



Glynn County
GEORGIA

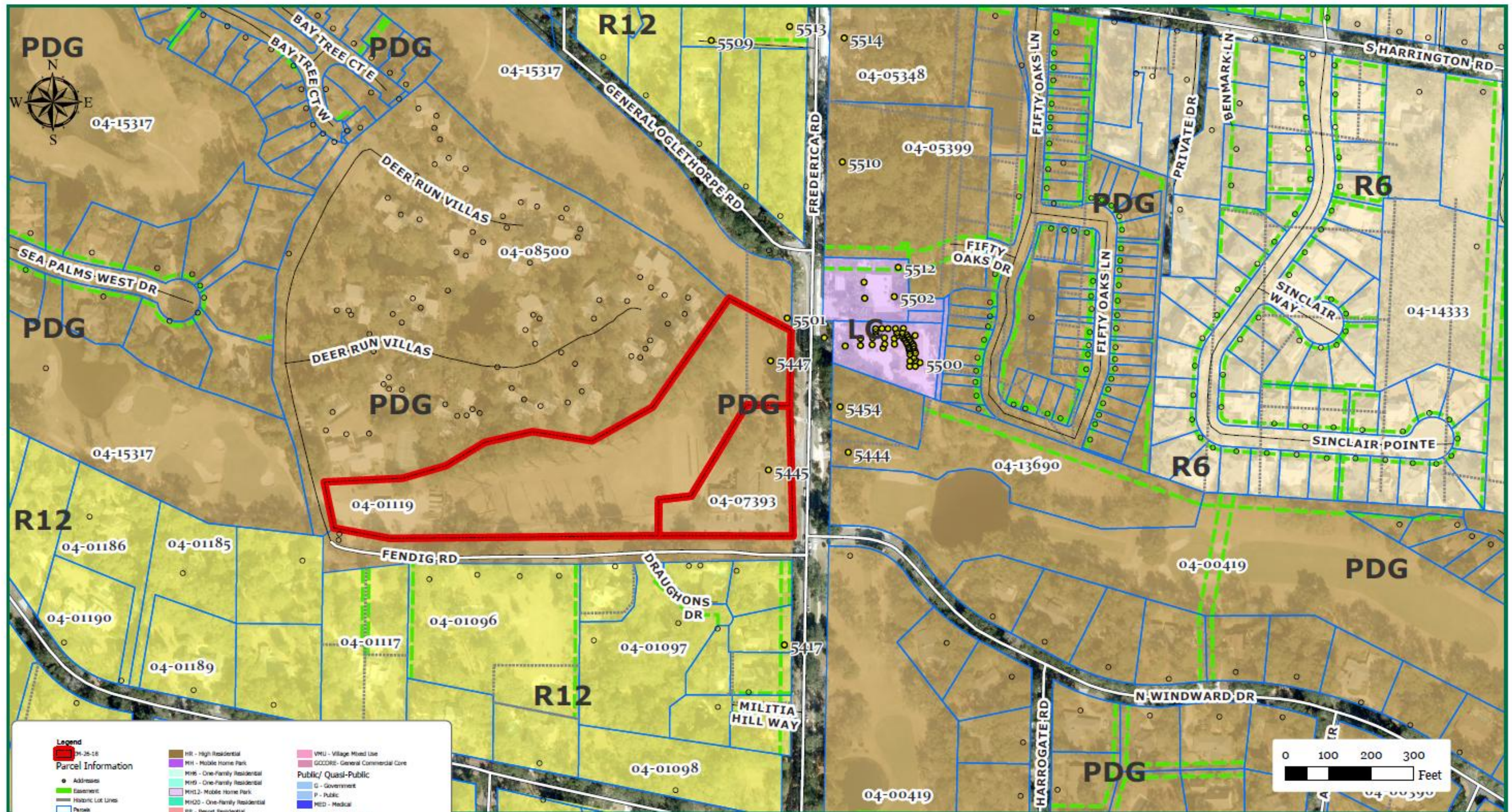
Islands Planning Commission

September 15, 2026

ZM-26-18 – The Landing on Frederica



Application Type	Zoning Map Amendment (Rezoning)
Case Number	ZM-26-18
Applicant	Roberts Civil Engineering, agent for Sea Palms Ventures I LLC, owner
Name of Project	The Landing on Frederica (formerly The Hub on St. Simons)
Property Address	5445 and 5447 Frederica Road
Parcel IDs	04-07393 and 04-01119
Area of Property	Approx. 7.17 acres
Existing Zoning	Planned Development District (PD)
Existing Land Use	Commercial- Office/Driving Range
Proposed Zoning	Planned Development District (PD)
Proposed Land Use	Commercial- Mixed-use Commercial
Comp Plan – Character Area	North Island



Legend

Parcel Information

- Addresses
- Easement
- Historic Lot Lines
- Parcels
- Residential
 - R6 - One-Family Residential
 - R9 - One-Family Residential
 - R12 - One-Family Residential
 - R20 - One-Family Residential
 - H6 - One-Family Residential
 - H9 - One-Family Residential
 - M12 - One-Family Residential
 - M20 - One-Family Residential
 - RE - One-Family Residential Estates
 - GR - General Residential
 - GR* - General Residential Special
 - MR - Medium Residential

- HR - High Residential
- MH - Mobile Home Park
- MH6 - One-Family Residential
- MH9 - One-Family Residential
- MH12 - Mobile Home Park
- MH20 - One-Family Residential
- RR - Resort Residential
- VR - Village Residential
- GRCORE - General Residential Core
- Planned Development
 - PD - Planned Development
 - POTN - Planned Development
- Commercial
 - PC - Freeway Commercial
 - GC - General Commercial
 - HC - Highway Commercial
 - LC - Local Commercial
 - NC - Restricted Neighborhood Commercial
 - OC - Office Commercial
 - PC - Planned Commercial

- VMU - Village Mixed Use
- GCORE - General Commercial Core
- Public/Quasi-Public
 - G - Government
 - P - Public
 - MED - Medical
- Conservation/Forest
 - CP - Conservation Preservation
 - PA - Forest Agricultural
 - PA* - Forest Agricultural Special
- Industrial
 - BI - Basic Industrial
 - GI - General Industrial
 - I - Industrial
 - LI - Limited Industrial
- Other
 - LM - Limited Medical
 - MUCOH - Mixed Use
 - Altis Address

ZM-26-18
5445 & 5447 Frederica Road
St. Simons Island, GA
Parcel(s): 04-01119 & 04-07393



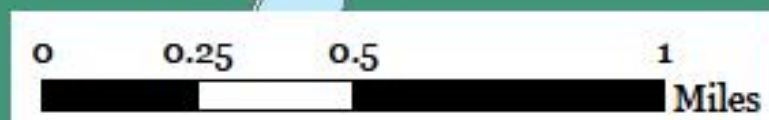
1:2,500

July 30, 2026

Glynn County GIS Department
 Phone: 912-554-7418
 Email: GIS@glynncounty-ga.gov

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www.glynncounty.org



Legend

ZM-26-18

Character Areas

Blythe Island

Coastal Marshlands

Conservation

Developing Suburban Residential

East Beach

Economic Corridor/Center

Existing Traditional Residential

North Island

Regional Center

Sea Island

South Island

Southwest Glynn

Spur 25 Commercial Corridor

Village

West Glynn

Fort Frederica
National
Monument

Regional
Center
Conservation

North Island

Coastal
Marshlands

Sea Island

ZM-26-18
5445 & 5447 Frederica Road
St. Simons Island, GA
Parcels: 04-01119 & 04-07393



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1:20,000 July 30, 2026

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Review Scope: Rezoning & Development Plan



Rezoning: ZM-26-18	Development Plan: DP-26-1
Permitted Uses and Intensity	Detailed site arrangement
PD standards and master plan	Application of governing standards
Treatment of prior zoning conditions	Specific modification requests
Compatibility and Comprehensive Plan	Technical reviews and implementation





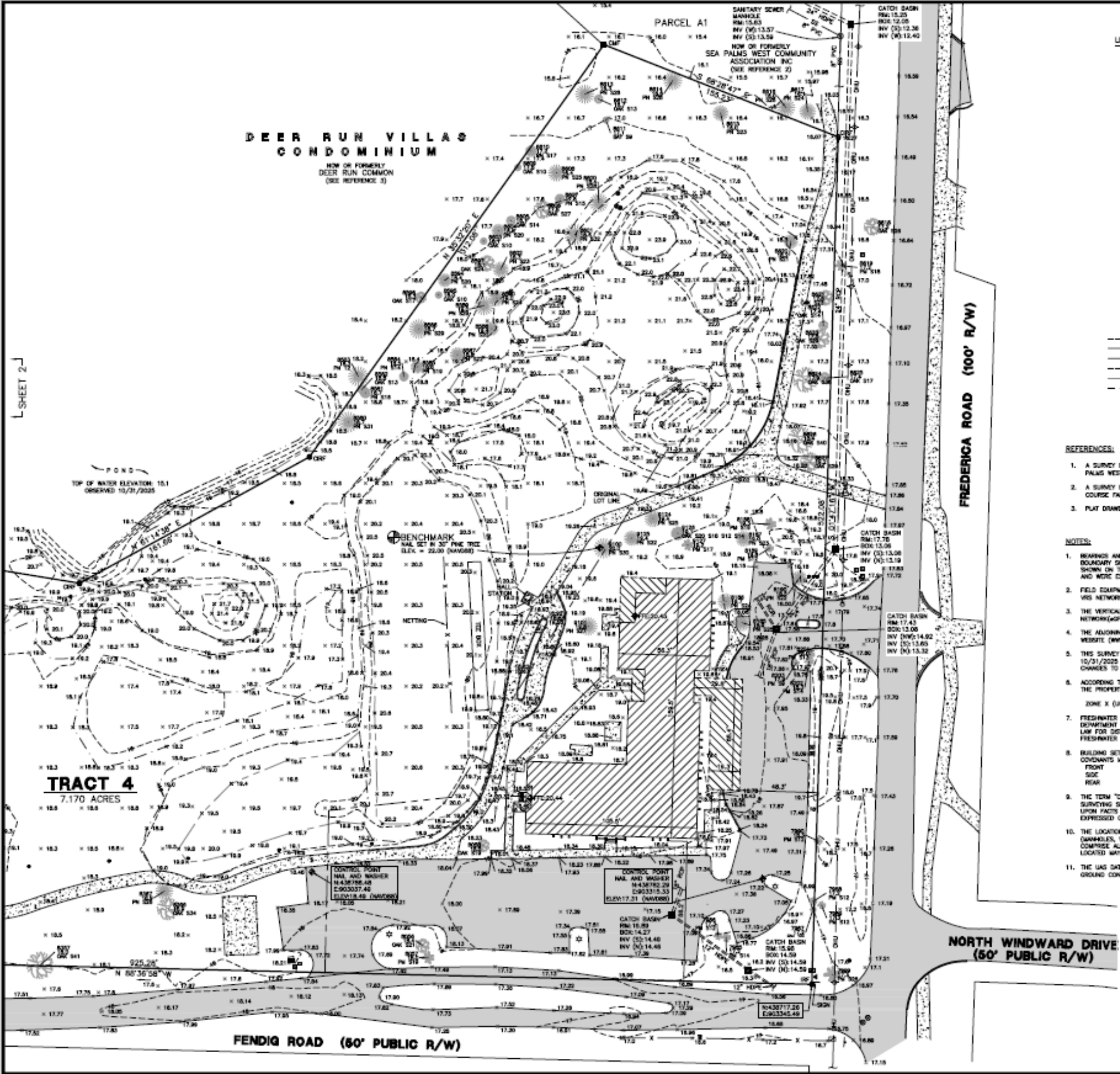








[SHEET 2]



- LEGEND:
- GRP 1/2" CAPPED IRON REBAR FOUND (SEE PG. 157)
 - CMF CONCRETE MONUMENT FOUND
 - IRP 1/2" IRON REBAR FOUND
 - SPOT ELEVATION
 - FTE FINISHED FLOOR ELEVATION
 - CATCH BASIN
 - CABLE TV BOX
 - ELECTRIC METER
 - FLOOD LIGHT
 - UTILITY LINE MARKER
 - IRRIGATION CONTROL VALVE
 - MAILBOX
 - POST
 - ★ LAMP POST/LIGHT POLE
 - UTILITY POLE
 - ELECTRIC BOX
 - SIGN
 - SANITARY SEWER MANHOLE
 - PHONE BOX
 - WATER METER
 - UTILITY VAULT
 - ASPHALT
 - BUILDING
 - CONCRETE
 - BUILDING OVERHANG
 - FENCE
 - GRP OVERHEAD UTILITY LINES
 - STORM DRAIN PIPE
 - TOP OF BANK
 - BOTTOM OF BANK

REFERENCES:

1. A SURVEY BY SHUPE SURVEYING COMPANY, P.C., TITLED "ALTA/NGPS LAND TITLE SURVEY OF SEA PALMS WEST DRIVING RANGE & ADMINISTRATION BUILDING (TRACT 4)", DATED 03/26/2019.
2. A SURVEY BY SHUPE SURVEYING COMPANY, P.C., TITLED "A BOUNDARY SURVEY OF SEA PALMS GOLF COURSE FAIRWAYS 1 AND 2", DATED 11/16/2018, LAST REVISED 11/26/2018.
3. PLAT DRAWER 14, PAGE 526.

NOTES:

1. BOUNDARY AND EASEMENT INFORMATION SHOWN ON THIS SURVEY PERFORMED BY THIS FIRM, THIS IS NOT A BOUNDARY SURVEY AND IS NOT TO BE RECORDED OR USED FOR REAL PROPERTY TRANSFER. COORDINATES SHOWN ON THIS SURVEY ARE BASED ON THE GEORGIA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD83, AND WERE ESTABLISHED USING RTK GPS WITH A VRS NETWORK.
2. FIELD EQUIPMENT USED FOR THIS SURVEY: GARMIN ZOOM 95, CARLSON BR77 CARLSON RTK GPS WITH VRS NETWORK (GPS SOLUTIONS), DA ZENMUSE L3.
3. THE VERTICAL DATUM IS BASED ON NAVD83 AND WAS ESTABLISHED UTILIZING RTK GPS WITH A VRS NETWORK (GPS SOLUTIONS).
4. THE ADJOINING PROPERTY INFORMATION SHOWN ON THIS SURVEY WAS TAKEN FROM THE GLYNN COUNTY GIS WEBSITE (WWW.GLYNNCOUNTY.GOV) AND COURTHOUSE RECORDS.
5. THIS SURVEY AND ALL SUBSEQUENT REVISIONS ARE BASED SOLELY ON FIELD WORK THAT WAS COMPLETED ON 10/31/2025 (UNLESS OTHERWISE NOTED). SHUPE SURVEYING COMPANY, P.C. IS NOT RESPONSIBLE FOR ANY CHANGES TO SITE CONDITIONS AFTER THIS DATE.
6. ACCORDING TO F.L.R.M. MAP NO. 131270, PANEL 0334H, EFFECTIVE DATE 01/05/2018, IT IS MY OPINION THAT THE PROPERTY SHOWN ON THIS PLAT LIES WITHIN ZONE X, WHICH IS NOT A SPECIAL FLOOD HAZARD AREA. ZONE X (UNSHADED) - AREAS OF MINIMAL FLOOD HAZARD.
7. FRESHWATER WETLANDS MAY BE UNDER THE JURISDICTION OF THE CORPS OF ENGINEERS AND/OR THE DEPARTMENT OF NATURAL RESOURCES. LOT OWNERS AND THE DEVELOPER MAY BE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE PROTECTED AREAS WITHOUT PROPER PERMIT APPLICATIONS AND APPROVAL. FRESHWATER WETLANDS WERE NOT SURVEYED AS PART OF THIS PROJECT.
8. BUILDING SETBACKS BASED ON "TYPICAL PLANNED DEVELOPMENT GENERAL" ZONING TEXT. RESTRICTIVE COVENANTS MAY HAVE MORE STRINGENT REQUIREMENTS. FRONT 30' SIDE 7' REAR 7'
9. THE TERM "CERTIFICATION" AS USED IN BOARD RULE 180-8-.08(2) AND (3) AND RELATING TO PROFESSIONAL SURVEYING SERVICES AS DEFINED IN O.G.S.A. 43-15-2(5) AND (11) SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE SURVEYOR AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.
10. THE LOCATION OF THE UTILITIES SHOWN HEREON ARE BASED ON ABOVE GROUND, READILY VISIBLE STRUCTURES (MANHOLES, VALVES, POLES, ETC.). THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN HEREON COMPREHEND ALL UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. UTILITIES NOT OBSERVED OR LOCATED MAY EXIST ON THIS SITE BUT NOT BE SHOWN, AND MAY BE FOUND UPON EXCAVATION.
11. THE UAS DATA WAS COLLECTED ON 10/17/2025 BY THIS FIRM WITH A ZENMUSE L3 DRONE OBSERVING 3 GROUND CONTROL POINTS WITH AN AVERAGE OF 0.05' AND A STANDARD DEVIATION OF 0.10'.



VICINITY MAP (NOT TO SCALE)

THIS DOCUMENT AND ALL REPRODUCIBLE COPIES OF THIS DOCUMENT ARE THE PROPERTY OF SHUPE SURVEYING COMPANY, P.C. REPRODUCTION OF THIS DOCUMENT IS NOT PERMITTED WITHOUT WRITTEN CONSENT OF SHUPE SURVEYING COMPANY, P.C. UNLESS THIS DOCUMENT BECOMES A MATTER OF PUBLIC RECORD. ALTERATIONS TO THIS DOCUMENT ARE NOT PERMITTED.

TREE LEGEND:

- INDICATES TREE (DOES NOT REPRESENT DRP LINE)
- APPROXIMATE CENTER OF TREE
- TREE HANDBL
- TREE ELEVATION
- TREE SPECIES & SIZE
- MAY = MAY TREE
- OAK = OAK TREE
- PM = PALM TREE
- PN = PINE TREE



A TREE & TOPOGRAPHIC DEVELOPMENT SURVEY OF:

SEA PALMS WEST DRIVING RANGE AND ADMINISTRATION BUILDING (TRACT 4)

25TH C.M.D.
ST. SIMONS ISLAND,
GLYNN COUNTY, GEORGIA

PREPARED FOR:
SEA PALMS VENTURES I, LLC

SHUPE SURVEYING COMPANY, P.C.
8807 DARTON HIGHWAY
BRUNSWICK, GA 31508
910-445-0800
CERTIFICATE OF AUTHORIZATION: LSP17



SCALE: 1" = 30'
FILE: 15006
DRAWING: 15006-DEV
DRAWING DATE: 10/31/2025
DRAWN BY: AJ
CHECKED BY: MS
SHEET 1 OF 2

LEGEND:

- ORF 1/2" CAPPED IRON REBAR FOUND (896 PG. LIP 317)
- ORF CONCRETE MONUMENT FOUND
- ORF 1/2" IRON REBAR FOUND
- x 35.2 SPOT ELEVATION
- PTC FINISHED FLOOR ELEVATION
- CATCH BASIN
- CABLE TV BOX
- ▲ ELECTRIC METER
- ▲ FLOOD LIGHT
- UTILITY LINE MARKER
- IRRIGATION CONTROL VALVE
- x WALDOX
- POST
- LAMP POST/LIGHT POLE
- UTILITY POLE
- ELECTRIC BOX
- SIGN
- SANITARY SEWER MANHOLE
- PHONE BOX
- WATER METER
- UTILITY VAULT
- ASPHALT
- BUILDING
- CONCRETE
- BUILDING OVERHANG
- FENCE
- ORU OVERHEAD UTILITY LINES
- STORM DRAIN PIPE
- TOP OF BANK
- BOTTOM OF BANK

(SEE NOTE 1)

TREE LEGEND:

- INDICATES TREE (DOES NOT REPRESENT DRY LINE)
- APPROXIMATE CENTER OF TREE
- TREE HANDED
- TREE ELEVATION
- TREE SPECIES & SIZE
- BAY = BAY TREE
- OAK = OAK TREE
- PM = PALM TREE
- PN = PINE TREE



C. TAYLOR & CO., INC. SA. PLS. 0001

A TREE & TOPOGRAPHIC
DEVELOPMENT SURVEY OF:

**SEA PALMS WEST
DRIVING RANGE AND
ADMINISTRATION BUILDING
(TRACT 4)**

25TH G.M.D.
ST. SIMONS ISLAND,
GLYNN COUNTY, GEORGIA

PREPARED FOR:
SEA PALMS VENTURES I, LLC



SHUPE SURVEYING COMPANY, P.C.
2857 DARIEN EGGWAY
BRUNSWICK, GA 31520
910-655-0800
CERTIFICATE OF AUTHORIZATION, LRP517



SCALE: 1" = 30'
FILE: 10055-DEV
DRAWING: 10055-DEV
DRAWING DATE: 10/31/2025
DRAWN BY: AJ
CHECKED BY: RS
SHEET 2 OF 2

DEER RUN VILLAS CONDOMINIUM

NOW OR FORMERLY
DEER RUN COMMON
(SEE REFERENCE 3)

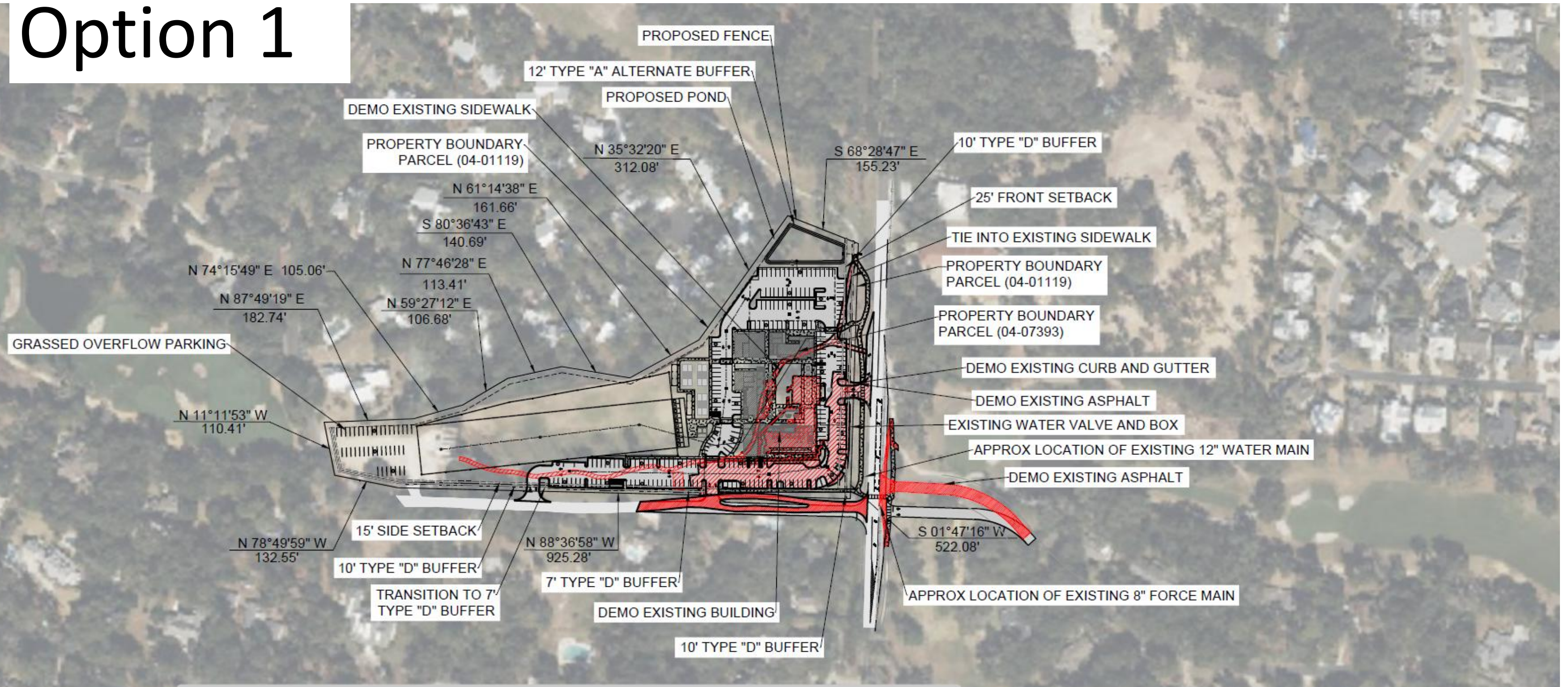
TRACT 4 7.170 ACRES

FENDIG ROAD (50' PUBLIC R/W)

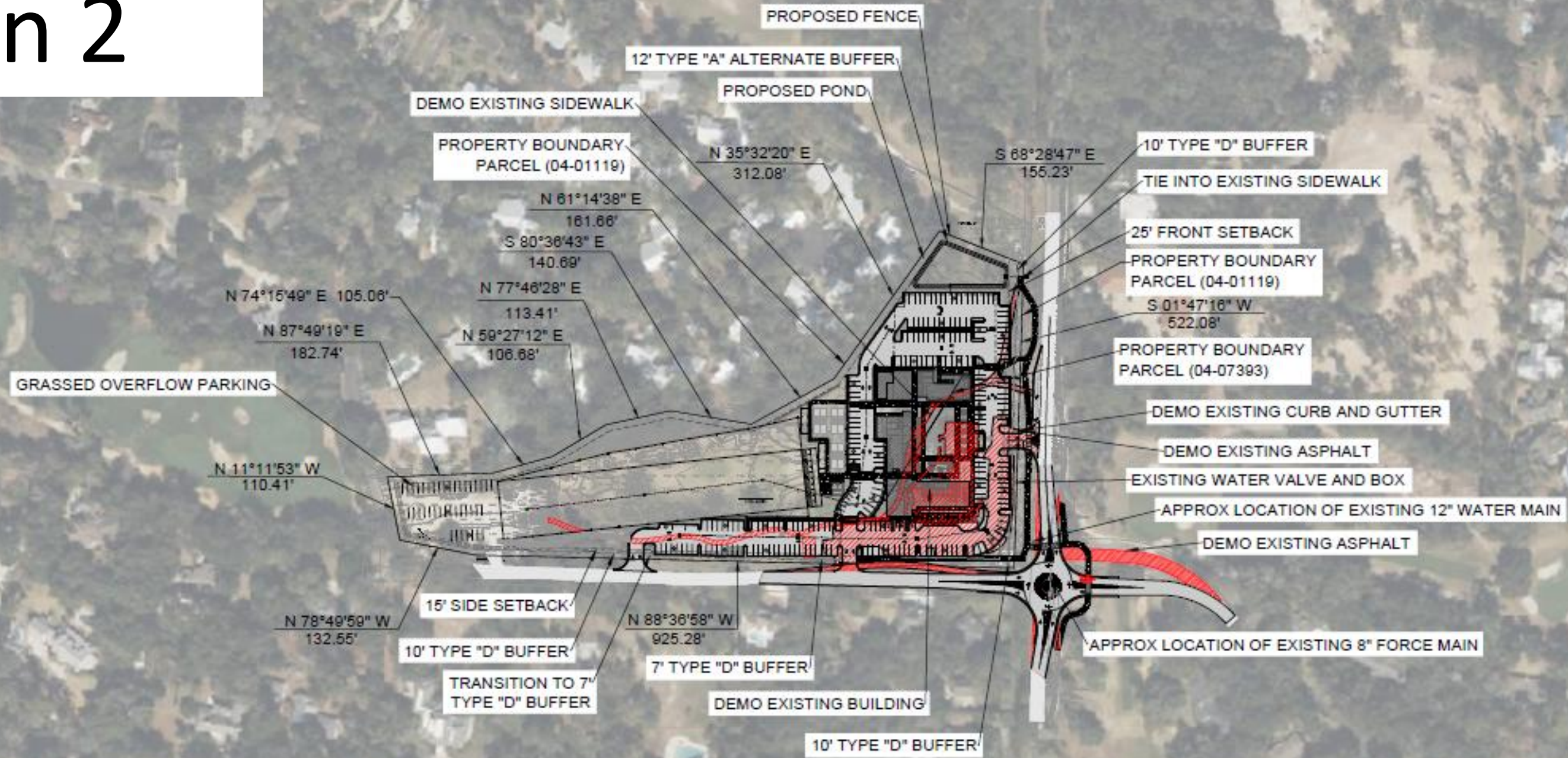
Master Plan



Option 1



Option 2



Background



- Separate Planned Development (PD) to authorize the additional commercial and recreational uses, which can include retail, restaurants, offices, personal services, an arcade, an outdoor venue, golf, tennis, and pickleball.
- Related development plan application DP-26-1 addresses the proposed site development.
- The underlying Sea Palms West PD established a larger/residential resort community with residential, recreational, and resort-commercial uses.

History:

- A December 16, 1982, Board of Commissioners approval under GC-44-82 authorized an administrative/real estate office on a 1.552-acre tract at the northwest corner of Frederica and Fendig Roads.
- That approval required deed restrictions limiting the tract to office and/or residential uses, excluding retail commercial uses.
- The rezoning is necessary to not only rezone but to also lift the underlying conditioned approval on the 1.552-acre portion of the property.

Prior Zoning Conditions



1982 approval: GC-44-82 addressed a 1.552-acre corner tract within the larger rezoning area

Use restriction: Office and/or residential use, with retail commercial excluded

Other conditions: Architecture, parking and screening, landscaping, right-of-way, and access

Zoning Comparison: Proposed uses



- **Commercial:** Retail, restaurants, offices, and specified personal services
- **Recreation:** Golf, tennis, pickleball, outdoor venue, and similar recreational uses
- **September revisions:** narrower express use list, with arcade and outdoor venue expressly identified
- **Text clarification:** Section II references Local Commercial uses; Section III lists specific permitted uses

Buffers and Buffer Modification Request



Northern boundary: proposed 12-foot Type “A” alternative buffer adjacent to residences

Street buffers: generally 10-foot Type “D” buffers, with 0-foot and 7-foot segments on Fendig Road

Driveways: Five existing; four proposed; three-access-point maximum allowed per the Zoning Ordinance.

Operational Standards



Subject	September PD text
Noise	General compliance with County noise ordinance
Operating hours	No project-specific hours stated
Event attendance	No project-specific outdoor event cap stated

Comprehensive Plan considerations



Character area: North Island, 2023 Comprehensive Plan

Neighborhoods: Protect residential areas, tree canopy, and historic resources

Development scale: Compatible scale and architectural design

Transportation: Address congestion while supporting recreation and pedestrian connections

Rezoning review factors



Suitability and impacts: Existing office/recreation use and nearby development provide context; activity could intensify

Economic use: The property has reasonable economic use under its current zoning

Public facilities: Applicant has submitted a traffic study and has provided 2 options for off-site improvements

Applicant Justification



According to the applicant:

- *The requested commercial and recreational uses are suitable in view of nearby development and will not adversely affect the use or usability of adjacent properties.*
- Applicant identifies nearby commercial uses along Frederica Road as support for the request.
- Acknowledges that the property has reasonable economic use under its existing zoning but seeks a broader range of commercial and recreational uses.
- A traffic study has been completed and that proposed off-site improvements will address transportation impacts.
- Consistent with the Comprehensive Plan.

IPC Consideration



Scope of approval: Permitted-use language and treatment of the 1982 zoning conditions

Site standards: Buffer modification and outdoor operations standards

Compatibility: Whether additional operating conditions are warranted

Summary



- Rezone from a PD to create a new PD to allow for additional commercial and recreational uses, including restaurant and recreational uses.
- **Review scope:**
 - expanded range of permitted uses
 - proposed buffers and operational standards: project-specific operating hours, outdoor-event attendance limits, and/or amplified-sound restrictions.
- Remediating underlying 1982 conditions.

PLANNING COMMISSION ACTION



Pursuant to Section 8.3.4 of the Glynn County Zoning Ordinance, the Planning Commission shall take one of the following formal actions:

- (i) Recommend approval of the proposed zoning decision as presented;
- (ii) Recommend approval of the proposed zoning decision with modifications or conditions;
- (iii) Defer action of the proposed zoning decision upon motion of the Planning Commission or at the request of the applicant. The applicant may revise the proposal based on the comments at the meeting and resubmit it for formal action at a future meeting; or
- (iv) Recommend denial of an ordinance amendment or proposed zoning decision.

OPTIONS:

- I move to recommend approval of ZM-26-18 as presented;
- I move to recommend approval of ZM-26-18 with the following modifications or conditions...
- I move to defer ZM-26-18 (*insert date of meeting or state "date uncertain"*); or,
- I move to recommend denial of ZM-26-18.

POSSIBLE MOTION:

I move to recommend approval of ZM-26-18 subject to a maximum of 3 driveways and the requested buffer modification.