

**GLYNN COUNTY BOARD OF COMMISSIONERS
GLYNN COUNTY, GEORGIA**

Ordinance: #O-2025-02
Adoption: April 17, 2025

At the regular meeting of the Glynn County Board of Commissioners, held in the Glynn County Historic Courthouse, Second Floor Commissioners' Meeting Room, 701 G Street, Brunswick, Georgia:

Present:

Walter Rafolski, Chairman, At Large Post 2
Wayne Neal, Vice Chairman, District 3
Sammy Tostensen, Commissioner, District 1
Bob Duncan, Commissioner, District 2
David Sweat, Commissioner, District 4
Allen Booker, Commissioner, District 5
Thomas B. Clark, Commissioner, At Large Post 1

On motion of Commissioner Neal, which carried unanimously, the following Ordinance amendment was adopted:

**AN AMENDMENT TO THE CODE OF ORDINANCES, GLYNN COUNTY,
GEORGIA, TO REVISE SECTION 2-3-16(B) TO ALLOW A LIMITED
EXCEPTION TO THE 200-YARD DISTANCE REQUIREMENT
BETWEEN PACKAGE STORES AND RESIDENTIALLY ZONED AREAS
IN CERTAIN MIXED-USE PLANNED DEVELOPMENT DISTRICTS;
AND FOR OTHER PURPOSES**

BE IT ORDAINED, by the Glynn County Board of Commissioners, this 17th day of April 2025, that Section 2-3-16(b) of the Code of Ordinances, Glynn County, Georgia, be and is hereby amended as follows:

SECTION I:

Section 2-3-16(b) of the Code of Ordinances, Glynn County, Georgia, is hereby amended to read as follows:

- (b) No license for a package store or for lounges shall be issued to a proposed location where the property line of the proposed licensed premises is located within 200 yards of any area zoned for residential uses under the Glynn County Zoning Ordinance, as measured along a straight line on the ground between the two property lines. The prohibition of this subsection shall not apply in the following circumstances:

- (i) When the proposed lounge is operated as an integral part of a hotel, motel, or bona fide full-service restaurant, or is located within the boundaries of a golf course or a freeway commercial district under the Glynn County Zoning Ordinance; or
- (ii) When the proposed package store and the affected residentially zoned area are both located within certain mixed-use Planned Development (PD) districts under the Glynn County Zoning Ordinance, provided that all of the following conditions are met:
 - a. Each PD district involved expressly permits both residential and commercial uses, including package stores, within its adopted PD text;
 - b. At the time of application, no residential development activity exists within 200 yards of the property line of the proposed licensed premises, as measured along a straight line on the ground between the two points. For purposes of this subsection, “residential development activity” includes any of the following:
 - i. A valid preliminary plat approved by the County and in effect at the time of application that seeks to create two or more residential lots or includes one or more buildings with residential dwelling units, including mixed-use configurations;
 - ii. Residential building permit applications submitted to the County;
 - iii. Residential building permits issued by the County; or
 - iv. Existing residential dwellings constructed on site.
 - c. A buffer shall be provided between the proposed package store and any parcel that is developed or approved for residential use, as follows:
 - i. Where the package store shares a side or rear property line with a residentially developed or approved parcel, a buffer of not less than twelve (12) feet in width, including a six-foot (6') solid privacy fence, shall be required.
 - ii. Where the package store fronts a public street, any buffer or landscaping strip required by applicable development standards for commercial uses shall remain in effect and shall not be waived by this subsection.

Buffer requirements under this subsection shall be enforced as part of the Alcoholic Beverage License review process and shall apply regardless of whether a site plan or development application is

otherwise triggered. The adequacy and configuration of the buffer shall be reviewed and approved by Planning and Zoning staff based on site conditions, adjacency, and compatibility with surrounding development.

SECTION II:

All Ordinances or parts of Ordinances in conflict with this Ordinance are hereby repealed.

SECTION III:

This Amendment shall become effective immediately upon its adoption by the Glynn County Board of Commissioners.

Adopted by the Glynn County Board of Commissioners this 17th day of April, 2025.

**GLYNN COUNTY BOARD
OF COMMISSIONERS**

By: _____
WALTER RAFOLSKI, CHAIRMAN

ATTEST:

By: _____
RONDA VAKULICH, COUNTY CLERK

EXPLANATION OF CHANGES

Explanation of Changes for 2-3-16(b)

Section 2-3-16(b) is being amended to allow for package stores to be exempted from the general prohibition against locating within 200 yards of residentially zoned areas, when both the proposed package store and the affected residentially zoned area are located within certain mixed-use Planned Development (PD) districts and specific criteria are met. These criteria include:

- a) The PD zoning text for both properties must permit both residential and commercial uses, including package stores;
- b) No residential development activity exists within 200 yards of the proposed licensed premises at the time of application. Residential development activity includes a valid preliminary plat approved by the County and in effect at the time of application, residential building permit applications submitted or issued by the County, or existing residential dwellings on the property; and
- c) A physical buffer must be installed where the package store shares a side or rear property line with residential development. The buffer must be at least twelve (12) feet wide and include a six-foot (6') solid privacy fence, unless Planning and Zoning staff determines that existing site conditions provide adequate separation. For public street frontages, any required landscaping or buffer standards for commercial development shall remain applicable and shall not be waived under this section.

This amendment is intended to preserve the protective intent of the 200-yard restriction while allowing appropriate commercial development in mixed-use PD districts where no residential development currently exists within the setback area.

Additions - underlined
Deletions - ~~strikethrough~~

The amended Section 2-3-16(b) will read as follows:

- (b) No license for a package store or for lounges shall be issued to a proposed location where the property line of the proposed licensed Premises is located within 200 yards of any area zoned for residential uses under the Glynn County Zoning Ordinance, as measured along a straight line on the ground between the two property lines. The prohibition of this Section shall not apply [in the following circumstances:](#)

(i) When the proposed ~~to~~ lounges ~~which are~~ operated as an integral part of a hotel, motel, bona fide full service restaurant or ~~which is~~ located within the boundaries of a golf course or ~~which is located within~~ a freeway commercial district under the Glynn County Zoning Ordinance; or

(ii) When the proposed package store and the affected residentially zoned area are both located within certain mixed-use Planned Development (PD) districts under the Glynn County Zoning Ordinance, provided that all of the following conditions are met:

a. Each PD district involved expressly permits both residential and commercial uses, including package stores, within its adopted PD text;

b. At the time of application, no residential development activity exists within 200 yards of the property line of the proposed licensed premises, as measured along a straight line on the ground between the two points. For purposes of this subsection, “residential development activity” includes any of the following:

i. A valid preliminary plat approved by the County and in effect at the time of application that seeks to create two or more residential lots or includes one or more buildings with residential dwelling units, including mixed-use configurations;

ii. Residential building permit applications submitted to the County;

iii. Residential building permits issued by the County; or

iv. Existing residential dwellings constructed on site.

c. A buffer shall be provided between the proposed package store and any parcel that is developed or approved for residential use, as follows:

i. Where the package store shares a side or rear property line with a residentially developed or approved parcel, a buffer of not less than twelve (12) feet in width, including a six-foot (6') solid privacy fence, shall be required.

ii. Where the package store fronts a public street, any buffer or landscaping strip required by applicable development standards for commercial uses shall remain in effect and shall not be waived by this subsection.

Buffer requirements under this subsection shall be enforced as part of the Alcoholic Beverage License review process and shall apply regardless of whether a site plan or development application is otherwise triggered. The adequacy and configuration of the buffer shall be reviewed and approved by Planning and Zoning staff based on site conditions, adjacency, and compatibility with surrounding development.