



NEWS

For Immediate Release: July 24, 2015
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Summary of St. Simons Moratorium Ordinances

GLYNN COUNTY, Ga.- Summaries of the ordinance amendments currently under consideration by the Glynn County Board of Commissioners, Island Planning Commission, and Mainland Planning Commission are below.

A town hall meeting will be held by the Island Planning Commission on Tuesday, July 28, 2015 at 6:00 p.m. in the Strickland Auditorium located at Epworth by the Sea, 100 Arthur J. Moore Dr., St. Simons Island, Ga.

The Mainland Planning Commission will conduct a Public Hearing on Tuesday, August 4, 2015 at 6:00 p.m. in the Historic Courthouse, County Commission Meeting Room, 2nd Floor, 701 G St., Brunswick, Ga.

The Island Planning Commission will conduct a Public Hearing on Tuesday, August 18, 2015 at 6:00 p.m. in the Strickland Auditorium located at Epworth by the Sea, 100 Arthur J. Moore Dr., St. Simons Island, Ga.

The Glynn County Board of Commissioners will conduct a Public Hearing on Thursday, August 20, 2015 at 6:00 p.m. in the Historic Courthouse, County Commission Meeting Room, 2nd Floor, 701 G St., Brunswick, Ga.

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 recommended density range for this

designation will be 0-2 units per acre which is down from the current map which allows for 0-4 units per acre.

This change will affect new residential zoning cases only.

Amendments to Sections 302 –

One amendment adds definitions for Major, Collector, and Minor Streets. Major Streets on St. Simons Island include but are not limited to Frederica Road, Demere Road, Lawrence Road, Sea Island Road, Kings Way, and Ocean Boulevard.

This amendment affects new subdivision and site plan cases only.

The second amendment to Section 302 is a housekeeping amendment that changes “row house” to “townhouse,” further clarifies that a duplex is contained in one building, and changes of the definition of site coverage to exempt account pervious pavement from counting as site coverage.

Amendment to Section 613 –

This amendment requires specific types of buffers at residential subdivisions, commercial developments, and industrial developments on St. Simons Island, and creates three new buffer types.

Type F buffers will be required at residential subdivisions on St. Simons Island along major and collector streets requiring a preliminary plat approval. A type F buffer is defined as a planted strip no less than 15 feet in width with at least 2 large deciduous trees for every 50 lineal feet, 2 large evergreen trees for every 30 lineal feet, two small deciduous trees for every 50 lineal feet, 4 medium shrubs for each 15 lineal feet, and low shrubs and ground cover planted in such a manner conducive to the establishment and maintenance of healthy scrubs and ground cover.

Type G buffers will be required at commercial developments along major, collector, and minor streets on St. Simons Island. A type G buffer is defined as a planted strip not less than 15 feet in width consisting of at least 1 large deciduous tree for every 50 lineal feet, 1 large evergreen tree for every 30 lineal feet, 1 small deciduous tree for every 50 lineal feet, and low shrubs and ground cover planted in such a manner conducive to the establishment and maintenance of healthy scrubs and ground cover.

Type H buffers will be required at industrial developments along major, collector, and minor streets on St. Simons Island. A type H buffer is defined as a planted strip not less than 40 feet in width consisting of at least 2 large deciduous trees for every 50 lineal feet, 1 large evergreen tree for every 30 lineal feet, 2 small deciduous trees for every for every 30 lineal feet, 2 medium shrubs for each 10 lineal feet, and low shrubs and ground cover planted in such a manner conducive to the establishment and maintenance of healthy scrubs and

ground cover.

This amendment affects new subdivision and site plan cases only.

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.

This amendment affects new 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. 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 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 a street or adjoining property. In addition, it requires a Type F 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 and 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 or a certain type of enlarged entranceway for subdivisions of 25 lots or more in Glynn County, and does not require existing subdivisions to connect.

This amendment affects new subdivision cases only.

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