Area of Property	14.98 acres
Existing Zoning	Planned Development(PD)
Existing Land Use	Vacant
Proposed Land Use	Townhouse Development
Proposed Building(s)	Approximately 20 Structures

CONTEXT:

Project Description: Consider site plan approval for a new 150-unit townhome development, amenities, and associated infrastructure.

Background / Additional Information:

Previously approved for a 140 unit multifamily development. (SP-22-1)

Noticing Requirements: Project was noticed in the Paper, letter to the owner, and sign posting on January 31, 2025.

Zoning District Standards:

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.

The allowed density on this site is 10 units per acre, the proposed uses and unit count meet those requirements. 14.98 units is rounded up to 15 netting 150 units.

2. Adequate provisions are made for ingress and egress, off-street parking, loading and the flow of traffic, which may reasonably be anticipated.
There is a proposed emergency access and primary access on Harry Driggers Blvd.
3. Adequate provisions are made to control the flow of storm water from and across the site.
A proposed storm pipe system will be used to collect and route the storm runoff water to a proposed detention pond located on site. The discharge from the detention pond will be routed to an existing drainage ditch located along Harry Driggers Boulevard.
4. Adequate provisions are made to protect trees that are selected to remain as depicted on the site plan.
NA
5. Adequate provisions are made to buffer intensive uses and to screen all service areas from view of the adjacent properties and streets.
There is a 12' Type E landscape buffer on the south property line and a fence adjacent to Fox Run.
6. Open space, as required, has been provided and appropriate means are proposed to assure maintenance of common areas and facilities.
NA
7. Adequate provisions are made for water supply, fire protection and sewage collection and treatment.
Current/proposed water: BGJWSC. Current/proposed sewer: BGJWSC. Fire protection: Glynn County.

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:

Possible Motion: I move to approve SP-25-3 as presented.

AGENDA ITEM ATTACHMENTS:

[SP-25-3 Packet.pdf](#)