

DRI REPORT

#4561 – SW Glynn Residential

Prepared for Glynn County
November 13, 2025



Coastal Regional Commission
planning@crc.ga.gov

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1 Applicant Information

1.1 Jurisdiction and Local Government Information

Local Government: Glynn County
Contact Person: Kristina Wright
Contact: (912) 554-7430; kristina.wright@glynncounty-ga.gov
Developer: Weyerhaeuser Forest Holdings, Inc.

1.2 Project Description

DRI #4561 is a **Housing** development project. The initial action being requested of the local government for this project is **to rezone the property from Forest Agriculture (FA) to General Residential (GR) to allow for up to 748 residential lots.**

1.3 Site Information

Site Overview

The project is located at **1572 Buck Swamp Rd** on parcel **02-01744**.

The [attached site plan](#) illustrates the proposed layout of the development.

Character Area/Future Land Use

According to the Character Area Map, the site is within **Southwest Glynn** zone. According to the [adopted local comprehensive plan](#), low to moderate density residential subdivisions are encouraged in this zone.

Zoning Classification

The site is located within **Forest Agriculture (FA)** district. This district is intended for general farming, tree growing, certain specialized recreational and other public purposes. The proposed rezoning to **General Residential (GR)** allows for low-to-medium density residential developments. This district is designed to encourage the formation and continuance of a stable, healthy environment for various types of dwellings on zoning lots of 6,000 or more square feet, and prohibit unwarranted encroachment of high density residential, commercial, industrial, or other uses which would detract from the less intensive residential character of the area.

2 Consistency and Compatibility Analysis

2.1 Consistency with the Comprehensive Plan

The proposed development is compatible with surrounding land uses and is generally consistent with the [Glynn County Comprehensive Plan](#). The site is surrounded by undeveloped/vacant land, and across from an existing residential subdivision.

2.2 Consistency with the Regional Plan of Coastal Georgia

Since 1964, the Coastal Regional Commission of Georgia (CRC) has been dedicated to serving the ten counties and thirty-five cities of Coastal Georgia. The CRC region encompasses Georgia's eastern shore, stretching almost 100 miles from the northern tip of Savannah to the southern

city of St Marys. The region is home to historic towns, industries, military installations, major ports including the fourth busiest and fastest-growing container terminal in the U.S., and a thriving tourism trade, each driving some part of the region's economic engine. Equally important, one finds abundant wildlife, beautiful beaches, and over 2,300 miles of tributaries and salt marshes.

In 2022, the CRC Council adopted the updated [Coastal Georgia Regional Plan](#) to satisfy planning requirements for regional commissions established under the Georgia Planning Act and the Department of Community Affairs' Regional Planning Requirements. The plan aims to secure a successful future for the region's communities and achieve a common vision through comprehensive planning and collaborative implementation.

The CRC recommends that the applicant and local government review the Coastal Georgia Regional Plan to ensure that the proposed development is consistent with the Implementation Program in relation to:

- Water and Wastewater
- Stormwater
- Transportation
- Cultural and Historic Resources
- Natural Resources
- Regional Growth Management
- Economic Development
- Tourism
- Quality of Life
- Coastal Vulnerability
- Governance Regional Land Use Map

Regional Land Use

The Regional Land Use Map analyzes current development patterns in terms of urbanization. Three categories are used to represent these patterns:

- **Conservation** areas are to be preserved to protect important regional resources or environmentally sensitive areas of the region.
- **Rural** areas are not expected to urbanize or require urban services in the next 20 years. These areas are characterized by sparsely developed non-urban areas where the land is primarily used for farming, forestry, and very low density residential or open space uses.
- **Developing** areas are expected to urbanize and require provision of new urban services in the next 20 years. These services will include water and sewer service at a minimum.
- **Developed** areas are currently exhibiting urban type development patterns and currently have access to urban services. These areas typically include higher density residential areas, along with industrial and commercial developments.

The proposed development is located within **Developing** and **Rural** areas.

Area Requiring Special Attention (ARSA)

The Areas Requiring Special Attention Map was developed by considering the Regional Land Use Map and incorporating local comprehensive plans and the regionally important resources

map to evaluate land use trends within the region and identify areas requiring special attention. These areas include:

- **Threatened Regionally Important Resources:** Areas where crucial natural or cultural resources are likely to be impacted by development
- **Rapid Development:** Areas where rapid development or change of land uses are likely to occur, especially where the rate of development has and/or may outpace the availability of community facilities and services, including transportation.
- **Redevelopment:** Areas in need of redevelopment and/or significant improvements to aesthetics or attractiveness.

The Areas Requiring Special Attention Defining Narrative includes a list of recommended development patterns, types of land uses, and implementation measures.

According to the ARSA Map, the site is within an area of significant natural resources.

Green Infrastructure

As part of the Conservation area in the Coastal Land Use Map, Green Infrastructure encompasses features such as wetlands, floodplains, streams, prime agricultural lands, and habitats for endangered species or state-listed species. These areas include vital riparian buffers along water bodies and wetlands. Protecting coastal Georgia's green infrastructure network helps

- Maintain biodiversity and ecosystem health
- Safeguard native species
- Minimize landscape disruption and invasive species spread
- Improve water quality
- Support sustainable land use planning and stormwater management
- Promote transportation connectivity
- Encourage ecotourism and outdoor recreation
- Strengthen the local economy
- Enhance residents' quality of life

According to the Green Infrastructure Map, a portion of the site is within the **Core** and **Corridor** zones. The property also contains **Freshwater Forested/Shrub Wetland**. A small portion of the site is located within **Flood Zone A**. These are areas with a 1% annual chance of flooding and are considered part of the special flood hazard area (SFHA).

2.3 Coastal Stormwater Supplement

The applicant indicated that there will be no impact to the stormwater system during construction with the exception of minor groundwater pumping at a very low flow. Once construction is completed, the mine/pit/pond will provide benefit to the area's stormwater system due to it providing peak runoff attenuation by acting as a detention. No additional impervious areas will be created with the surface mine.

2.4 Comprehensive Economic Development Strategy

The CRC serves as the designated Economic Development District (EDD) for six coastal and four inland counties, as recognized by the U.S. Department of Commerce’s Economic Development Administration (EDA). In alignment with EDA requirements, the region’s [Comprehensive Economic Development Strategy \(CEDS\)](#) is updated and submitted every five years.

The 2017-2022 CEDS outlines a collaborative regional planning process that brings together public and private sector partners to create a roadmap for strengthening and sustaining coastal Georgia’s economy. The document includes a detailed analysis of the regional economy and serves as a foundation for establishing goals and objectives, implementing a plan of action, and identifying investment priorities and funding sources.

By maintaining an up-to-date CEDS, the region remains eligible for EDA investment assistance, which can support local infrastructure improvements, technology-driven economic initiatives, and responses to sudden and severe economic disruptions.

Population and Employment Trends

	2000	2010	2020	2030
Glynn	67,568	79,626	84,499	92,033

Source: U.S. Census Bureau Decennial Census 2000-2020; and Georgia Governor’s Office of Planning and Budget Population Projects, County Population 2024-2060 (<https://opb.georgia.gov/census-data/population-projections>).

According to the U.S. Census Bureau, the county’s population has grown from 67,568 in 2000 to 84,499 in 2020, representing a 25% increase. Population is projected to reach 92,033 by 2030 according to the Georgia Governor’s Office of Planning and Budget. Regionally, the coastal Georgia area is expected to see a substantial growth as well, with the population rising from 558,350 in 2000 to a projected 842,715 in 2030.

Employment across the region is also expected to increase significantly. According to the Georgia Coast 2030: Population Projections for the 10-county Coastal Region published by the Center for Quality Growth and Regional Development at the Georgia Institute of Technology, the coastal Georgia region supported approximately 312,400 jobs in 2000. By 2030, that figure is expected to reach 435,050 jobs, reflecting an economic expansion of 39%. According to the U.S. Bureau of Labor Statistics, unemployment rate in Glynn County was 3.1 in June 2025, which is slightly lower than the unemployment rate of 3.5 in Georgia.

2.5 Economic Impact

The proposed development has an estimated build-out value of **\$155,556,860**. Upon completion, the proposed development is expected to generate an estimated **\$1,913,061** in annual local tax revenue. According to the applicant, the existing regional workforce is sufficient to meet the labor demands of the project, and the development is not anticipated to displace any existing uses.

3 CRC Resources

3.1 Regional Commission Recommendations and Environmental Considerations

The following comments from the CRC are recommendations. The CRC is not the approving body for new developments in the Glynn County, that authority rests with locally elected representatives. The CRC is tasked with providing public notice, an opportunity for public comment, and recommendations based on existing comprehensive plans and best planning practices.

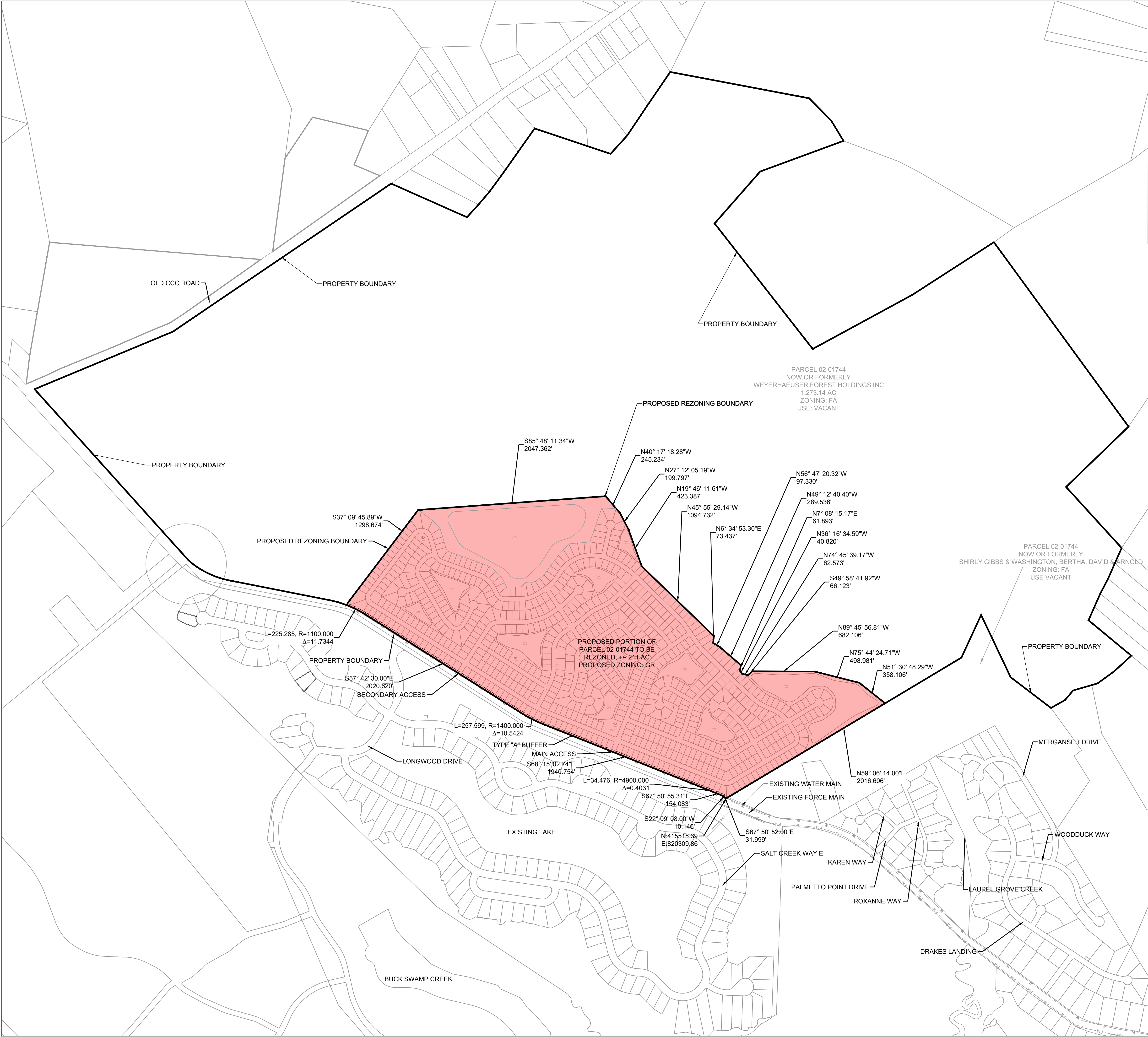
Water conservation is a key planning priority in coastal Georgia, particularly in support of long-term resource stewardship. The CRC strongly encourages the use of native or drought-tolerant landscaping and recommends the applicant to review the [Coastal Georgia Regional Water Plan](#) to ensure that the best practices for water efficiency, landscaping, and stormwater management are incorporated into site design.

The CRC recommends that the governing authority carefully evaluate the potential impacts on the wetlands and traffic volume.

3.2 Public Comments

No public comments were received on or by November 10, 2025.

Attachment A
Site Concept Plan



VICINITY MAP NTS

- GENERAL NOTES
1. PHYSICAL ADDRESS:
1572 BUCK SWAMP ROAD
BRUNSWICK, GA 31523
 2. ZONING:
EXISTING: FA (FOREST AGRICULTURAL)
PROPOSED: GR (GENERAL RESIDENTIAL)
 3. DEVELOPMENT STANDARDS:
GR GUIDELINES:
MAXIMUM DENSITY (REQUIRED / PROPOSED): (10 UNITS PER NET ACRE / 748 TOTAL LOTS = 3.55 UNITS PER NET ACRE)
MINIMUM LOT WIDTH: 60'
MINIMUM FRONT YARD: 20'
MINIMUM SIDE YARD: 7'
MINIMUM REAR YARD: 7'
BUFFER: TYPE "A" BUFFER ABUTTING THE STREET
 4. PROPOSED UTILITIES:
WATER: THE DEVELOPMENT WILL TIE INTO THE EXISTING 12" WATER MAIN ON BUCK SWAMP ROAD

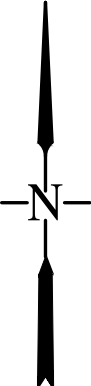
SEWER: THE DEVELOPMENT WILL TIE INTO THE EXISTING 8" FORCEMAIN ON BUCK SWAMP ROAD. A LIFT STATION WILL BE PROPOSED AS PART OF THE DEVELOPMENT.

STORM WATER: THE DEVELOPMENT WILL PROPOSE MULTIPLE PONDS ON-SITE TO MEET THE COUNTY WATER QUALITY AND QUANTITY REQUIREMENTS.
 5. HORIZONTAL DATUM BASED ON NAD83 GEORGIA STATE PLANES, EAST ZONE.
VERTICAL DATUM BASED ON NAVD88.
 6. EXTERIOR LIGHTING WILL COMPLY WITH 622 OF THE GLYNN COUNTY ZONING ORDINANCE.
 7. SIGNAGE FOR THIS SITE WILL BE COMPLIANT WITH 811.7 OF THE GLYNN COUNTY ZONING ORDINANCE.
 8. THE SKETCH PLAN IS CONCEPTUAL AND IS SUBJECT TO CHANGE.

- LEGEND
- W — W — W — EXISTING WATER LINE
 - FM — FM — FM — FM — EXISTING FORCEMAIN
 - - - - - TYPE "A" BUFFER
 - PROPERTY BOUNDARY



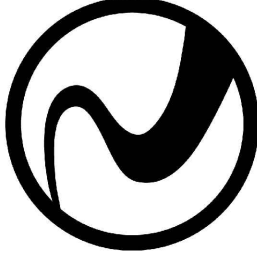
Know what's below.
Call before you dig.



0' 500' 1000'

SCALE:
1" = 500'

REVISIONS											



ROBERTS
CIVIL ENGINEERING
ST. SIMONS ISLAND | SAVANNAH
WWW.ROBERTSCIVILENGINEERING.COM

SKETCH PLAN

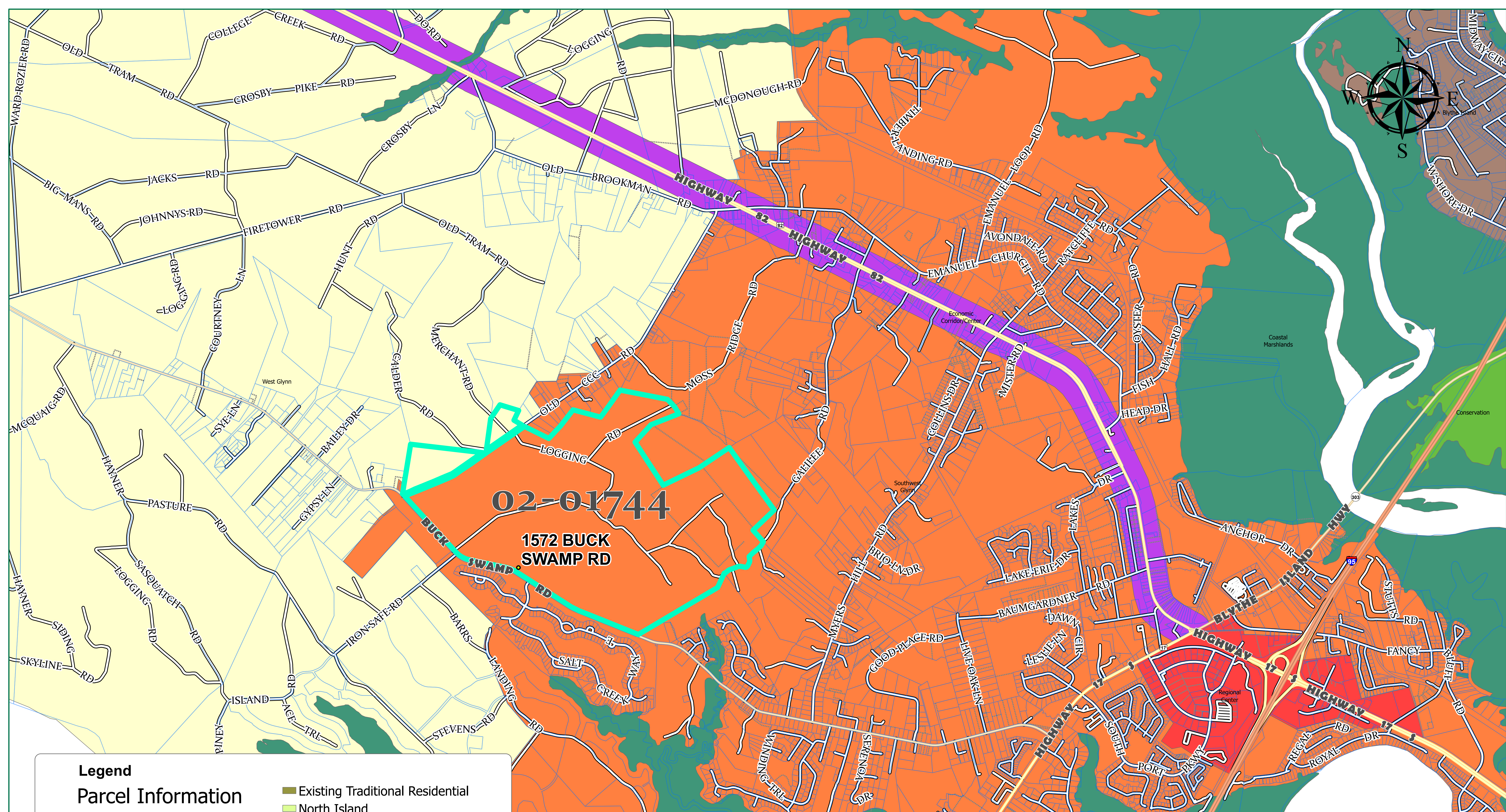
PARCEL 02-01744
GLYNN COUNTY, GA
PREPARED FOR:
THE SHAW TATE GROUP

DATE: 2025-09-22	PROJECT NUMBER: 25111	DRAWN BY: RCE	CHECKED BY: LWF	SCALE: 1"=500' (FOR 24"x36" PLOT)
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EX

SHEET:

Attachment B
Future Land Use Map



Legend

Parcel Information

..... Historic Lot Lines
□ Parcels

Name

■ 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
■ ZM-25-28
● 1572 Buckswamp Rd

ZM-25-28
1572 Buck Swamp Rd
Brunswick, Ga
Parcels: 02-01744

0 0.5 1 2 Miles



www.glynncounty.org

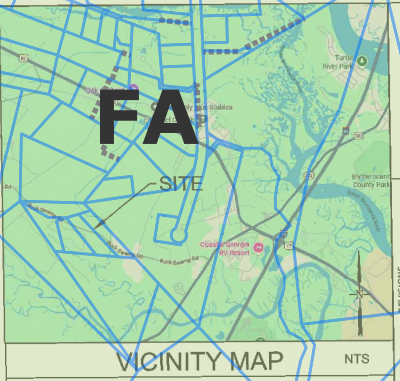
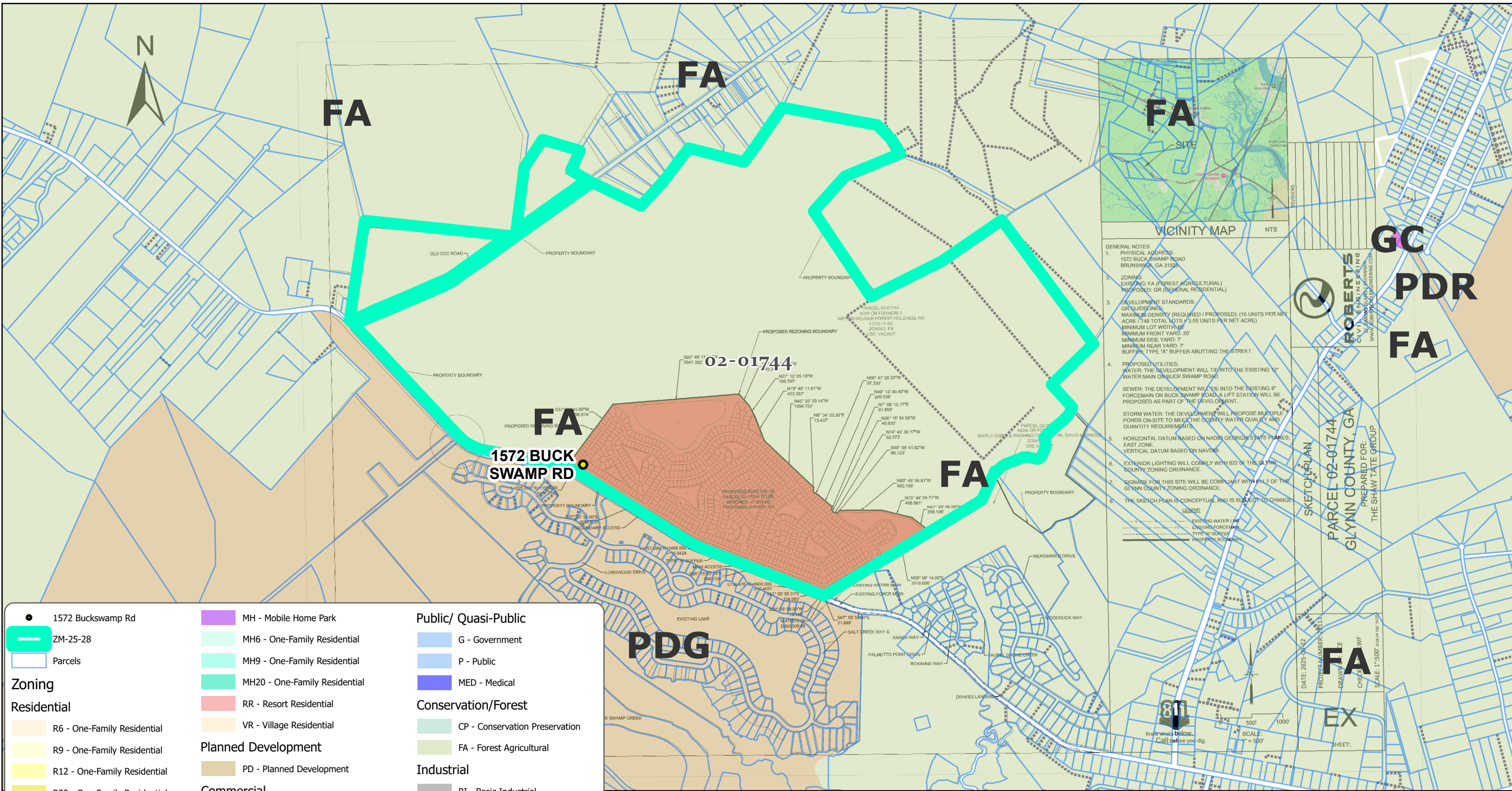
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October 17, 2025

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

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Attachment C
Zoning Districts Map



- GENERAL NOTES**
1. PHYSICAL ADDRESS:
1572 BUCK SWAMP ROAD
BRUNSWICK, GA 31528
 2. ZONING:
EXISTING: FA (FOREST AGRICULTURAL)
PROPOSED: GR (GENERAL RESIDENTIAL)
 3. DEVELOPMENT STANDARDS:
GR GUIDELINES:
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SEWER: THE DEVELOPMENT WILL TIE INTO THE EXISTING 8" FORCEMAIN ON BUCK SWAMP ROAD. A LIFT STATION WILL BE PROPOSED AS PART OF THE DEVELOPMENT.
STORM WATER: THE DEVELOPMENT WILL PROPOSE MULTIPLE PONDS ON-SITE TO MEET THE COUNTY WATER QUALITY AND QUANTITY REQUIREMENTS.
 5. HORIZONTAL DATUM BASED ON NAD83 GEORGIA STATE PLANES, EAST ZONE.
VERTICAL DATUM BASED ON NAVD83.
 6. EXTERIOR LIGHTING WILL COMPLY WITH 622 OF THE GLYNN COUNTY ZONING ORDINANCE.
 7. SIGNAGE FOR THIS SITE WILL BE COMPLIANT WITH 614.7 OF THE GLYNN COUNTY ZONING ORDINANCE.
 8. THE SKETCH PLAN IS CONCEPTUAL AND IS SUBJECT TO CHANGE
- LEGEND**
- EXISTING WATER LINE
 - EXISTING FORCEMAIN
 - TYPE "A" BUFFER
 - PROPERTY BOUNDARY

ROBERTS CIVIL ENGINEERING
WWW.ROBERTSCIVILENGINEERING.COM

GC PDR FA

PARCEL 02-01744
GLYNN COUNTY, GA
PREPARED FOR:
THE SHAW TATE GROUP

DATE: 2025-09-22
PROJECT NUMBER: 20111
DRAWN BY: JWF
CHECKED BY: JWF
SCALE: 1"=500' FOR 24" X 36" PLOT

811
Know what's below.
Call before you dig.

SCALE: 1"=500'

SHEET:

● 1572 Buckswamp Rd

— ZM-25-28

Parcels

Zoning

Residential

- R6 - One-Family Residential
- R9 - One-Family Residential
- R12 - One-Family Residential
- R20 - One-Family Residential
- M6 - One-Family Residential
- M9 - One-Family Residential
- M12 - One-Family Residential
- M20 - One-Family Residential
- RE - One-Family Residential Estates
- GR - General Residential
- MR - Medium Residential
- HR - High Residential

Mobile Home Park

- MH - Mobile Home Park
- MH6 - One-Family Residential
- MH9 - One-Family Residential
- MH20 - One-Family Residential

Resort Residential

- RR - Resort Residential

Village Residential

- VR - Village Residential

Planned Development

- PD - Planned Development

Commercial

- FC - 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

Public/ Quasi-Public

- G - Government
- P - Public
- MED - Medical

Conservation/Forest

- CP - Conservation Preservation
- FA - Forest Agricultural

Industrial

- BI - Basic Industrial
- GI - General Industrial
- LI - Limited Industrial

Site Sketch Plan 10-10-2025

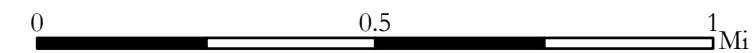
RGB

- Red: Band_1
- Green: Band_2
- Blue: Band_3

ZM-25-28; 1572 Buck Swamp Rd

Parcel: 02-01744

Overlay: Sketch Plan



October 17, 2025

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

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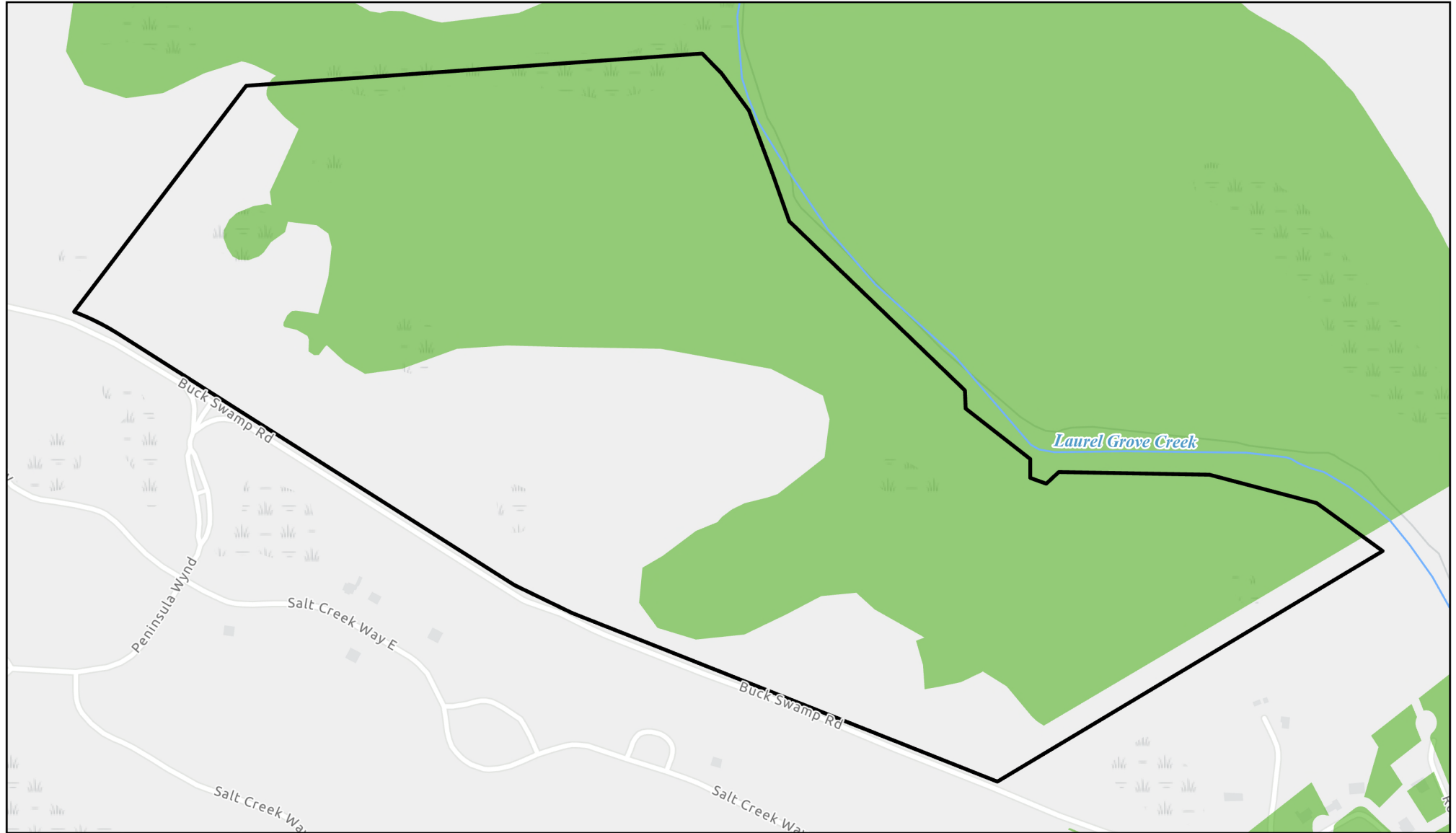
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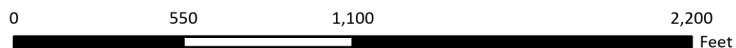
Attachment D
Regional Impact Maps

**DRI #4561 - SW Glynn Residential
Jurisdiction: Unincorporated Glynn
Area Requiring Special Attention**

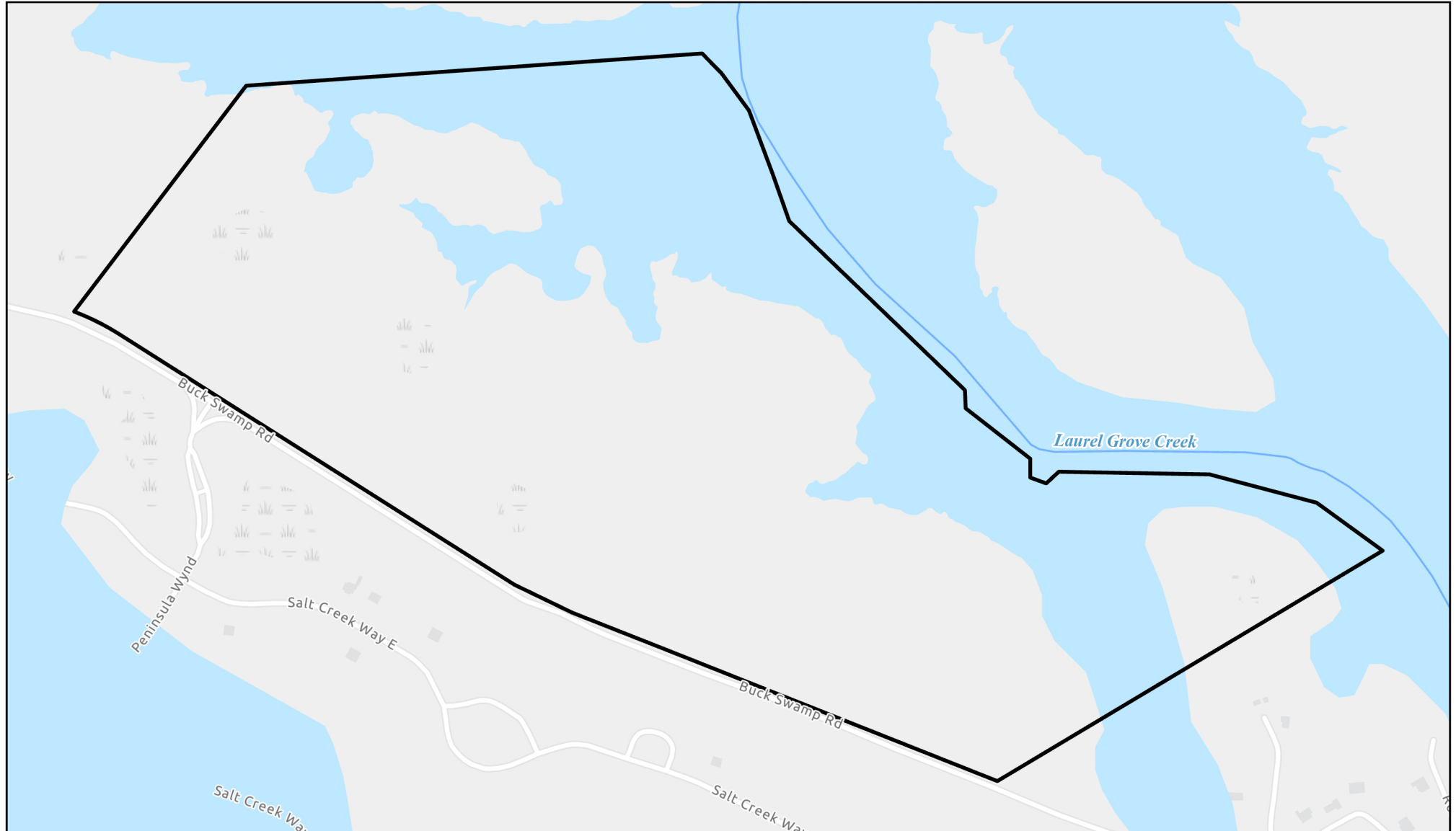


- Rivers
- Areas Requiring Special Attention**
- Areas of Significant Natural Resources

Map Coordinates:
81.64583°W 31.14597°N
Date Exported: 10/22/2025



**DRI #4561 - SW Glynn Residential
Jurisdiction: Unincorporated Glynn
Flood Zone**



— Rivers

Flood Zone

A

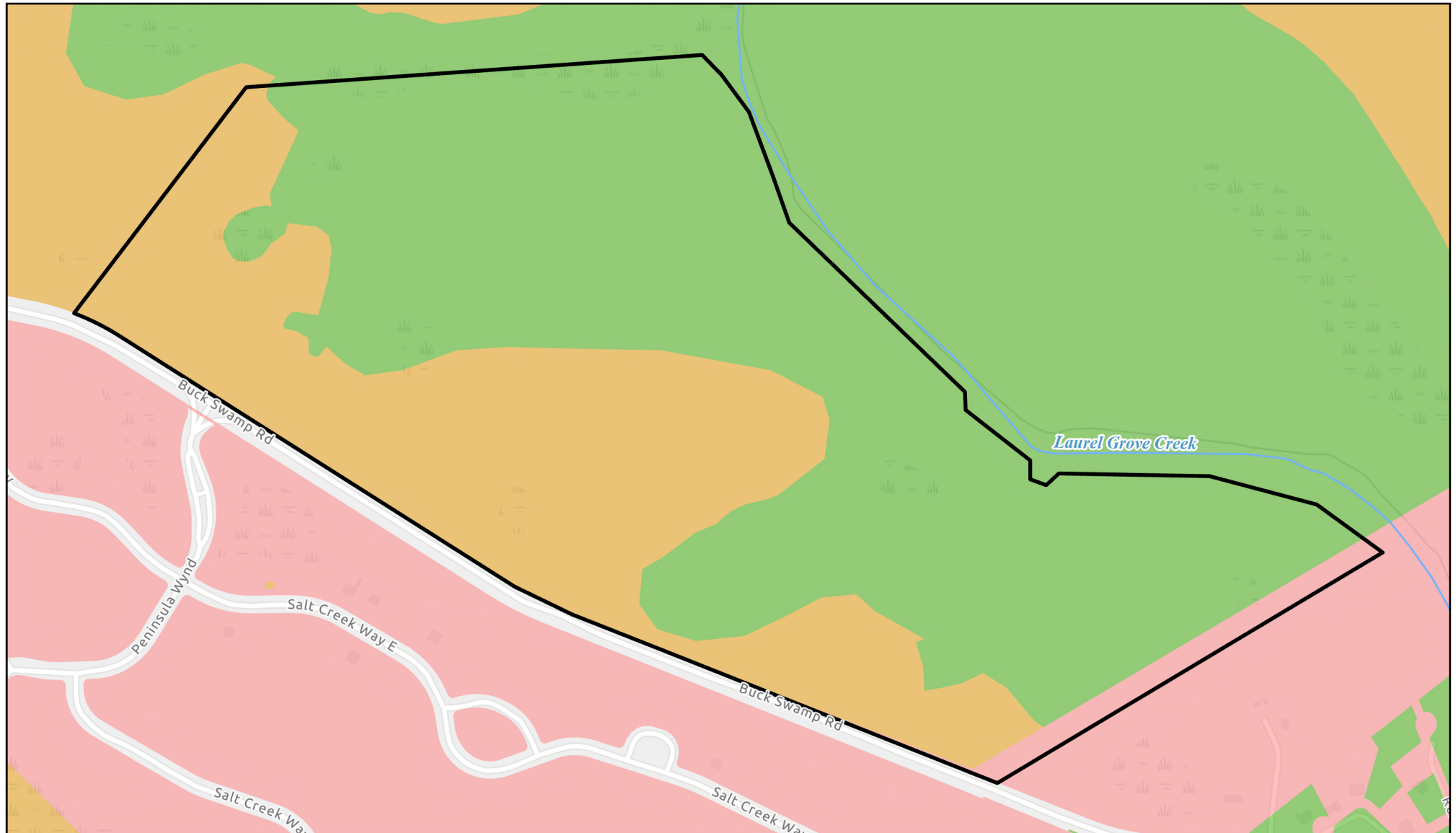
Map Coordinates:
81.64583°W 31.14597°N
Date Exported: 10/22/2025



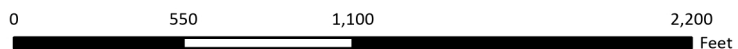
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DRI #4561 - SW Glynn Residential
Jurisdiction: Unincorporated Glynn
Future Development Map



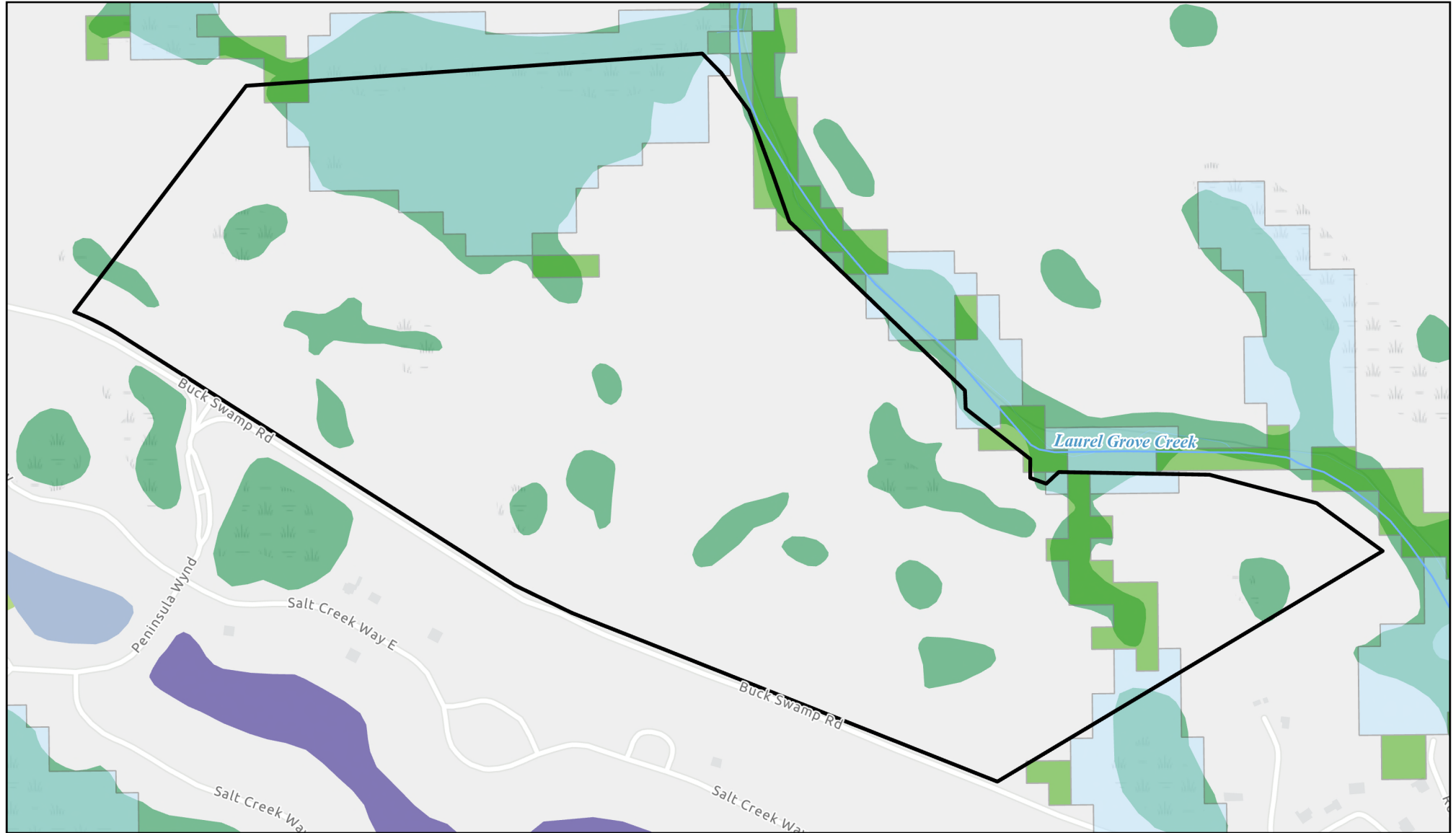
- Rivers
- Future Development**
- Developed
 - Developing
 - Rural



Map Coordinates:
81.64583°W 31.14597°N
Date Exported: 10/22/2025



DRI #4561 - SW Glynn Residential Jurisdiction: Unincorporated Glynn Green Infrastructure



- Green Infrastructure Class**
- Core
 - Corridor
- Wetlands Type**
- Estuarine and Marine Wetland
 - Freshwater Emergent Wetland
 - Freshwater Forested/Shrub Wetland

- Freshwater Pond
- Lake
- Riverine

0 550 1,100 2,200 Feet

Map Coordinates:
81.64583°W 31.14597°N
Date Exported: 10/22/2025



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Attachment E
Property Record Card

Glynn County, GA

Summary

Parcel Number 0201744
Tax District CENTRAL GLYNN (District 03)
Alias
Location Address 1572 BUCK SWAMP RD; 195 OLD CCC RD; 455 OLD CCC RD
BRUNSWICK, GA 31523
Millage Rate 25.079
Legal Description BELL BALDWIN TRACT
Subdivision BELL BALDWIN TRACT
Documents PD 37, Pg 138; PD 34, Pg 79, 65; PD 33, Pg 482, 459, 308
Class Code A5 - Agricultural Large Tracts
(Note: This is for tax purposes only. Not to be used for zoning.)
Neighborhood Map 149 Non NBHD Parcels (Code: RL149)
Zoning FA
Map# Block-Lot 0149-00 000-014
Property Class AC
Homestead Exemption No
GIS Mapped acres 1238.33
Elementary School Satilla Marsh
Middle School Risley Middle School
High School Glynn Academy
Commissioner District DISTRICT 1 - SAMMY TOSTENSEN, Phone (912) 269-0470 stostensen@glynncounty-ga.gov

[View Map](#)

Owner

[WEYERHAEUSER FOREST HOLDINGS INC](#)
ATTN: TAX GROUP
205 PERRY LANE RD
BRUNSWICK, GA 31525

Value Information

Assessed Year	2025	
Land Value	+	\$772,551.00
Improvement Value	+	\$0.00
Total Value	=	\$772,551.00
Assessed Land Value	+	\$309,020.00
Assessed Improvement Value	+	\$0.00
Assessed Total Value	+	\$309,020.00

Sale/Transfer Information

Date	Deed Book and Page	Price	Deed Type	Grantor
10/1/2024	5027-451	\$0.00	QC	
10/1/2024	5027-401	\$0.00	QC	WEYERHAEUSER CO
9/28/2016	3671-184	\$0.00		PLUM CREEK TIMBERLANDS LP
2/20/2008	2396-388	\$0.00		PLUM CREEK TIMBERLANDS LP

2025 Notice of Assessment

[2025 Notice of Assessment \(PDF\)](#)

View/Pay Tax Bills

[View/Pay Tax Bills](#)