



# NEWS

**For Immediate Release: August 21, 2015**  
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## **Summary of St. Simons Moratorium Ordinances**

GLYNN COUNTY, Ga.- Summaries of the ordinance amendments approved by the Glynn County Board of Commissioners at the August 20, 2015 commission meeting are below.

### Amendment to Future Land Use Plan and Map –

This change to the Future Land Use Plan and Map creates a category and map designation for Low Density Residential on St. Simons Island. The density range for this designation will be 0-2 units per acre which is down from the former map which allowed for 0-4 units per acre.

This change will affect new residential zoning cases only.

### Amendment to Sections 302 –

This amendment is a housekeeping amendment that changes “row house” to “townhouse” and further clarifies that a duplex is contained in one building.

### Amendments to Section 614 –

This amendment requires adjacent office and commercial developments in Glynn County to tie their parking areas together. By doing so, cross connection traffic will not have to go out onto the street. The Planning Commission may waive this requirement for certain hardships or unique circumstances.

This amendment affects new office or commercial site plan cases only.

Addition of Section 626 –

This new section creates the Conservation Subdivision Overlay District Ordinance on St. Simons Island. A conservation subdivision preserves conservation areas while allowing for a reduced density of residential units for the overall site area resulting in a net neutral density. Neutral density is achieved by allowing smaller, individually owned residential lots in neighborhoods that are offset by larger block(s) of preserved open space. The minimum lot area allowed in a conservation subdivision is 4,000 square feet. At a minimum, a Type “A” buffer is required along the exterior property line abutting any street. There is no increase in density allowed by this type of development. Use of a conservation subdivision by a developer is entirely voluntary.

Amendments to Section 705 –

This amendment adjusts the minimum lot and yard requirements for townhouse end units in the Resort Residential District on St. Simons. It increases the minimum lot area to 3,100 square feet and the minimum lot width to 31 feet for an end unit on the perimeter of the development. It also requires a minimum of 15 feet of side yard and a minimum of 27 feet of rear yard in the case of an end unit abutting an exterior street or neighboring property. In addition, it requires a Type “A” buffer separating the rear yard and side yard from streets or neighboring property.

The amendment reduces the number of townhouses allowed to be connected from 10 to 5, and it also lowers the density of bedroom units for all types of development from 35 to 30.

This amendment affects new zoning, new site plans, and new preliminary plat cases only.

Amendments to Section 706-708 –

This is a housekeeping amendment to change the term “row house” in the current ordinance to “townhouse.”

Amendments to Section 602 –

This amendment requires at least two access points for subdivisions of 25 lots or more in Glynn County, and does not require existing subdivisions to connect. The location of each point of access is to be depicted on the preliminary plan and subject to the approval of the Planning Commission.

This amendment affects new subdivision cases only.

Amendments to Section 302 and 613 – DEFERRED

These amendments require specific types of buffers at residential subdivisions, commercial developments, and industrial developments on St. Simons Island, and create three new buffer types. These amendments were deferred back to the planning commissions for further review. They will be brought before the Board of Commissioners at the October 15, 2015 commission meeting.

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