



A Golden Past.
A Shining Future.

COMMUNITY DEVELOPMENT DEPARTMENT
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ENVISION GLYNN ZONING ORDINANCE UPDATE
ZONING REVIEW GROUP (ZRG)

Special Called Meeting

Monday, June 27, 2022, 4:00 pm

Pate Building
1725 Reynolds Street, 2nd Floor Room 224
Brunswick, GA 31520

AGENDA

1. Welcome and Introduction
2. Approve the minutes of the meetings held [June 6, June 13, and June 20, 2022](#), subject to any necessary corrections.
3. Review the following sections in Article 3 in the [Draft Zoning Ordinance](#):

3-16: Curb Cuts and Access

- a) Discussion of item
- b) Public Comment
- c) Consensus

3-17: Inter-Parcel Access

- a) Discussion of item
- b) Public Comment
- c) Consensus

3-18: Visibility at Intersections

- a) Discussion of item
- b) Public Comment
- c) Consensus

3-19: Block Standards

- a) Discussion of item
- b) Public Comment
- c) Consensus

4. Discuss agenda topic(s) for the next scheduled meeting: July 18, 2022
5. Announcements:
 - a) No meeting on July 4, 2022, due to the 4th of July holiday
 - b) No meeting on July 11, 2022, due to the Town Hall scheduled that same night at 6:00 PM
 - c) Town Hall to be held July 11, 2022, 6:00 PM at the Brunswick-Glynn County Library, 208 Gloucester St., Brunswick
6. Adjourn

Notice – a quorum of Islands Planning Commission members, Mainland Planning Commission members, Board of Appeals members and Board of Commissioners may be present.

Key: Draft standard may require public confirmation. Coded hyperlink (for code writer use)

Sec. 3-16 Curb Cuts and Access

3.16.A. Curb Cut Number and Width.

1. All household living uses, except multifamily: maximum one curb cut 10 feet or less in width
2. Industrial uses: maximum two curb cuts per frontage 36 feet or less in width
3. All other uses: maximum two curb cuts per frontage 12 feet or less in width for one-way and 24 feet or less in width for two-way

3.16.B. Curb Cut Separation.

No two curb cuts in the same development may be closer than 300 feet from each other, with the following exceptions.

1. Curb cuts exclusively serving a household living use not including multifamily.
2. Where five or more proposed detached single-family dwellings front an existing public street, no two curb cuts may be closer than 200 feet from each other unless they connect to a new slip lane or access street.

3.16.C. Curb Cut Design.

1. The angle of any curb cut may not be less than 80 degrees.
2. All curb cuts must provide a concrete apron.

3.16.D. Curb Cut Intersection Distance.

Curb cuts must be located the following distances from the nearest intersection:

1. At least 40 feet for curb cuts along minor streets; and
2. At least 200 feet for curb cuts along controlled access highways.
3. 60 feet for curb cuts along all other street types

3.16.E. Curb Cuts on State Routes

A permit must be obtained from the Georgia Department of Transportation before a curb cut or other access point

is authorized onto a state-owned highway right-of-way from abutting property.

3.16.F. Shared Driveways

Adjacent lots may share driveways, provided they do not exceed the maximum widths in [Sec. 3.16.A.](#)

3.16.G. Islands Access Requirement.

New residential developments on the Islands with more than 30 dwellings must provide at least two separate entrances from public streets. In developments with more than 200 dwellings, more than two entrances may be required at the discretion of the Director of Community Development.

Sec. 3-17 Inter-Parcel Access

3.17.A. Applicability.

Every non-residential or mixed-use development requiring site plan approval must be designed to facilitate access to adjoining properties which are developed or anticipated to be developed in a manner substantially similar to the subject property. Locations of inter-parcel access must be shown on the site plan.

3.17.B. Inter-Parcel Access Easement.

The property owner must grant an access easement as described in this section to each adjoining property that is zoned or used for a non-residential or mixed-use development. The purpose of the easement is to facilitate movement of customers and their vehicles from establishment to establishment (lot to lot) without generating additional turning movements on a public street. When required by this subsection, inter-parcel access easements must be recorded in the office of the Clerk of Superior Court, Glynn County. A copy of the recorded easement shall be provided to the Director of Community Development prior to issuance of a Certificate of Occupancy or approval of a final plat.

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3.17.C. Access easement provisions.

1. The inter-parcel access easement must permit access from the adjoining property or properties to driveways and parking areas intended for customer or tenant use. Provided, however, that a property owner may reserve parking spaces for use by the owner’s customers and tenants only. The inter-parcel access easement shall be a minimum of twenty feet in width.
2. Upon the availability of access to driveways and parking areas of the adjoining lot, the pavement or other surfacing of the owner’s driveways and parking areas must be extended to the point of access on the property line.

3.17.D. Location of Inter-Parcel Connections.

The location of vehicular connections across a property line should be mutually determined and constructed by both property owners. In the case of coordination problems or any factors preventing construction of an inter-parcel connection, the County Engineer shall determine the location of connection to be constructed by property owners.

3.17.E. Relief.

1. Where the proposed land use is such that the adverse impact of the required easement on the use of the property would outweigh the reduced impact on the public street provided by the reciprocal easements (by way of illustration, where providing the easement would create a short cut to allow traffic to bypass a traffic control device), the Planning Commission may waive the requirement for access easements in whole or in part.
2. Where adjacent property has already been approved or developed so as to completely eliminate access to adjoining

parcels of land, there are significant topographic differences between properties, or there exist environmental conditions that may be adversely affected; the Planning Commission may waive the requirement for access easements in whole or in part.

Sec. 3-18 Visibility at Intersections

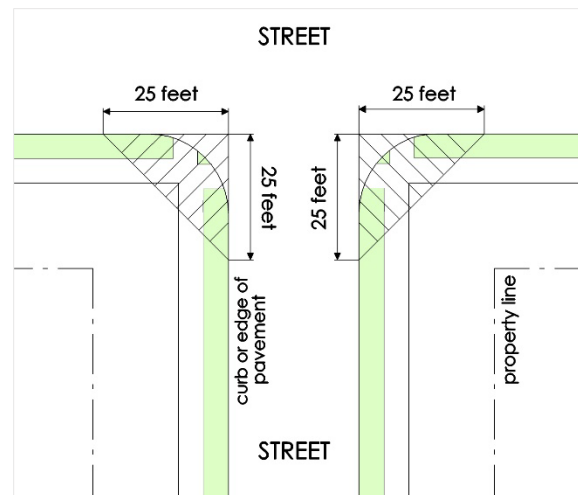
3.18.A. Sight Triangle Required.

Except in zoning districts with zero-foot setbacks, an unobstructed view must be provided at all intersections between public or private streets within a sight triangle formed by joining two points measured 25 feet from the intersection of the edge of pavement or curbs (or those lines extended where there is a rounded corner).

3.18.B. Site Obstructions.

Within this sight triangle there may be no sight-obscuring walls, signs, fences, or foliage higher than 30 inches above grade, or in the case of trees, foliage lower than 8 feet above grade. Height is measured from the top of the curb or, where there is no curb, from the edge of pavement.

Figure 3.18.A. Sight Triangle Illustrated



Sec. 3-19 Block Standards

3.19.A. Applicability.

This section applies to all sites, except:

1. Sites zoned FA or CP; and

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2. Sites in any district made up exclusively of detached single-family dwellings.

railroads, or easements would make the provision of a complete block with a 3,200 feet perimeter infeasible.

3.19.B. Blocks Standards.

1. Sites 10 or more acres in size must incorporate existing or new streets that terminate at other existing or new streets to form an interconnected network with a maximum block perimeter of 3,200 feet, except as otherwise provided in “2” immediately below. See Sec. 6-6 of the Subdivision Regulations for additional requirements.
2. Blocks exclusively containing the following are exempt from “1” immediately above:
 - a. Any civic use.
 - b. Any industrial use.
 - c. An open space at least 1 acre in size.
3. Block perimeter is measured along street centerlines, except for the measurement of existing dead-end streets, which are measured from intersecting centerlines.
4. Blocks required by this Sec. 3.19.B must be bounded by public streets or private streets built to public standards. See Sec. 6-3 of the Subdivision Regulations.

3.19.C. Cul-de-Sac Standards.

Cul-de-sacs are prohibited on the Islands, except on local streets where environmental protection, preservation of cultural resources, or similar considerations prohibit the creation of street connections. In no case shall any dead-end street be greater than 600 feet in length.

3.19.D. Relief.

The Director of Community Development may modify the block perimeter requirements by administrative variance when preexisting development, tree protection areas, stream buffers, wetlands, flood plains, cemeteries,