



Summary of Public Input from Virtual Open House

September 10-20, 2020

The online-only Virtual Open House included an introductory video and a series of policy questions grouped into three topics. Each question included several potential solutions and asked participants which of these were most appropriate to them. This document contains all responses and comments provided. Question numbering follows that in the [potential policy solutions document](#) (questions 3, 19, 31, 33, and 49 were not included in the Virtual Open House because of their technical nature).

This input will serve as a guide for edits to Glynn County's zoning and development regulations, but these responses may not represent all viewpoints. For questions where a majority of responses support a particular option, the viability of that option will be considered in the broader context of overall community input, professional best practices, and input from the Planning Commissions and County Commission. Some questions received few responses and may therefore provide limited guidance.

Participation

- 435 unique visitors to the Virtual Open House web page
- 133 views of the intro video
- At least 156 responses to the topic questions (these numbers count everyone who responded to at least one question in that topic beyond the initial question about their relationship to Glynn County, unless their only response to any question was "no opinion")

What is your primary relationship to Glynn County?

	Topic 1		Topic 2		Topic 3	
Full-time resident	108	82%	111	71%	81	83%
Part-time resident	11	8%	22	14%	11	11%
Other – write in	6	5%	13	8%	2	2%
Business or property owner	5	4%	10	6%	4	4%
[left blank]	1	1%	0	0%	0	0%
Total responses	131	100%	156	100%*	98	100%

Numbers do not include those who responded only to this question, but did not answer any other questions in this topic.

* Percentage does not total 100% due to rounding

Write-in responses	Topic 2
<p><i>Topic 1</i></p> <ul style="list-style-type: none"> • Both full time resident and owner of rental property • Visitor and resident of Earth • Visitor, lives in Long County • Camden County resident • Future resident • Interested conservationist <p><i>Topic 3</i></p> <ul style="list-style-type: none"> • resident of GA • Camden County resident 	<ul style="list-style-type: none"> • visitor and resident of planet Earth, GA • resident of neighboring county • Frequent visitor, previous resident • Visitor • very frequent visitor • Working on removing golden ray ship • Visitor, family members live there • Frequent visitor considering becoming a resident • Former full time resident and frequent visitor • Employee • Visitor • Camden county resident • Future resident

Where do you live, own property, or own a business?

	Topic 1		Topic 2		Topic 3	
St. Simons Island	86	66%	105	67%	71	72%
City of Brunswick	19	15%	19	12%	13	13%
Mainland outside Brunswick city limits	17	13%	13	8%	10	10%
Outside Glynn County*	4	3%	8	5%	1	1%
Jekyll Island	3	2%	5	3%	3	3%
Sea Island	1	1%	1	1%	0	0%
Other – write in	1	1%	5	3%	0	0%
Total responses	131	100%†	156	100%†	98	100%

*Most of those who are outside Glynn County indicated that they are visitors or have other relationships with the county, so their answers are counted throughout this summary

† Percentage does not total 100% due to rounding

Write-in responses	Topic 2
<p><i>Topic 1</i></p> <ul style="list-style-type: none"> • interested conservationist 	<ul style="list-style-type: none"> • Frequently visit St. Simons • Barrow County • Breaux bridge Louisiana • Cumming Georgia • Undecided as of yet, but considering moving to the area

1. BUILDING HEIGHT

Maximum building height is currently measured either from flood level or ground level (whichever is higher). Which of these potential changes to the zoning regulations do you think are most appropriate?

Measure height based on existing ground level before any grading or construction, to avoid lots that re-grade to increase the allowed height	20	15%
Simplify the definition of building height so that it is measured only from ground level	14	11%
No opinion	4	3%
No change – keep existing regulations as they are	2	2%
Other – write in	2	2%

Topic 1 respondents who answered this question 35* 27%

**Totals throughout this report may not reflect the sum of responses, since many questions allowed people to choose more than one response*

Maximum building height is currently measured to the highest point of the roof. Which of these potential changes do you think are most appropriate?

No change – keep existing regulations as they are	24	18%
Measure height from the mid-point of sloped roofs	5	4%
No opinion	4	3%
Other – write in	0	0%
Topic 1 respondents who answered this question	33	26%

[Jump to other comments provided for this question](#)

Write-in responses

- Measure from an established elevation for areas in low areas below the flood elevation and measure from existing grade for areas above the flood elevation
- Ensure that any modifications on this topic DOES NOT have the unintended consequence of increasing allowable building height.

2. FREEBOARD

The floor level of new buildings is currently required to be one foot above flood level. Envision Glynn recommends protecting new construction from flooding and sea level rise. Which of these potential changes do you think are most appropriate? (If any regulations change, existing buildings would be allowed to remain as they are.)

Increase this requirement so all new buildings would have to be at least two feet above flood level (This option may reduce homeowner flood insurance costs)	109	70%
No change – keep existing regulations as they are	14	9%
No opinion	6	4%
Other – write in	0	0%
Topic 2 respondents who answered this question	129	83%

[Jump to other comments provided for this question](#)

4. DESIGN STANDARDS

Today, minimal site, landscaping, and architectural design standards exist only for certain types of development . The Envision Glynn plan recommends better design standards. Which of these potential changes do you think are most appropriate? (If any regulations change, existing buildings would be allowed to remain as they are and minor renovations would be exempt.)

	on the Mainland	on the Islands	along major corridors	St. Simons Village	residential development	commercial development
Create landscaping and site design standards (tree planting standards are covered in another question)	58 44%	78 60%	69 53%	68 52%	64 49%	74 56%
Expand design standards to address building materials	62 47%	76 58%	65 50%	73 56%	57 44%	67 51%
Create more detailed design standards that address aspects of building design beyond materials	50 38%	72 55%	61 47%	69 53%	57 44%	66 50%
No change – keep existing regulations as they are	8 6%	9 7%	5 4%	7 5%	9 7%	6 5%
Other – write in	2 2%	2 2%	2 2%	2 2%	2 2%	2 2%
Topic 1 respondents who answered this question	79 60%	96 73%	89 68%	90 69%	85 65%	93 71%

Total Topic 1 respondents who answered this question: 106 (81%)

Write-in responses

These two write-in options were indicated for all areas (on the Mainland, on the Islands, along major corridors, St. Simons Village, residential development, and commercial development)

- Expand design standards to SBC or other applicable standards for materials and designs to 150 mph wind standard
- Restrict impervious areas, require additional fees to exceed set limits

5. OPEN SPACE

Although setback and buffer requirements mean that developers have to provide some green space, no open space is specifically required for new developments. Which of these potential changes do you think are most appropriate? (These changes may reduce homeowner flood insurance costs.)

	on the Mainland		on the Islands		residential development		commercial development	
Require new developments to set aside a percentage of their site as open space	108	69%	140	90%	117	75%	107	69%
Provide a density bonus or allow smaller lots for new developments that set aside a percentage of their site as open space	75	48%	81	52%	81	52%	68	44%
Allow existing areas of natural or scenic value to count double toward any open space requirements or bonus	39	25%	59	38%	41	26%	38	24%
Allow open spaces designed as amenities to count double toward any open space requirements or bonus	30	19%	39	25%	32	21%	27	17%
No change – keep existing regulations as they are	4	3%	4	3%	4	3%	4	3%
Other – write in	0	0%	1	1%	1	1%	1	1%
Topic 2 respondents who answered this question	119	76%	145	93%	130	83%	116	74%

Total Topic 2 respondents who answered this question: 147 (94%)

Write-in response

- Halt all development until infrastructure is upgraded

[Jump to other comments provided for this question](#)

6. HISTORIC BUILDINGS

Historic buildings are not currently defined or protected, but the Envision Glynn plan recommends that they be preserved. Which of these potential changes to the zoning regulations do you think are most appropriate?

Adopt a historic preservation ordinance—this would protect the buildings and districts recommended in the Glynn County Historic Resources Survey Report, as well as provide regulations to make sure that new development is compatible	87	66%
Create historic preservation requirements and incentives without adopting the state model ordinance	15	11%
Do not create historic preservation standards	3	2%
No opinion	2	2%
Other - write in	0	0%
Topic 1 respondents who answered this question	107	82%

[Jump to other comments provided for this question](#)

7. BUFFERS

Buffers are currently required between different types of development but requirements are complicated. Which of these potential changes do you think are most appropriate?

Require buffers to be opaque, with minimum sizes for trees and shrubs	25	16%
Do not allow buffers with fences or walls to be narrower than a planting-only buffer	20	13%
Require buffers to be maintained by the property owner	20	13%
Simplify existing buffer regulations	16	10%
No opinion	5	3%
No change – keep existing regulations as they are	2	1%
Other – write in	2	1%
Topic 2 respondents who answered this question	40	26%

Write-in responses

- see comment [respondent provided their write-in response in the comment box—see appendix]
- require plantings in buffers to be native species that are drought tolerant

[Jump to other comments provided for this question](#)

8. FENCES AND WALLS

Fences and walls currently have some height restrictions but are not otherwise regulated. This allows flexibility for developers and land owners, but may also affect neighboring properties. Which of these potential changes to the zoning regulations do you think are most appropriate?

	on the Mainland		on the Islands		residential development		commercial development	
Prohibit fence and wall materials that are not durable or appropriate	61	47%	67	51%	67	51%	61	47%
Limit maximum fence and wall height (with different heights allowed based on front, side, or rear yards)	55	42%	66	50%	61	47%	51	39%
Require building permits for fences and walls above a certain height	49	37%	57	44%	57	44%	56	43%
No change – keep existing regulations as they are	9	7%	11	8%	8	6%	7	5%
Other – write in	0	0%	0	0%	0	0%	0	0%
Topic 1 respondents who answered this question	84	64%	94	72%	88	67%	85	65%

Total Topic 1 respondents who answered this question: 97 (74%)

[Jump to other comments provided for this question](#)

9. SIGNS

Signs are regulated in many aspects today, but the results may not meet the community’s aesthetic values. Which of these potential changes do you think are most appropriate? (If any regulations change, existing signs would be allowed to remain as they are.)

	on the Mainland	on the Islands	along major roads	along I-95	near scenic/historic areas
Update regulations related to sign height, size, and the number of signs allowed	82 63%	85 65%	76 58%	53 40%	81 62%
Update electronic and illuminated sign regulations	72 55%	80 61%	68 52%	49 37%	74 56%
Limit new billboards	73 56%	80 61%	66 50%	41 31%	75 57%
No change – keep existing regulations as they are	3 2%	4 3%	3 2%	5 4%	3 2%
Other – write in	1 1%	1 1%	1 1%	1 1%	1 1%
Topic 1 respondents who answered this question	93 71%	97 74%	86 66%	71 54%	90 69%

Total Topic 1 respondents who answered this question: 97 (74%)

Write-in responses

This write-in option was indicated for on the Mainland, along major roads, and along I-95

- Additional Billboards allowed in areas of high commercial density

[Jump to other comments provided for this question](#)

10. PERVIOUS PAVEMENT

Pervious pavement currently counts toward maximum site coverage and is prohibited in parking lots with more than 10 spaces. Which of these potential changes do you think are most appropriate? (These changes may reduce homeowner flood insurance costs.)

Update the definition of site coverage to encourage pervious pavement	36	23%
Require some parking spaces in all parking lots to be pervious	27	17%
Allow some parking spaces in all parking lots to be pervious	9	6%
Allow a portion of pervious parking spaces to count toward any open space requirements	4	3%
No change – keep existing regulations as they are	1	1%
No opinion	1	1%
Other – write in	0	0%
Topic 2 respondents who answered this question	40	26%

[Jump to other comments provided for this question](#)

11. SITE COVERAGE

Site coverage restrictions are currently provided in some zoning districts. Which of these potential changes do you think are most appropriate?

Add site coverage limits to all zoning districts	27	17%
Add site coverage limits only on the Islands	10	6%
No change – keep existing regulations as they are	3	2%
No opinion	1	1%
Other – write in	0	0%
Topic 2 respondents who answered this question	41	26%

[Jump to other comments provided for this question](#)

12. NEIGHBORHOOD RETAIL

Neighborhood-scale retail is allowed in several zoning districts today, but those same districts also allow large strip centers. Which of these potential changes do you think are most appropriate?

Create a new neighborhood commercial zoning district that allows small, pedestrian-friendly retail but not large strip centers	85	87%
No change – keep existing regulations as they are	8	8%
No opinion	2	2%
Other – write in	1	1%
Topic 3 respondents who answered this question	96	98%

Write-in response

- the traffic

[Jump to other comments provided for this question](#)

13. REVERSE FRONTAGE

Reverse frontage is currently allowed on major roads as long as there are buffers, but this is sometimes inconsistent with local character. Which of these potential changes do you think are most appropriate?

Prohibit reverse frontage in more walkable areas	20	15%
No change – keep existing regulations as they are	9	7%
No opinion	6	5%
Other – write in	1	1%
Topic 1 respondents who answered this question	36	27%

[Jump to other comments provided for this question](#)

Write-in response

- see comment [respondent provided their write-in response in the comment box—see appendix]

14. NUMBER OF ZONING DISTRICTS

Some existing zoning districts are nearly identical to other zoning districts. Which of these potential changes do you think are most appropriate?

Reduce the number of both residential and commercial zoning districts by consolidating similar districts	17	17%
No opinion	3	3%
Reduce the number of residential zoning districts only	1	1%
No change – keep existing regulations as they are	1	1%
Other – write in	1	1%
Reduce the number of commercial zoning districts only	0	0%
Topic 3 respondents who answered this question	23	23%

[Jump to other comments provided for this question](#)

Write-in response

- The number of zoning districts is irrelevant. There should be a zoning district if it is needed. Do not try to cram certain zoning districts together just to lower the number of zoning districts. Be intentional and responsible with the creation/use/definitions of zoning districts.

15. PLANNED DEVELOPMENT (PD) ZONING

Many properties are zoned PD Planned Development, a zoning district with no standards but which allows developers to write their own standards during rezoning. The Envision Glynn plan recommends updates to PD zoning. Which of these potential changes do you think are most appropriate?

Prohibit all future rezonings to PD, but keep those regulations on the books for properties that are already zoned PD	85	87%
Require developments zoned PD to conform to existing regulations related to open space, buffers, density, design, and other regulations	58	59%
Create additional regulations that all PD developments must follow	48	49%
Rezoning land from PD to other zoning districts, to allow for more predictable development outcomes	47	48%
No opinion	3	3%
No change – keep existing regulations as they are	2	2%
Other – write in	2	2%
Topic 3 respondents who answered this question	88	90%

Write-in responses

- see comment [respondent provided their write-in response in the comment box—see appendix]
- Prohibit all future rezoning to PD. Require new developments currently zoned PD to conform to new regulations as well as old ones.

[Jump to other comments provided for this question](#)

16. MIXED-USE ZONING DISTRICT

There is currently no zoning district that allows true mixed-use development, but this type of development is recommended by the Envision Glynn plan. Which of these potential changes do you think are most appropriate?

Create a mixed-use or traditional neighborhood development zoning district to allow for new village-type development in a compact, walkable design	70	71%
No change – keep existing regulations as they are	10	10%
No opinion	6	6%
Other – write in	0	0%
Topic 3 respondents who answered this question	86	88%

[Jump to other comments provided for this question](#)

17. REZONING NOTIFICATIONS

Rezoning, variance, and appeal notifications must currently be mailed to property owners within 200 feet of the affected property. Subdivisions and land disturbance permits do not have public notice requirements. Site plan and village preservation applications require signs to be posted on the property.

Expand the requirement for notifications by mail to additional types of applications	63	64%
Remove the requirement for notifications by mail, but create an online system for all citizens to easily access all types of development applications	22	22%
Other – write in	4	4%
No opinion	3	3%
No change – keep existing regulations as they are	3	3%
Topic 3 respondents who answered this question	86	88%

[Jump to other comments provided for this question](#)

Write-in responses

- Also create the online system to easily access all types of development applications
- add “create an online notification”
- see comment [respondent provided their write-in response in the comment box—see appendix]
- expand required notifications for all applications and for notifications to include mailings and an online system.

18. SITE COVERAGE VARIANCES

Variations from site coverage regulations may be requested in unique circumstances, except on the Islands. Furthermore, commercial lot coverage variations on the Mainland are decided by the Planning Commission, while all other variations are decided by the Board of Appeals. Which of these potential changes do you think are most appropriate?

Clearly spell out what variations are allowed and what can be altered by administrative variance	23	15%
Continue to prohibit site coverage variations on the Islands (no change)	18	12%
Allow site coverage variations based on the same criteria as other variations	7	4%
Allow the Board of Appeals to decide all non-administrative variations	6	4%
Continue to require commercial site coverage variations on the Mainland to be decided by the Planning Commission rather than the Board of Appeals (no change)	6	4%
No opinion	6	4%
Other – write in	4	3%
Topic 2 respondents who answered this question	40	26%

Write-in responses

- allow site coverage variations only when the applicant is permanently protecting open space in a site designated as critical green space or protected parcels by the county
- ALL variance requests should first be heard by the planning commissions with a right of appeal to the Board of Zoning Appeals
- Do not allow mainland site coverage variations
- I'd like more information about these options and their implications.

[Jump to other comments provided for this question](#)

20. SUBDIVISION REVIEW

Subdivision review for non-residential subdivisions and residential subdivisions with four or fewer lots is currently done administratively by County staff rather than by the County Commission.

Require large non-residential subdivisions to be reviewed by the County Commission	39	40%
Decrease this rule to require smaller residential subdivisions to be reviewed by the County Commission	27	28%
Expand this rule to allow larger residential subdivisions to be reviewed administratively	22	22%
No opinion	11	11%
No change – keep existing regulations as they are	6	6%
Other – write in	2	2%
Topic 3 respondents who answered this question	81	83%

Write-in responses

- Expand this rule to allow larger non-residential subdivisions to be reviewed by county staff
- Planning Commissions need greater authority with appeal to BCC.

[Jump to other comments provided for this question](#)

21. SITE PLAN REVIEW

Site plan review by the Planning Commissions is currently required for all commercial buildings, including very small buildings and unenclosed buildings. Which of these potential changes do you think are most appropriate?

Continue to require all buildings to have site plan review by the Planning Commissions (no change)	47	48%
Allow site plans for unenclosed buildings and commercial buildings less than 500 square feet to be reviewed by County staff, but do not require Planning Commission review	26	27%
No opinion	9	9%
Other – write in	0	0%
Topic 3 respondents who answered this question	82	84%

[Jump to other comments provided for this question](#)

22. SITE PLAN APPROVALS

Site plan approvals expire after two years under current regulations, including approved site plans for PD Planned Development districts over three acres. Which of these potential changes do you think are most appropriate?

Expand this rule so that site plan approvals for PDs under three acres also expire after two years	60	61%
Keep this regulation but also enact a policy to formally rezone PD properties that have not received a land disturbance permit after 2 years	40	41%
No opinion	9	9%
No change – keep existing regulations as they are	3	3%
Other – write in	0	0%
Topic 3 respondents who answered this question	84	86%

[Jump to other comments provided for this question](#)

23. SITE PLAN REVIEW STANDARDS

Site plan review standards used by the Planning Commissions are currently tied closely to the zoning requirements. Any additions to these standards would need to be specific to withstand legal scrutiny. Which of these potential changes do you think are most appropriate?

Establish a threshold over which all developments have to conduct a traffic impact study and submit the results to the Planning Commission (this would be in addition to existing application requirements)	13	13%
Establish a threshold over which all developments have to conduct stormwater calculations and submit the results to the Planning Commission (this would be in addition to existing application requirements)	13	13%
No opinion	1	1%
No change – keep existing regulations as they are	0	0%
Other – write in	0	0%
Topic 3 respondents who answered this question	23	23%

Note: This question mistakenly allowed only one option to be chosen. Several people mentioned under “Other - write in” that they supported both options, so those have been counted here, rather than being counted under “Other - write in.”

[Jump to other comments provided for this question](#)

Write-in responses

- see comment [respondent provided their write-in response in the comment box—see appendix]
- Also bullet 2
- establish thresholds over which all developments have to conduct both a traffic impact study AND a stormwater calculation
- Both storm water management and traffic control should be part of the review. The form would not let you choose both.

24. STORMWATER MANAGEMENT

Existing county engineering standards allow developments the flexibility to use low impact development practices rather than conventional engineering, based on state standards. Which of these potential changes do you think are most appropriate?

Update stormwater ordinances to match model ordinances and adopt the Coastal Stormwater Supplement	32	21%
Provide specific criteria for low impact design to ensure that it is effective and environmentally sensitive	25	16%
Expand or reference design guidelines outside the zoning ordinance to ensure developers are familiar with best practices	23	15%
Require stormwater to be treated before draining into marshes	23	15%
Create incentives for developments that use low impact design	15	10%
No change – keep existing regulations as they are	1	1%
No opinion	1	1%
Other – write in	0	0%
Topic 2 respondents who answered this question	39	25%

[Jump to other comments provided for this question](#)

26. STREET DESIGN

The only street design standards today are minimum width requirements. The Envision Glynn plan recommends creating a complete streets policy. Which of these potential changes do you think are most appropriate?

Provide a menu of street designs that would be appropriate for residential or commercial development and different conditions or different zoning districts	82	63%
Require sidewalks, trees, and street lights on new streets in certain areas	75	57%
Rephrase street width standards for new streets as requirements rather than minimums	59	45%
No change – keep existing regulations as they are	1	1%
No opinion	2	2%
Other – write in	0	0%
Topic 1 respondents who answered this question	101	77%

[Jump to other comments provided for this question](#)

27. PARKING AND LOADING

The minimum amount of parking and loading spaces required today is sometimes more than what is necessary. Which of these potential changes do you think are most appropriate?

Allow mixed-use developments to internally share parking	63	48%
Establish minimum bicycle parking requirements in certain areas	55	42%
Allow parking spaces that are leased from nearby properties to count toward parking requirements in certain circumstances	39	30%
Eliminate minimum parking and loading requirements to allow businesses to determine how much parking they need to be successful	38	29%
Reduce minimum parking and loading requirements	38	29%
Establish minimum golf cart parking requirements in certain areas	34	26%
No change – keep existing regulations as they are	9	7%
No opinion	4	3%
Other – write in	4	3%
Topic 1 respondents who answered this question	102	78%

Write-in responses

- Review existing requirements to determine appropriate standards.
- Do not allow leased or shared parking to circumvent parking requirements. Look at Thrive on St. Simons as an example of a PD that would have been impossible without the fiction of shared

[Jump to other comments provided for this question](#)

28. STREET CONNECTIONS

Street or driveway connections are currently required between adjacent office and commercial developments. The Envision Glynn plan recommends increasing connectivity, which would also increase emergency access after storms or hurricanes. Which of these potential changes do you think are most appropriate?

Clarify and strengthen requirements to require new streets to be connected to existing and proposed streets	72	55%
Require residential subdivisions over a certain size on the Mainland to have multiple entrances	63	48%
Expand this requirement to other types of development, such as multifamily residential and industrial	61	47%
No opinion	6	5%
No change – keep existing regulations as they are	4	3%
Other – write in	0	0%
Topic 1 respondents who answered this question	96	73%

[Jump to other comments provided for this question](#)

29. COMMERCIAL DRIVEWAY WIDTHS

Commercial driveways currently must be 24-40 feet wide. Which of these potential changes do you think are most appropriate?

Reduce maximum widths in certain situations	20	15%
No change – keep existing regulations as they are	13	10%
No opinion	4	3%
Other – write in	0	0%
Topic 1 respondents who answered this question	37	28%

[Jump to other comments provided for this question](#)

30. HOUSEHOLD SIZE

Like all communities in Georgia, Glynn County’s existing regulations limit the number of people who can live together in a residence. Existing regulations limit the number of people not “related by blood or marriage” (including roommates or adopted children), and do not allow more than five unrelated people to live together. Which of these potential changes do you think are most appropriate?

Update regulations to clearly allow adopted children	73	56%
Update regulations to allow households to have roommates	37	28%
Remove all limits on household size and allow occupancy limits to be determined only by the building code	19	15%
No change – keep existing regulations as they are	13	10%
No opinion	5	4%
Other – write in	0	0%
Topic 1 respondents who answered this question	96	73%

[Jump to other comments provided for this question](#)

32. HOUSING TYPES

Current zoning allows for some variety of housing types, including fourplexes and small apartment/condo buildings in several zoning districts. Small houses on foundations are also allowed, but no standards exist, and no regulations for cottage courts are provided. The Envision Glynn plan recommends allowing a wider range of housing types, including affordable options. Which of these potential changes do you think are most appropriate?

Define cottage court as a use or building type, provide minimum standards, and specify in which zoning districts it would be allowed	29	22%
Define building types and create diagrams and standards to show how a variety of housing types could be designed	28	21%
Provide minimal standards for certain housing types	26	20%
Adopt the International Residential Code Appendix Q and other regulations as necessary to provide minimum design standards for houses under 400 square feet	25	19%
No change – keep existing regulations as they are	2	2%
No opinion	0	0%
Other – write in	0	0%
Topic 1 respondents who answered this question	37	28%

[Jump to other comments provided for this question](#)

34. ACCESSORY DWELLINGS

Guest houses and similar accessory dwellings are not defined in current regulations. Mother-in-law suites count toward the total number of units in a development. The Envision Glynn plan recommends allowing a wider range of housing types including affordable options. Which of these potential changes do you think are most appropriate?

Define carriage houses and similar accessory dwellings, specify in which zoning districts they are allowed, and provide minimum standards	88	67%
Exempt mother-in-law suites from counting toward the total number of units, or allow them to count as a fraction of a unit	47	36%
No change – keep existing regulations as they are	9	7%
No opinion	7	5%
Other – write in	7	5%
Topic 1 respondents who answered this question	125	95%

Write-in responses

- See comment [respondent provided their write-in response in the comment box—see appendix]
- Do top choice AND still count them to the total number of units in a development
- Top choice PLUS they count toward total number of units in a development
- Limit density
- Tiny Houses
- Define true mother in law suites and require occupancy by relatives only. Make sure there is no loophole for short term rentals. Kid you allow accessory structures without regulation, it will be abused.

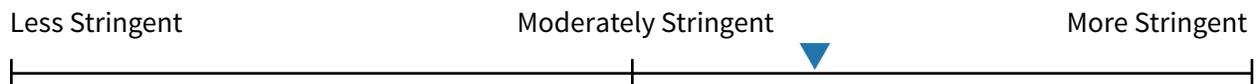
[Jump to other comments provided for this question](#)

35. ENERGY CODES

The latest energy codes are not yet required in Georgia or Glynn County, so new construction does not have to be as energy efficient as it could be. Which of these potential changes do you think are most appropriate?

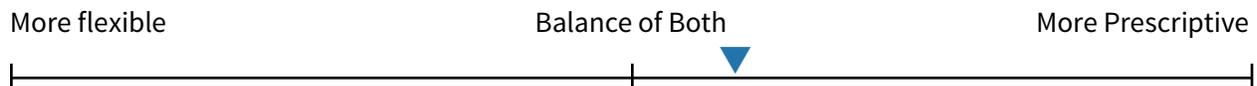
Adopt an energy standard such as the National Green Building Standard for new residential and commercial construction (this would ensure maximum efficiency, but flexibility in compliance)	30	19%
Adopt the latest nationally recognized energy codes for new residential and commercial construction	21	13%
Adopt nationally recognized energy performance standards only for new commercial buildings	6	4%
No change – keep existing regulations as they are	1	1%
No opinion	1	1%
Other – write in	0	0%
Topic 2 respondents who answered this question	44	28%

In general, what level of energy conservation codes do you think are appropriate in Glynn County? More strict codes will conserve energy but may require more resources to enforce and increase the cost of construction.



Topic 2 respondents who answered this question: 30 (19%)

In general, do you think any new energy conservation codes should be more prescriptive (spelling out required ways to save energy) or more flexible (providing multiple alternatives to save energy). More flexible codes may require more resources to enforce.



Topic 2 respondents who answered this question: 26 (17%)

[Jump to other comments provided for this question](#)

36. BUILDING CODES

Building codes in Glynn County follow state standards but do not include any additional provisions to prevent property damage from winds and floods in hurricanes or other storms. Which of these potential changes do you think are most appropriate?

Change section 1609.3 of the International Building Code to require new construction to be designed for higher wind speeds, especially near the coast (<i>this option may reduce homeowner flood insurance costs</i>)	80	61%
Adopt additional codes prepared by the state to help protect new construction from storm damage (Georgia Disaster Resilient Building Construction Appendix N and Appendix O) (<i>this option may reduce homeowner flood insurance costs</i>)	78	60%
No change – keep existing regulations as they are	4	3%
No opinion	1	1%
Other – write in	1	1%
Topic 1 respondents who answered this question	97	74%

Write-in response

- Elevate buildings (like stilts) in areas at risk of flooding.

[Jump to other comments provided for this question](#)

37. LOTS ON SEPTIC TANKS

New residential lots with septic tanks are currently required (under certain circumstances) to be larger than lots with public sewer. Which of these potential changes do you think are most appropriate?

Expand this requirement to always require larger residential lots on septic systems	67	43%
Prohibit non-rural uses on septic systems	58	37%
No opinion	23	15%
No change – keep existing regulations as they are	9	6%
Other – write in	4	3%
Topic 2 respondents who answered this question	127	81%

Write-in responses

- see comment [respondent provided their write-in response in the comment box—see appendix]
- require maintenance in ordinance
- prohibit septic systems in low lying areas subject to flooding and sea level rise
- Require regular inspection and maintenance of septic systems

[Jump to other comments provided for this question](#)

38. FOREST AGRICULTURAL (FA) ZONING

The FA Forest Agricultural zoning district currently allows residential subdivisions with half-acre lots. Which of these potential changes do you think are most appropriate?

Establish a minimum lot size of 5 acres for new residential lots in this zoning district	53	40%
Allow farm owners in this zoning district to subdivide their land into a limited number of smaller homestead lots for immediate family members	45	34%
Establish a minimum lot size of 10 acres for new residential lots in this zoning district	30	23%
Establish a minimum lot size of 20 acres for new residential lots in this zoning district	27	21%
No opinion	14	11%
No change – keep existing regulations as they are	10	8%
Other – write in	4	3%
Topic 1 respondents who answered this question	116	89%

Write-in responses

- See comment [respondent provided their write-in response in the comment box—see appendix]
- Establish a min. size lot for St Simons & for the mainland separately
- Minimum lot size on SSI should be 2 acres; elsewhere in Glynn County should be 5 acres
- Prohibit subdividing with zoning change

[Jump to other comments provided for this question](#)

39. INFILL REGULATIONS

Existing infill regulations control how new houses can be built on small historic lots in existing neighborhoods, and whether those lots can be subdivided (most regulations apply only on St. Simons Island). Regulations try to encourage compatible development, but the Envision Glynn plan and community input on the Zoning Update have suggested they need to be revisited.

	on the Mainland		on the Islands	
Limit the area of building footprints, building width, or building depth in certain zoning districts or on smaller lots	19	15%	30	23%
Establish limits on the height or size of infill houses relative to the houses they replace or neighboring structures	18	14%	29	22%
Remove minimum lot size requirements and allow maximum units per acre to control density at the same level but allow more flexible development patterns	14	11%	12	9%
Change the requirements for lot size, maximum number of stories, and maximum number of bedrooms	9	7%	13	10%
Establish flexible or tiered setbacks for smaller lots to reduce the number of variance requests	6	5%	5	4%
No change – keep existing regulations as they are	4	3%	3	2%
Other – write in	0	0%	0	0%
Topic 1 respondents who answered this question	32	24%	35	27%

Total Topic 1 respondents who answered this question: 37 (28%)

[Jump to other comments provided for this question](#)

40. HOME-BASED BUSINESSES

Currently, any employees of home-based businesses must live in the home. Parking and signage are also limited. Which of these potential changes to the zoning regulations do you think are most appropriate?

Add restrictions on parking, number of visitors, hours of operation, storage, or other aspects to minimize the impact of home-based businesses	26	20%
Allow a limited number of employees who don't live in the home	10	8%
No change – keep existing regulations as they are	4	3%
No opinion	0	0%
Other – write in	0	0%
Topic 1 respondents who answered this question	37	28%

Note: This question mistakenly allowed only one option to be chosen. Several people mentioned in the comments that they supported both options, so those have been counted here.

[Jump to other comments provided for this question](#)

41. CATS, DOGS, AND OTHER PETS

The zoning ordinance currently says that cats and dogs are the only animals allowed as pets outside of the Forest Agricultural (FA) zoning district (and with some exemptions for horses). Which of these potential changes do you think are most appropriate?

Specify other types of animals that are allowed as household pets, with maximum numbers	33	34%
No change – keep existing regulations as they are	21	21%
Remove all pet regulations from the zoning ordinance and let other parts of the County code regulate pets and farm animals	20	20%
No opinion	6	6%
Other – write in	2	2%
Topic 3 respondents who answered this question	82	84%

Write-in responses

- Allow backyard poultry, regulated at to number/size allowed
- backyard chickens should be allowed but specify number

[Jump to other comments provided for this question](#)

42. RELOCATING HISTORIC HOUSES

Relocating historic houses or other buildings into the county is currently tightly regulated. In most Georgia counties, relocated historic buildings are treated like any other building.

Remove zoning regulations related to historic building relocations and let the building code regulate this	23	18%
No change – keep existing regulations as they are	8	6%
No opinion	6	5%
Other – write in	1	1%
Topic 1 respondents who answered this question	38	29%

[Jump to other comments provided for this question](#)

Write-in response

- see comment [respondent provided their write-in response in the comment box— see appendix]

43. LIGHT POLLUTION

Existing light pollution regulations require new light fixtures to be full cutoff and provide maximum lighting levels, but do not apply to single-family houses except during sea turtle season, and do not fully protect views of the night sky. Which of these potential changes do you think are most appropriate?

Strengthen existing regulations for lighting near the beach	118	76%
Remove the exemption for single-family houses and require all homes to comply with the regulations	87	56%
Expand existing requirements to specify maximum light levels at the property line	76	49%
No change – keep existing regulations as they are	7	4%
No opinion	2	1%
Other – write in	1	1%
Topic 2 respondents who answered this question	136	87%

Write-in response

- See comment. [respondent provided their write-in response in the comment box—see appendix]

[Jump to other comments provided for this question](#)

44. TREE PLANTING

No trees or landscaping are required in new developments today, except for in buffers, although existing trees on St. Simons Island are protected. (This zoning update effort is not proposing any substantive changes to the tree preservation ordinance.) Which of these potential changes do you think are most appropriate?

	on the Mainland		on the Islands		residential development		commercial development	
Create tree planting standards for all new developments, including how many trees should be planted, allowed species, minimum size, and minimum planting area	102	65%	119	76%	101	65%	102	65%
Create tree planting standards for all new parking lots	101	65%	111	71%	94	60%	105	67%
Create minimum landscaping standards for all new developments, including allowed species, plant spacing, and height	92	59%	100	64%	87	56%	94	60%
No change – keep existing regulations as they are	4	3%	3	2%	4	3%	2	1%
Other – write in	1	1%	1	1%	1	1%	1	1%
Topic 2 respondents who answered this question	119	76%	128	82%	114	73%	118	76%

Total Topic 2 respondents who answered this question: 132 (85%)

Write-in response

- I don't know

[Jump to other comments provided for this question](#)

45. CONSERVATION SUBDIVISIONS

Conservation subdivisions are addressed in conflicting ways in the current regulations. Which of these potential changes do you think are most appropriate? (These changes may reduce homeowner flood insurance costs.)

Require new large subdivisions county-wide to be conservation subdivisions	79	51%
Require new large subdivisions on the Islands to be conservation subdivisions	29	19%
Do not require conservation subdivisions anywhere, but allow them by regulating density with maximum housing units per acre rather than minimum lot size	22	14%
No opinion	2	1%
Other – write in	2	1%
Topic 2 respondents who answered this question	134	86%

Write-in responses

- No not allow greater density of lots when allowing conservation subdivisions.
- These artificially drive-up housing prices

[Jump to other comments provided for this question](#)

46. COASTAL AND ENVIRONMENTAL REGULATIONS

Existing environmental regulations protect beaches and dunes but do not go beyond state requirements for stream or marsh setbacks, and do not allow shorelines and marshes to migrate over time, or otherwise protect property from flooding and sea level rise. (If any regulations change, existing buildings would be allowed to remain as they are unless destroyed by a natural disaster.) Which of these potential changes do you think are most appropriate? (These changes may reduce homeowner flood insurance costs.)

Clarify the existing beach and dune protection regulations, and align their requirements with the Georgia Shore Protection Act	103	66%
Establish more strict regulations for construction within the coastal high hazard area	95	61%
Increase the existing marsh setback from 25 to 50 feet	94	60%
Prohibit the construction of sea walls in marshes, but provide standards for living shorelines to provide natural protection from erosion	94	60%
Adopt a setback from wetlands of at least 25 feet	92	59%
Remove loopholes in existing marsh protection regulations for lots platted before 2015, lots with more than 18% of their area in the buffer, and other exemptions	92	59%
Rezone sensitive coastal or environmental areas to CP Conservation Preservation	90	58%
Establish a coastal overlay zone to require more environmentally appropriate development near the coast or in sensitive areas	88	56%
Increase the existing stream setback from 25 feet to an average of 75 feet average and a minimum of 50 feet	85	54%
No change – keep existing regulations as they are	5	3%
No opinion	3	2%
Other – write in	1	1%
Topic 2 respondents who answered this question	131	84%

Write-in response

- Model after GADNR

[Jump to other comments provided for this question](#)

48. REZONING TO R-6 ON ST. SIMONS ISLAND

Zoning regulations currently prohibit rezoning any property to R-6 on St. Simons Island. Which of these potential changes do you think are most appropriate?

Expand this requirement to prohibit rezoning to other zoning districts on St. Simons	12	12%
No opinion	5	5%
No change – keep existing regulations as they are	5	5%
Other – write in	1	1%
Topic 3 respondents who answered this question	23	23%

[Jump to other comments provided for this question](#)

Write-in response

- Requirements should be written to prohibit and rezoning that would increase density on SSI. If a property can be rezoned and reduce density that should be allowed. That has happened before.

50. NATURAL DISASTERS

Under current regulations, buildings that are damaged or destroyed by a hurricane or other natural disaster must be rebuilt to follow all zoning regulations if the reconstruction cost is more than 50% of the value of the building and certain other criteria apply. Which of these potential changes do you think are most appropriate? (These changes may reduce homeowner flood insurance costs.)

Keep this requirement, but develop a plan to expand County staff capacity after storms, or to allow faster approvals for reconstruction that does not increase floor area	89	57%
Temporarily waive this requirement when a state of emergency is declared or a certain category storm impacts Glynn County	29	19%
No opinion	9	6%
Other – write in	2	1%
Topic 2 respondents who answered this question	129	83%

[Jump to other comments provided for this question](#)

Write-in responses

- keep the requirement but offer a buy-out program for property owners in high hazard areas, and do not allow re-bulidng in high hazard areas when the cost of reconstruction is more than 75% of the value of the building.
- I believe that the homeowner should be allowed to decide in these situations as to which standard they wish to adhere to, the older one which the house was originally built under or standards that have more recently been put in place as long as it is not something that will negatively affect those outside the home. When a person's home is destroyed, they are already going through enough.

Appendix: Additional Comments Received

Envision Glynn: Zoning Update

The following comments were provided for the questions indicated. These unedited comments have not been checked for spelling, accuracy, or feasibility. A number of useful ideas and suggestions were identified here that will be considered as ordinance changes are drafted. Any changes will be subject to further review by the public and County staff.

1. Building Height

- For flat or low slope roofs, should be measured to height of highest building component, the parapet. Religious symbols, signage, “widow’s walks”, and anything structural or ornamental on roof tops should also fall under this requirement.
- max height must include A/C units and towers as well.

2. Freeboard

- Freeboard requirements for the island and properties adjacent to the tidal marsh should be 2-3 feet.
- Be sure that “flood level” is a defined term and that this free board requirement is coordinated with the building height ordinance.
- Storm surges and flooding are on the rise (no pun intended). Most of Glynn County is at risk.
- 2 feet above flood doesn’t seem high enough.

4. Design Standards

- There should be an appeal process based on unique site characteristics and common sense. Calling something “Low or high quality design” is vague and ambiguous. You should be more specific with these terms.
- Mainland design standards should address ocean level rise and increasing storm frequency and strength, in addition to aesthetics. Moderate standards also equates to moderate costs, and this should be used to incentivize building and development on the mainland. Island design standards should be strict, and should address ocean level rise and increasing storm frequency and strength, in addition to aesthetics. Higher standards equate to higher costs, and should both support high quality development and construction, and also dis- incentivize overall development and construction. Higher standards in both areas should reduce storm damage and therefor ultimately reduce insurance, cleanup, and related costs.
- I think design standards for SSI should have a different weight between residential, commercial, corridors and the Village, with the Village Preservation area being the strictest. The biggest issue I see in the need to create residential and commercial standards is to insure that storm water drainage is addressed. Too many places on the island where a large lot has been cleared and two houses built and no where for storm water to go but to other people’s yards. Also a lot of people in residential areas seem to be infringing on public property when they build..Plus too many people building too close to the marsh.
- needed to assure no more (in the county) structures like they City allows...those trailers behind CVS/Parkers at corner of causeway and Hwy 17....embarrassment.
- There needs to be much more consideration required for design standards based on the character of the area. For example, the area near exit 38 is frightening, from the exit to the new Sam’s Club plaza. There is absolutely no character in this area, a large loss of trees, and too much impervious surface. Many of those commercial spaces could’ve been provided through infill and the land

near exit 38 could've remained rural residential. I'd also like to see more design standards for commercial signage, buildings' siding, materials, height (particularly on the southend of the island). I'd like to see more emphasis on native plants (not just trees), xeriscaping, rain gardens. parking lots should be smaller with vegetative screens (like in the Glynn Avenue Design Framework). I hope in the new ordinance we can require much less parking for commercial business. We waste too much land!

- The only design changes that need to be made, is to create construction standards to reduce damage in violent storms.
- Design standards should be developed depending upon which area of Glynn County we are addressing. No one size fits all. It should be clear to community members and developers what the standards are for materials, height, landscaping to maintain character and prohibit sprawl.
- A junky, hodge podge of signs, standards and (lack of) landscape criteria do not serve our long term interests

5. Open Space

- Re: Allow existing areas of natural or scenic value to count double toward any open space requirements or bonus. These should be protected anyway, without allowing some corresponding incentive by increasing density or construction footprint. Re: Allow open spaces designed as amenities to count double toward any open space requirements or bonus. Amenities should be required of all development whose occupancy demographic points to them. If it is a family oriented development, for example, all amenities should be required. Even if it is a retirement development, all amenities should be required, because users would include residents, their families and other visitors.
- Do not allow a density bonus or allow smaller lots for any reason.
- Allowing a density or smaller lot bonus for new developments that set aside green or open space conflicts with our desire to reduce density. Allowing smaller lots sizes increases the likelihood of storm water drainage issues.
- Increasing the value of preserving natural and scenic areas already existing is favorable, but I think allowing it to count as double greenspace is overreaching. There would also need to be pretty strict definition as to what constitutes "scenic" or "natural". I think preserving truly natural areas, i.e. areas with no impervious surface and with ecosystem value, should count as 1.5. I think "scenic value" will need to be defined even more strictly than "natural" in order to keep developers from abusing this double credit. I think doubling their credit for open space is too much. I think allowing scenic views to count toward greenspace at all is enough of a benefit and preserving vistas should not count twice as much. Any amenities counted double toward open space requirements need to have environmental/ecosystem value and be free and open to the public. These amenity benefits should only be provided for truly environmentally beneficial amenities like nature trails or bike trails. And while I think this would be beneficial in mainland residential development, I don't believe this bonus is needed on the island. I believe the island is already extremely developed and needs as much natural greenspace preserved as possible. Therefore, I don't think amenities should count as double on the island.
- consider a transferable development rights ordinance and program to allow developers to maximize density in exchange for protecting open space beyond their property areas designated by the county to be critical for environmental protection or passive recreation.
- I don't know enough about what the current regulations are at the moment to vote on the above, however, Glynn county is special in its natural beauty and wildlife, so whatever is done needs to be done with the protection and preservation of that in mind. The sea turtles, dolphins and other sea life are of particular interest, but also land animals such as deer, birds, and raccoons, so there need to be safe places for these animals to live without interference from humans, but also a way

for this to be done so that humans can see and enjoy them. Without the natural wonders and people's ability to enjoy them, there are a million other places people could live and/or vacation.

- The island has too much development with infra-structure still lacking. More flooding occurs because there are less open vacant land areas and trees.
- Define what will be counted as "green space," being sure to eliminate wetlands and steep slopes from being included in the required set aside. Open space should be contiguous and useable. Also, the question of whether open space set aside is public or private needs to be addressed.
- Natural space could count as 1.5 as long as there is ecological value for wildlife, stormwater control, and vegetation. Vistas should never count toward open space because it doesn't serve the same purpose. Vistas should be protected on a site-by-site basis. Amenities should not count toward open space since see tennis courts, splash pads, and golf courses, etc. provide no environmental benefits.
- Why count less space as double??
- Please prioritize open space throughout the County. These should be true open spaces - not golf courses, water parks, etc.

6. Historic Buildings

- The devil is in the details (definitions). I support historic preservation but it must protect the landowner's right too.
- I don't see "ancient" resources covered in the Survey Report- sites yielding ethnographic or other cultural artifacts must be protected until a disposition can be determined.
- There is too much history in this area not to have a historic preservation ordinance.
- ...we've lost too many treasures already.
- Require sustainable preservation guidelines recommended by the GA Trust for Historic Preservation
- Historic preservation of Native Americans, Enslaved Africans and other historic races and ethnicities should be protected. Developing properties too close to an historic cemetery is happening too often - see cemetery on the east side of Frederica Road across from Sea Palms Realty.
- Is there a way to also regulate upkeep of historic properties and/or prevent historic buildings from being torn down?
- This is vital to our local history and one I feel very strongly about. We must preserve the past in order to know our history and make a better future.

7. Buffers

- What is "opaque" here? At eye level? Need to define whether it is a buffer, a hedge, a wall of vegetation?
- buffers should incorporate large existing trees and the natural plant life, rather than being over-manicured shrubs and bushes...

8. Fences and Walls

- The question is difficult to answer because of the format. 1. All fence and wall new construction must be reviewed by Police Department to ensure a safe line of sight for intersecting lanes of traffic. 2. Max heights, especially for commercial/ industrial where it "protects" surrounding properties from sight and sound need to meet different standards. 3. How do we define "appropriate" materials? Relative to wall and even fence height, it can be an engineering question. On the islands these should also be driven by aesthetics. Personally, I don't want roof panel fences on SSI- I think these need to be driven by expectations of high standards, both physically

and aesthetically, and maybe we can adopt someone else-s model code for this. For residential, on mainland high density and everywhere on SSI, see: <https://www.codepublishing.com/CA/CarmelbytheSea/html/Carmel17/Carmel1710.html> Retaining Walls. Retaining walls in front setbacks or side setbacks facing a street are permitted as follows: a. Retaining walls with the exposed face visible from the street shall have a maximum height of three feet. b. Retaining walls with the exposed face parallel to the street and facing the interior of the property site shall have a maximum height of six feet. c. Exceptions to these height limits shall require Planning Commission approval. The concept of “durability” is difficult when combining both our maritime environment and aesthetic considerations. Is wood “durable”? Not when compared to plastic, but a lot of plastic fence products are not aesthetically pleasing.

- We need regulations and as much as I hate to say building permits above a certain height, we already know that too many people take the “ask forgiveness instead of permission” approach.
- Fences should be allowed within the allowed setback but should NOT be allowed on the property line. There should be at least a two foot setback requirement for fencing. Also, there should be a requirement that any fences need to be maintained ON BOTH SIDES.

9. Signs

- All suggestions suggest “update” or “limit” without specifying end product. In general, on SSI, no billboards, fewer and smaller commercial signs, no neon, would be good.
- With regards to changes impacting billboards, Lamar Outdoor operates a majority these signs, with over 70% of our clients being local business. We have made several attempts to have an open dialog with the county, but that hasn’t happened. To prevent any future legal issues after changes have been voted upon, Lamar is once again requesting an open dialog. Thank you for your consideration [name and contact info redacted]
- We already have too many signs everywhere. This has needed an overhaul for years. Communities with strict sign regulations have much more curb appeal than those who do not.
- Billboards should not be permitted in anywhere but along I-95.
- I used to live in Vermont where billboards are prohibited everywhere and it creates a really beautiful state that people visit and appreciate. There are plenty of other options for commercial advertisement.
- I prefer lower signs, not taller than the buildings they are advertising.
- Billboards need to be extremely limited and commercial signage along major corridors needs to have a design/size standard.
- Too many eyesores of signage - especially as you approach the causeway to the SSI. Our gateway looks tacky and cheap. Prohibit billboards everywhere except along I-95.
- Prefer no new billboards - too many already!

10. Pervious Pavement

- On SSI we should require pervious materials for all new and re- furbish construction of: low-volume pavements residential roads and driveways sidewalks parking lots low-water bridges patios well linings walls (including load-bearing walls) swimming pool decks
- We have got to get better at requiring things that help with storm water drainage.
- consider grass as a viable porous option for parking lots
- Require as much pervious pavement as possible, but allow maintained rain gardens to supplement for pervious spots and allow a decreased parking requirement incentive if they use pervious pavement for more than the required spaces.
- Pervious parking surfaces will help with stormwater runoff and with flooding issues. It should be highly encouraged/required

11. Site Coverage

- Re: Add site coverage limits to mainland, this can't be a blanket requirement, and needs to apply to different in Brunswick suburban, rural, residential and commercial applications.
- Again, we need to reduce the footprint and handle storm water drainage.
- While there should be site coverage requirements everywhere, that does not mean that the requirements on SSI should be the same as on the mainland.

12. Neighborhood Retail

- The traffic is ridiculous. Something needs to be done about the light at Frederica and Kings Way! Now it's even twice as bad since the round about has been shut down. It took me 25 minutes to get through this light to get to the village. It doesn't matter what you do when it comes to planning if you don't do something about the traffic and how it flows and right now, it's at a standstill!
- Please encourage this type of mixed use! Please emphasize walkable communities through neighborhood-scale retail with developer incentives!
- Not on SSI - only in Brunswick and mainland

13. Reverse Frontage

- Reverse frontage must be of a landscape, materials and aesthetic character comparable to regular frontage.
- Reverse frontage may be the only option in some cases when subdivisions are located on roads that limit the number of driveways.

14. Number of Zoning Districts

- I could answer this if you provided a map of the zoning districts.
- The number of zoning districts is irrelevant if we are doing things right. There should be a zoning district if it is needed. Do not try to cram certain zoning districts together just to lower the number of zoning districts in the code. If there is reason to combine them and it won't negatively impact landowners, then do it. However, we must be intentional and responsible with the creation/use/definitions of zoning districts. This is a bad question and is very concerning that you'd think this is an appropriate question to ask!

15. Planned Development (PD) Zoning

- Need a sunset clause on existing PDs- build it or lose it.
- Prohibit all future rezoning to PD. Require new developments currently zoned PD to conform to new regulations as well as old ones.
- Rezone is my first choice.. if not possible, then require bullet #1 and #2
- Yes, I would like to see PD's eliminated from future zonings because they are abused by developers. At the very least, they should have to comply with standards set forth for other zoning districts (first option).

16. Mixed-Use Zoning District

- Incentivize this kind of development on the mainland in suburban Brunswick.
- Good idea, but not on the north end of SSI.
- I think this would be fine for Glynn County areas other than SSI, but I honestly don't see anywhere this would fit into the current structure of SSI. The Village area is pretty much already mixed use.

- True mixed use includes parks, schools, libraries, fire stations, and other infrastructure and services.
- Not on SSI

17. Rezoning Notifications

- Government should still be required to notify the public.
- Addresses within 1,000 ft should be notified of all applications significantly changing the character of the property. All applications requiring a variance should be advertised by signage.
- Plus create an online system for all citizens to easily access all types of development applications. Please do not allow the person who created the county website to create that system.
- Add online notifications in addition to mail. Require notification by sub-divisions and land disturbance.
- 200 feet is too little. Expand it to 600 feet.
- Too many citizens are not computer savvy, so going to an online system does not adequately serve everyone.
- The mail notifications should be retained and expanded, but there should also be an online system for citizens access to rezoning, variance and appeal applications.
- Notify residents by mail - too many seniors do not use the internet - this would be discriminatory. Include land disturbances and any subdivision change must notify neighbors. Finally, THE NOTICE SHOULD APPEAR ON ALL SIDES OF THE PROPERTY. I live in Sea Palms West I behind MANY undeveloped tracts of land. I do not drive on the section of Frederica Road where the notice would be and would miss any notice.
- keep the mail req'ts AND create an on-line system.

18. Site Coverage Variances

- [No comment box was provided for this question]

20. Subdivision Review

- What in the heck is a non residential subdivision?
- All reviews should go through the commission.
- Commission review invites public input. public review should happen on all subdivision applications.
- Administrative reviews should be eliminated and replaced with Planning Commission review subject to appeal to the Board of Commissioners
- An elected body should review all land use decisions impacting community services (schools, water lines, sewage, roadways).
- Expedited subdivisions are abused on the Island and should be removed from the code.

21. Site Plan Review

- Give the Planning Commission the final word

22. Site Plan Approvals

- If a PD zoned property has not begun development after 3 years, it should revert back to its original zoning.

23. Site Plan Review Standards

- Should be able to select multiple criteria here- I select both of the first two: Establish a threshold over which all developments have to conduct a traffic impact study and submit the results to the Planning Commission (this would be in addition to existing application requirements)
Establish a threshold over which all developments have to conduct stormwater calculations and submit the results to the Planning Commission (this would be in addition to existing application requirements)
- Not sure why this is not allowing me but one choice. We need to do bullet #1 and 2

24. Stormwater Management

- Stormwater management and design should not be something that waits until construction plans are submitted - this should be a requirement of site plans.
- This should include correct ordinances relevant to our coastal region
- ordinances must be tailored to our coastal region
- Use an ordinances according to Coastal Area

26. Street Design

- I would require sidewalks, trees, and street lights on new streets in certain areas according to what that “certain area” wants. Lighting on streets is important for safety and security in urban areas and where there is public transportation. On SSI, I am against street lights, but whether they are in the Village should be according to a Village Plan, which we do not have, and desperately need NOW. I would require trees on all mainland and island new streets.
- On the third entry, I think street lights in most areas should be kept to a minimum...Only what is required for safety. But I think the ordinance should prevent very bright lights from being used. There are street lights that illuminate but are not glaring.
- We need sidewalks everywhere! Pedestrians are in danger in Brunswick.
- Consider adopting a county-wide version of the City of Brunswick’s Complete Street ordinance...
- Please review the Coastal Stormwater Supplement to the Georgia Stormwater Manual. It has specific ordinance requirements for “green” streets. Don’t let your regulations become a block to managing stormwater effectively.
- With regard to sidewalks, they should NOT be REQUIRED everywhere, but only where appropriate for pedestrian access to commercial properties or for connectivity between developments.
- Require more trees along sidewalks on the mainland to improve the comfort of walking/biking.
- More accommodations for walkers and bikers.
- Safe biking lanes!
- We need more bike paths and things to promote movement and health in our community as well as provide safe means of transportation for those that do not own vehicles.
- All roads need to be pedestrian and cyclist friendly to prevent future accidents and improve community

27. Parking and Loading

- Not sure how we reached the conclusion that minimum amount of parking and loading spaces required today is sometimes more than what is necessary. Not withstanding that, on SSI, we need to strictly require additional development to offer an appropriate amount of parking space. Water permeable materials should be required on SSI for: low-volume pavements residential roads and driveways sidewalks parking lots low-water bridges patios well linings walls (including load-bearing walls) swimming pool decks It is more expensive, but it needs to be an important part of

the cost to “do business” on SSI. We need to require bike parking spaces, and also improve and expand the existing bike/ walking trail network on SSI and county- wide. Any new “development” on SSI should have bike path access.

- This is almost a moot point on the island since in most places there is never enough parking and not enough space for there to be enough without impacting the tree canopy..
- if current regulation results in too many places for an entity...they can appeal.
- Mandate adequate parking. We need more Parking on the island.
- parking lots should be required to include impervious materials and to be designed with swales (not curb and gutter systems) to reduce runoff.
- Minimum parking requirements should not only not be eliminated, they should be strengthened, particularly in residential areas with regard to short term rentals. Off-street parking (e.g., parking in the right of way) should not be allowed anywhere.
- The first option, “Eliminate minimum parking and loading requirements to allow businesses to determine how much parking they need to be successful”, is only helpful if there is a maximum parking limit put in place. This limit should be somewhere around the existing minimum requirements. Do not require golf cart parking. Golf carts on the island are a nuisance to traffic.
- Require more environmentally-sound techniques in construction of parking, i.e. permeable/ natural surfacing
- Too much over design for parking - too much black top and not enough trees - online buying is on the rise reducing the need for all the parking. It is unsightly, inefficient, and poor use of land.
- Include green alternatives for stormwater management in parking lots. Encourage trees in parking areas to reduce the heat island effect.
- Too much wasted parking space - please eliminate these requirements so we can make better use of community space in Glynn County.

28. Street Connections

- I do not think the first or second entry should include single family residential, especially on the island..People move into neighborhoods for safety. Having single family neighborhoods become shortcuts or through fares would be dangerous and greatly affect quality of life for our families.
- Don’t believe any regulation should differentiate between Island and Mainland....regulations should apply to the “COUNTY” period.
- expanding the access of neighborhoods will also help with traffic congestion - especially on SSI
- Connecting streets within communities is more efficient and cohesive.

29. Commercial Driveway Widths

- We need to reduce the concrete footprint where ever we can.
- this change should encourage or require both pervious pavement materials and swale systems to minimize runoff

30. Household Size

- How is “live together” defined? On one property, under one roof, in one “unit”? Where “roommates” are concerned, the regulation needs to be designed to prevent gaming the system. Also, how long are you resident with roommates to be “living together”- weeks, months, years? We need to avoid impacting migrant workers who often “live” together for limited periods- like seasons- because we need these people.
- In the second option, I think the limit of 5 unrelated people living together should remain. Otherwise we will have situations where 8-10 people want to live on SSI and they rent a 5 bedroom house..This would create a nightmare of cars and parking for the neighborhood, not to mention

probably people coming and going at all hours of the day and night. We already see this during the summer and on Ga/FL weekend.

- Limit the amount of people to 2 persons per bedroom - this is for households, rentals, hotel rooms - everything.
- If we want to encourage young people/young professionals, we need to allow for roommates.
- Clearly, this is ridiculous as currently written. I don't know the implications of the 3rd options, but I think all should be considered.

32. Housing Types

- As stated on another question..“affordable housing” using means low end. Allowing this type of housing on SSI will negatively affect the tourism industry.

34. Accessory Dwellings

- If m-i-l suites are exempted I am concerned that another owner would petition to turn them into rental units, defeating the intent of density standards
- When you say “Define” these units, my question is “for what purpose?”. They should be defined for purposes of taxation, eligibility as rental units and reporting requirements pertaining thereto, for parking allocation and standards. They should be defined as contributing to the density of the development by the number of beds and/or parking spaces- in other words, if a residential unit comprises a 3 bedroom house and a one bedroom mother in law apartment, and a two bedroom carriage house, the “unit” is a 6 bedroom unit. All infrastructure, parking, and other impact considerations should be based on this 6 bedroom classification.
- I feel that since these types of structures exist, they should be defined as stated. And should be included in the square footage allowed on a lot. St Simons does not need “more affordable options. “There are already plenty of affordable condos, apartments and patio homes that fit the island’s environment..which is that of a tourist destination. “More affordable options” usually means low end , cheap housing. From strictly an economic standpoint, Glynn County cannot afford to lose the tourist dollars generated by St. Simons being a desirable destination. Most people see St Simons as a “high end, but still affordable” destination. Establishing lower, affordable housing options, cheaper than already exists, will eventually kill the tourist industry.
- add top line AND they should count toward the total number of units in a development.
- I have rented carriage houses for 3 years (both in Brunswick and Savannah). As a single person trying to afford a rental in safe, quiet neighborhood, this type of of rental has been extremely beneficial. I’m not sure defining it will necessarily make them more prevalent, however, I do think writing outbuildings of this sort into the zoning ordinance is important. Finding ways to incentivize using these types buildings of buildings for long-term rental units is extremely valuable for creating affordable housing.
- during these times our elders need the ability to live with their children and be self sufficient. If a property owner wants to build a mother in law suite or carriage housesit should be allowed and possibly include the ability for them to pay for their own electricity/water if the property is large enough.
- require a green building certification for all new construction and additions/renovations costing 50% or more of the value of the home.
- There needs to be size restrictions as well. We have a “mother in law suite” in our neighborhood that is the size of a medium home. It’s huge and within 7’ of the property line. Not sure how they got that built!!!
- Allow flexibility in dwelling size to allow a more diverse population and more potential to dwell in place.

- Ensure that parking requirements for carriage houses and similar accessory dwellings are included in the ordinances.
- Depends on what's in a mother in law suite..
- No apartment buildings in residential neighborhoods
- More information is needed around definitions, permitted zoning districts, and minimum standards.

35. Energy Codes

- Codes should be combined with state and other incentives. you need to break the chokehold that Georgia Power has on residential and small utility solar for it to contribute to real energy efficient buildings and net zero consumption.
- Glynn County currently enforces the 2015 IEC which changes many typical construction details and provides for a much more energy efficient building envelop..
- Water efficiency standards are as important as energy standards. Glynn Co should also adopt high-efficiency water standards as well - <https://www.iapmo.org/hidden/high-efficiency-water-standards/>
- The codes should allow developers to utilize various ways to conserve energy, such as solar panels if they choose to. But the requirements should be the same across the board for insulation, windows, doors, appliances

36. Building Codes

- This is absolutely critical.
- Use Miami, Florida hurricane standards for all new construction
- Our building codes are outdated. New buildings are at risk for flooding and wind damage. Doesn't the Federal govt have incentives for smarter and safer building requirements?

37. Lots on Septic Tanks

- You can only Prohibit non-rural uses on septic systems if there is a public sanitation district alternative. If it does not exist, development should be delayed until it is.
- If septic tanks cannot be prohibited on St Simons, then at least always require a larger lot.
- Septic tanks should be limited as much as possible by permitting them for individual lots but not entire communities. With the amount of flooding we see and sea level rise causing water tables to rise, we should try to steer development away from using septic tanks. This section should also be used to help guide where new development can occur.
- with the rising water table, septic is not a good option. Consider compost toilets for black waste and septic for grey water.
- Septic systems should be required to have adequate space (lot size) for a current drain field and a "backup" drain field
- Expand Public sewer. There should not be any residence east of I-95 that does not have to option to be on public sewer
- The islands and denser areas of Glynn County should require transitions from Septic to Sewer over a fixed period of time. Maybe could be funded by a future Splost?.
- If a lot needs to have a septic system, the lot must be large enough to locate a septic drain field without contaminating nearby waterways, or nearby drinking water wells. Public sewer should be encouraged for all new developments (developers should bear the cost of expanding sewer infrastructure and capacity.)

38. Forest Agricultural (FA) Zoning

- There should be different standards for Mainland Glynn County (MGC) and the islands. Re: MGC, these lot sizes should be specified in concentric rings surrounding the Brunswick City Limits (BCL). It is a County issue, but must be designed around Brunswick development priorities for what will become its suburbs. Within a specified close- in distance from Brunswick city limits it should be half acre lots with supporting calculations for ground water recharge to a specified standard. Outside the above radius, there should be a second radius of a negotiated distance with 5 acre lots. Outside this radius, there should be a mixed density of 5, 10, and 20 acre lots. All of the above must demonstrate calculations for ground water recharge to a specified standard. On the islands, I don't know where the 5, 10, and 20 acre minimums came from, but if these are the only options, then there should be a minimum lot size of 20 acres. None of this development should be permitted without assessment of impact fees to compensate for environmental, and physical and services infrastructure impacts and requirements.
- This choice prevents storm water issues from too much building, and protect tree canopy. Yet for larger farms provides some options for division. I think this is a good compromise.
- FA on the mainland should be lower density than FA on St. Simons Island because the parcels on the mainland are so much bigger than the parcels on SSI.
- Minimum lot sizes are necessary
- The options for responses to this question seem inadequate to me. Because of the different scale of each landscape, FA on the island versus FA on the mainland may need to allow for different densities.
- Apply different densities for mainland and North SSI than for other areas closer to more development. 5 acres min lot size should apply only to SSI. Farms should not be allowed to subdivide to sell farm land for development at 2 homes per acre. that is too dense for FA...
- The island should have FA that is 5-10 acre lot sizes and the mainland should have FA with 10-20 acre lot sizes. The County may also consider a rural residential zoning district to separate FA and residential zoning.
- I suggest a minimum of 10 to 20 acres for new residential in mainland glynn Co. and a min or 5 acres on the islands
- Too broad of a question - FA on the mainland versus FA on SSI. 20 acres on the mainland 10 acres on the mainland and SSI 1 unit per 10 5 acres on SSI - 1 unit per 5 Yes - allow farmers but 2 units per acre is too high a density for remote parts of the county.
- We need to encourage dense development in already developed areas, and minimize development in forest/ag areas.
- We must control density in order to protect our fragile environment and infrastructures.

39. Infill Regulations

- Glynn County with the City of Brunswick should consider adopting a "transferable development rights" ordinance and develop a TDR program like that in Madison GA - https://library.municode.com/ga/madison/codes/code_of_ordinances?nodeId=PTIICOOR_CH54PLDE_ARTIIIIRDERI_S54-54TRDERIPR
- Owners of residences that have been or will be built on more than one lot of record should have the option of combining those multiple lots of record into a single lot so that future redevelopment is limited to that single, larger lot.
- In more developed places like SSI, infill taxes already overburdened streets and sewers.

40. Home-Based Businesses

- Should be able to select multiple criteria here- I would also Allow a limited number of employees who don't live in the home not to exceed the number of people who do live in the home.
- The second bullet should also be included. in the changes.
- if allowing employees, then the restrictions on line two should be in place as well as a restriction about signage should be retained.
- Home based business should have specific signage limitations.
- The pandemic has made working from home part of our lives However, running a business out of one's home where clients come and go need to be restricted.

41. Cats, Dogs, and Other Pets

- This would be hilarious except we have people with pigs, ducks, large birds and I'm sure other things..on the island..
- CHICKENS!
- we need more households with chickens!
- Chickens (not roosters) should be allowed on lots of 1 acre or more.

42. Relocating Historic Houses

- Keep the existing regulations with the exception of the following change: b) Upon completion of the move and the subsequent renovation, the value of the house shall be equal to at least 80% of the average assessed value of property within the immediate vicinity having a single-family classification. The Glynn County Board of Tax Assessors will determine this value. Replace this text: The Glynn County Board of Tax Assessors will determine this value. With this text: Value will be determined by an average of three realistic comparable properties if the property were to be presented in a mortgage loan application at the time the relocation is completed or a CO is issued. Or some other valuation basis reflecting current market value, not some past market value used for tax assessment.

43. Light Pollution

- What about sound pollution? On SSI we need ordinances against running noisy equipment, playing loud music (excluding approved entertainment areas like the Village) outside a permitted morning and night range.
- adopt an lighting ordinance as protective or more than Jekyll Island's ordinance
- There have been situations where entire nests of sea turtle hatchlings have become disoriented and headed inland, only to die when the sun came up, so either there needs to be stronger laws or better enforcement.
- change for the turtles and enforce it!!!
- All important, but our priority must be to strengthen our beach lighting ordinance. I'm sick and tired of seeing threatened sea turtles go unprotected, especially when we have the tools and knowledge to do a better job. Sea turtles are an important driver of our economy, and they are one of the reasons I treasure living here. Glynn Co's ordinance must be updated to be at least as strong as and to match the protections offered in the Jekyll Island and Florida ordinances. Wavelength must be included, for example.
- These changes will protect wildlife and humans.
- All of the above steps will be critical to protecting endangered sea turtles as well as prioritizing human health in our community.
- And shield all the street lights to reduce light pollution of the night sky.

- [some identifying information redacted] We frequently document false crawls (where nesting turtles turn back into the ocean without nesting) and misorientation events (where hatchlings crawl the wrong way, away from the ocean, often towards their death) near artificial lighting. These losses -- of a state and federally threatened species -- are entirely preventable. Meanwhile, nesting densities on developed barrier islands in Georgia with artificial lights are lower than undeveloped islands. In 2020, SSI only had 3 nests -- the lowest in the state. [additional identifying information redacted] Sea turtles are an economic driver for all of Glynn County, and they contribute to our quality of life. There are modern advances in lighting technology that make protecting sea turtles easier than ever -- our lighting ordinance must reflect those. The current ordinance lacks necessary detail, particularly around quality and wavelength of light. Sea turtles have been shown experimentally to be less disturbed by long wavelength light (amber and red). We need to add these requirements as well as other detail to make the regulations more effective. Jekyll Island has a good model to follow, along with the Florida model ordinances (see Florida Fish & Wildlife Commission). [additional identifying information redacted] The new ordinance must have stronger enforcement and penalties, if necessary. I feel strongly that this new ordinance is long overdue, and will be an essential tool in protecting loggerhead sea turtles across Glynn County. Thank you for considering these comments. I look forward to sharing more information as you draft the new ordinance.
- Light pollution is a serious issue County-wide. I would like to see all of these improvements addressed. But updating our beach lighting ordinance is critical. Every year, threatened sea turtles are harmed unnecessarily by artificial light. Our community can (and must) do better!
- Limiting light pollution should be a high priority for protecting human health as well as sea turtles and other wildlife. I hope that you will move quickly to update the regulations for beach lighting before next nesting season.

44. Tree Planting

- Plants should be restricted to native species or some approved list from DNR or other.
- One item 3, I think naming allowed species and plant spacing and height is a little overboard.
- Using this ordinance to help developers prioritize the use of xeriscaping and rain gardens would be ideal. The ordinance should also be used to prioritize native plants. I believe the ordinance should encourage developers to have a neutral impact or increase of tree canopy in their final buildout. Building off of the SSI tree ordinance, the mainland should have requirements for developers, including protection for Live Oaks at a DBH of 38+. Developers should also be required to replace lost tree canopy, with emphasis trees of certain species and maturity. Tree species with large canopies should be specified as shade trees in the ordinance and given preference toward tree credits. Palm trees, crape myrtles, and other similar ornamental trees that provide little-to-no canopy value should not be counted toward tree removal mitigation credits. Please lower the parking lot requirements and require the use of islands with shade trees or rain gardens for all large-scale commercial or industrial development on both the mainland and the island.
- require commercial developments and any plantings in public spaces to plant only native species that are drought tolerant.
- Prohibit removal of larger Live Oaks without a Permit. Permit approval will take into account all reasonable options to save older and larger trees. This needs to be strengthened for all areas of the Golden Isles.
- Require shade trees and/or rain gardens in parking lots of a 1 acre or more Incentiveize rain gardens and xeriscaping Stipulating a preference for large, native shade trees over decorative trees like crape myrtles, palm trees, and shrubs can help ensure tree canopy is preserved.
- Standards should be set to protect the canopy. Protect live oaks with a diameter of 38" or more.

- Trees are so important for reducing the heat island effect and for improving air quality, and for preserving the character of the area

45. Conservation Subdivisions

- I am indicating that I agree with maximum housing units per acre of developed land in the conservation subdivision. I do not agree that a conservation subdivision should have smaller lots than it would have had if it had not been a conservation subdivision. This should not be an excuse for a developer to declare an unbuildable area of land (such as marsh land) as a conservation area, then cram more homes into the buildable area on the plot than would normally have been allowed.
- I would like to see conservation subdivisions required county wide..but on the other hand would love to see other areas of Glynn and the City of Brunswick grow. In those no island areas, I would suggest an incentive of some type for creating a conservation subdivision.
- Conservation subdivisions should be required West of 95 or North of Harry Driggers Pkwy. on the mainland and North of Sea Island Road on the Island should be a Conservation Subdivision. This area should be a “rural residential” zoning district to differentiate from higher density residential districts and forest agriculture district. Conservation subdivisions should be a subsection of rural residential zoning. Rural residential zoning districts should require lots between 1 acre - 3 acres (because FA should be 3+ acres). Conservation subdivisions should allow for exceptions within this zoning district to allow small lot sizes in compensation for preserving large swaths of greenspace. Provide credit incentives for developers to utilize conservation subdivision plans that concentrate housing of the subdivision in one area and put large areas of the subdivision into permanent easements. Making conservation subdivisions a subsection of rural residential allows for higher density and smaller lot sizes for conservation subdivisions than other zoning like rural residential or forest agriculture.
- This should be closely coordinated with any “green space” ordinance and any septic system ordinance.
- Provide an incentive for conservation subdivisions that cluster homes and leave greenspace intact.
- Conservation subdivisions should be considered county wide. Maximize the natural landscape and minimize cookie cutter developments.
- Flooding is a problem just about everywhere in the county.

46. Coastal and Environmental Regulations

- It will be a miracle if we see any of these changes included in the new ordinances..but they all should be..
- This is a very complicated issue on many levels
- consider working with the DNR to establish regulatory incentives for landowners who install living shorelines.
- Remove the loopholes! When you see the new houses built on Frederica river and how houses on Sea Island work around existing zoning, this are examples of what is wrong.
- The development setback in the existng beach and dunes protection ordinance needs to be extended to 40 or more feet for all properties. It does not make sense to only require a 20 feet setback from the MHW when dunes are not present since these are likely properties where erosion is worse (since there are no dunes). Also, dunes provide natural protection, so if they aren't present the setback should be at least as large than if there are dunes.
- These changes can lower flood rates, impact of natural disasters, and make our community more resilient.

- Salt marshes are our signature landscape - we must protect them.
- Especially if these will help lower flood insurance rates for the whole county!
- Protecting our salt marsh resources is essential.

48. Rezoning to R-6 on St. Simons Island

- Most of the northern part of the island is zoned medium residential which allows 16 units/acre. This is too high. This requirement should be expanded to R-9 as well
- There should be no industrial or highway commercial zoning on the Islands.

50. Natural Disasters

- Any building destroyed more than 50% more than once by tropical storms (we haven't had a bonafide "hurricane" here for over 100 years- they have all been tropical storms) should not be rebuilt and the land returned to nature or to some other appropriate purpose which can withstand the weather.
- Consider assistance for low income homeowners
- any rebuild must comply with updated building and stormwater standards
- No 'faster approval's if this means not following zoning and building regs
- You must absolutely keep these regulations. We must build back better, or we will continually be experiencing property damage with every storm to come our way.

Additional General Comments for Topic 1 (Design & Density)

- please see prior comments regarding billboard signs
- Hopefully this will result in sustaining the character of our area
- Add requirement for sound barriers. Sound barriers are needed between I95 and adjacent developments. Sound barrier construction should be similar to the wall built along I95 near exit 38.
- Developers who have acted without permitting should be held accountable
- We need density limits.
- Have financial incentives for businesses to use empty, existing structures rather than build new
- Increase restrictions to prevent clear-cutting. Require development fees for new connections to water/sewer lines.
- Developers have too much power and sway on SSI. Taking a 1 acre lot and cramming 2 homes on it is simply greedy especially when the houses are staggered on the lot. Developers, specifically Palmetto have clear cut huge swaths of land and put up cheap, cookie cutter homes with no regard to drainage or the impact on the community.
- no questions were asked concerning zoning!
- Ensure adequate water, sewer, and drainage provisions for all new development.
- I think we should strive to do our best to make choices that will protect our environment and every person in Glynn County no matter their socioeconomic status. Zone in ways that benefit the small local businesses and growing families. Think about our environment and our people first before money. #peopleoverprofit

Additional General Comments for Topic 2 (Environment)

- Expand tree ordinance to include lots that are less than one acre
- There were questions about light pollution, but we also need to address noise pollution. On SSI, I'd like: - specific hours of operation of noisy equipment and construction activity - no discharge of firearms - limits on loud music in residential neighborhoods

- Add requirement for sound barrier wall for new and existing development adjacent to I95. Wall construction should be similar to existing sound barrier on I95 near exit 38.
- When will we wake-up to the impact of flooding, natural disasters and proximity to the marsh and the ocean? By requiring smart and environmentally sound development, SSI will benefit from higher prices and a higher tax base.
- nothing addressed concerning tree removal
- We live just across the county line, so the Glynn County environment impacts us directly.
- I think that our coast is becoming more at risk of natural disasters and storms hitting us directly due to global warming. We need to do all we can to prevent this and a big part of that is making sure we are protecting our marshes and not over development. Making sure guidelines are in place to protect our coast and our community.
- Our coast's economy and quality of life rely on a healthy environment. Given looming threats from sea level rise, storms, and increased development, we must prepare now to protect our resources. Please prioritize these common-sense improvements to the ordinance.
- Environment is one of the main assets in Glynn County. Development patterns are important to maintain this asset for the community.

Additional General Comments for Topic 2 (Zoning Process)

- The Planning Commissions should be given the authority to review and APPROVE OR DENY preliminary plats, site plans, subdivision plans and variance requests - all subject to appeal to the Board of Commissioners.
- Current and past zoning have this county, especially on the mainland, looking like a giant mess. We need to have our areas cohesive. No Low cost housing in neighborhoods. Have authority to clean up buildings and houses that are not maintained!
- Regulate AirBnB/VRBO usage
- the concept of underlying lots was not addressed