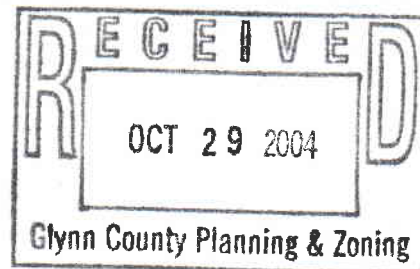


AS APPROVED

GC-2004-27





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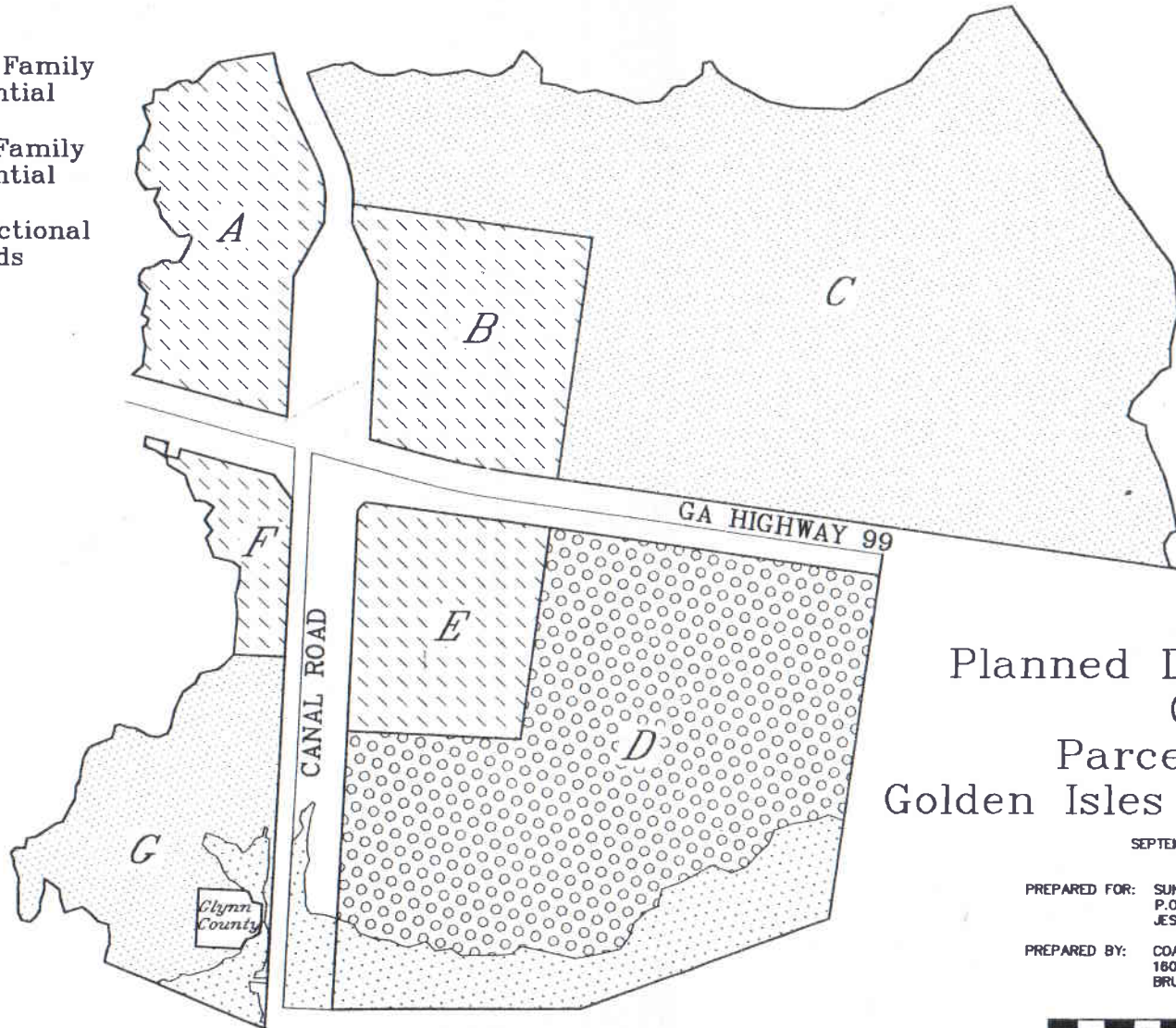
PLANNED DEVELOPMENT DISTRICT  
ZONING AMMENDMENT APPICATION  
FOR  
PARCEL CR9  
GOLDEN ISLES GATEWAY TRACT



SUNDOWN PROPERTIES, INC.  
DEVELOPER/APPLICANT

SEPTEMBER 2004  
REVISED OCTOBER 2004

-  Commercial Retail
-  Single Family Residential
-  Multi-Family Residential
-  Jurisdictional Wetlands



TRACT	UPLAND AREA	WETLAND AREA	TOTAL AREA
A	14.435	0.000	14.435
B	14.545	0.000	14.545
C	81.088	2.958	84.044
D	44.199	10.949	55.148
E	11.963	0.000	11.963
F	3.976	0.000	3.976
G	14.857	2.071	16.928
TOTAL AREA (ACRES)			202.039

TRACT	NUMBER UNITS
C - SINGLE FAMILY	336
D - MULTI-FAMILY	174
G - SINGLE FAMILY	59
TOTAL RESIDENTIAL UNITS	569

## Planned Development Of Parcel CR9 Golden Isles Gateway Tract

SEPTEMBER 2004

PREPARED FOR: SUNDOWN PROPERTIES, INC.  
P.O. BOX 363  
JESUP, GEORGIA 31598

PREPARED BY: COASTAL ENGINEERING CONSULTANTS, INC.  
180 EH DRIVE  
BRUNSWICK, GEORGIA 31520



NOTE:  
This drawing illustrates a general plan of the development only and does not limit or bind the owner in any way.

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**DEVELOPMENT SCHEDULE**

## GENERAL DESCRIPTION

The Golden Isles Gateway is a 7,824-acre planned development in northeastern Glynn County. Originally established in 1994, this planned development has undergone a number of revisions to date. Parcel CR9, which is the subject of this amendment application, is currently permitted for commercial/retail development. Parcel CR9 can currently be developed in compliance with the development standards (lot size, setbacks, etc) as Highway Commercial, as specified in the Glynn County Zoning Ordinance in effect at the time of development.

Parcel CR9 consists of 194.726 acres as shown on a survey by Shupe Surveying Company, P.C. prepared for International Paper Realty Corporation dated May 28, 2003. Generally situated at the intersection of Georgia State Highway 99 and Canal Road, it is comprised of 4 separate tracts as described below.

	<u>Upland</u>	<u>Wetlands</u>	<u>Total</u>
Tract A	21.314 Ac.	0.000 Ac.	21.314 Ac.
Tract B	82.441 Ac.	2.956 Ac. *	85.397 Ac.
Tract C	56.162 Ac.	10.949 Ac. **	67.111 Ac.
<u>Tract D</u>	<u>18.833 Ac.</u>	<u>2.071 Ac. **</u>	<u>20.904 Ac.</u>
<b>Totals</b>	<b>178.750 Ac.</b>	<b>15.976 Ac.</b>	<b>194.726 Ac.</b>
* Isolated Wetlands			
** Jurisdictional Wetlands			

A proposed re-alignment of the entrance road to the previously established P.A.W.S. Wildlife District will result in changes to the areas of Tracts A & B. The road will align with Canal Road. The exact configuration of this intersection has not been established and is dependent upon improvements to Georgia Highway 99 and Canal Road. However, it is believed that the total acreage of Tract A will decrease by approximately 6.879 acres to 14.435 acres

while Tract B will increase by approximately 14.192 acres for a net increase in the size of Parcel CR9 of approximately 7.313 acres. These acreages are subject to change based upon future designs and surveys.

The configuration of Parcel CR9 will be revised as defined in the following table. The proposed tracts are also shown on the accompanying drawing entitled "Planned Development of Parcel CR9 Golden Isles Gateway Tract" prepared for Sundown Properties, Inc. by Coastal Engineering Consultants, Inc. The acreages shown for the various tracts are subject to slight changes based upon subsequent field surveys and engineering designs.

	<u>Upland</u>	<u>Wetlands</u>	<u>Total</u>	<u>Proposed Use</u>	<u>Max. Density</u>
Tract A	14.435 Ac.	0.000 Ac.	14.435 Ac.	Commercial-Retail	Not Applicable
Tract B	15.545 Ac.	0.000 Ac.	15.545 Ac.	Commercial-Retail	Not Applicable
Tract C	81.088 Ac.	2.956 Ac. *	84.044 Ac.	One Family Residential	4 Units/Acre
Tract D	44.199 Ac.	10.949 Ac. **	55.148 Ac.	Multi-Family Residential	4 Units/Acre
Tract E	11.963 Ac.	0.000 Ac.	11.963 Ac.	Commercial-Retail	Not Applicable
Tract F	3.976 Ac.	0.000 Ac.	3.976 Ac.	Commercial-Retail	Not Applicable
Tract G	14.857 Ac.	2.071 Ac. **	16.928 Ac.	One Family Residential	4 Units/Acre
<b>Totals</b>	<b>186.063 Ac.</b>	<b>15.976 Ac.</b>	<b>202.039 Ac.</b>		

\* Isolated Wetlands

\*\* Jurisdictional Wetlands

The purpose of this Planned Development Amendment is to establish provisions for residential development within Parcel CR9. The following portions of this text establish districts, permitted uses and development standards for Residential and Commercial-Retail land uses within Parcel CR9.

## PRESENT OWNERSHIP

The current owner of the property is:

International Paper Realty Corporation  
3 Paragon Drive  
Montvale, NJ 07645

The developer/applicant for this application is:

Sundown Properties, Inc.  
P.O. Box 363  
Jesup, Georgia 31520

A legal description accompanies this application.

## DISTRICTS AND PERMITTED USES

### Commercial-Retail District

The permitted uses, descriptions and development standards of this designation apply to Tracts A, B, E & F as shown on the accompanying drawing entitled "Planned Development of Parcel CR9 Golden Isles Gateway Tract". The designation allows for commercial and retail uses as described and permitted in the Glynn County Zoning Ordinance in *Highway Commercial (HC)* district except as hereby amended. It is intended that these tracts be developed and reserved for commercial uses which primarily render a service or cater to tourists, vacationers, residents of Glynn County and the traveling public in general. The development standards which apply within this district are designed to encourage the formation and continuance of a compatible environment for highway oriented uses; ensure adequate and properly designed means of ingress and egress; and discourage any encroachment by residential or other uses capable of adversely affecting the specialized character of the district.

Commercial-Retail development may be configured in any one or combination of the following types:

1. Individual lots with stand alone buildings
2. Neo-traditional attached buildings
3. Conventional shopping center

Commercial-Retail parking standards shall comply with the Glynn County Zoning Ordinance requirements in effect at the time of development or redevelopment.

\* Buffer to be required within the retail/commercial area adjacent to the residential area. Buffer specifications are to be approved by PC at site plan review.



## Permitted Uses

Retail businesses involving the sales of merchandise on the premises including businesses such as:

Antique store, gift, curio, hobby or toy store

Appliance, computer, radio or television store

Art supply store

Auto accessory store (except that no outside storage shall be allowed)

Automobile service station provided

- All pumps are set back at least 15 feet from the right of way of all streets
- Paved parking or service areas are separated from adjoining residential properties by a suitable planting screen, fence, or wall at least 6 feet in height above finished grade
- May include a car wash if it is subsidiary to gasoline sales at the service station

Book, magazine or newspaper shop

Beer, wine or package liquor store

Clothing and related accessories store

Convenience store

Candy store

Drug store or pharmacy

Farmers market enclosed or open air

Fishing tackle supply store

Garden center (including open yard sale of merchandise on premises)

Grocery store

Hardware store, sporting goods store or paint store

Hobby or toy store

Household furnishings store

Music store



Office supply store  
Pet shop with no outside kennels  
Photographic or camera store or studio  
Retail bakery  
Retail meat, fish or poultry  
Tobacco store  
Variety store

Businesses involving the rendering of a personal service, food service or the repair of small equipment including such businesses as:

Advertising agency  
Appliance, computer, radio, TV repair shop  
Bank, savings & loan, personal loan agency and branches  
Bar tavern or nightclub  
Barber shop, beauty shop or combination thereof  
Bicycle repair and sales  
Document copying  
Dry cleaners  
Furniture repair  
Insurance agency  
Jewelry, watch repair shop, locksmith or gunsmith  
Real estate agency  
Restaurants, cafes, coffee shops, fast food establishments  
Schools offering instruction in art, music, dancing, drama or similar activity  
Secretarial or answering service  
Shoe repair  
Small engine repair  
Tailor

Other uses including:

Animal hospital and/or boarding facility provided

- All boarding arrangements are maintained within a building
- No noise connected with the operation of the facility is perceptible beyond the premises

Automobile repair shops provided

- There is no open yard storage of junk, salvage, used automotive equipment parts or materials

Car wash provided

- An off-street paved parking area capable of accommodating not less than one-half of hourly vehicle washing capacity awaiting entrance to the washing process is suitably located and maintained on the premises (such space to contain at least two hundred (200) square feet per waiting vehicle)
- No safety hazard or impediment to traffic movement is created by the operation of such an establishment.

Freshwater wetlands and buffers

Immediate care medical facilities

Landscaped areas

Lagoons, ponds, impoundments and lakes

Office building or office for, business, professional or general purposes

Open space

Private or semi-private club, lodge or social center

Private child care center, kindergarten or preschool nursery provided

- Buildings and structures have a minimum of 35 square feet per child of usable space within the building
- Outdoor play areas have a minimum of 100 square feet per child and a fence at least 4 feet high
- Facilities meet state and local requirements and codes for the operation of child care centers
- Plans for such facilities receive written approval of the Georgia Department of Human Resources and the Glynn County Fire Chief prior to issuance of any permits for construction and operation,

copies of such approval to be attached to the building permit and retained in the files of the building official

Public utilities such as electrical, gas, telephone, telecommunications, water supply, sanitary sewer, and stormwater management facilities including drainage lagoons

Public utility substation, lift station or other essential service provided

- Such use is enclosed by a fence or walls at least 6 feet in height above finished grade
- There is no storage of vehicles or equipment on the premises
- A landscaped screen not less than 10 feet in width is planted and suitably maintained

### **Residential District – Single Family**

The permitted uses, descriptions and development standards of this designation apply to Tracts C & G as shown on the accompanying drawing entitled "Planned Development of Parcel CR9 Golden Isles Gateway Tract". This designation allows single family detached residential dwellings as described and permitted in the Glynn County Zoning Ordinance in *R9 One Family Residential* district except as hereby amended up to an overall limit of 396 units on a total of 98.901 upland acres (Total area less jurisdictional wetlands) in Tracts C & G. Development of these tracts will occur in phases and in response to developer decisions relative to the development program and market conditions.

The maximum building height for residential structures shall be 35 feet. All residential uses shall meet or exceed all standards for off street parking, loading and other requirements as set forth in the Glynn County Zoning Ordinance. Residential uses shall meet or exceed all standards for signs including conditions concerning where they may be located, as set forth in the Glynn County Zoning Ordinance. Model Homes and sales centers in new communities are permitted.

All applicable requirements of the Glynn County Subdivision Regulations shall be followed in the development of these parcels. All roads, water, sewer and drainage facilities shall be designed and constructed in accordance with Glynn County Standards and shall be dedicated to Glynn County upon completion. Preliminary subdivision plats shall be submitted to and approved by the Glynn County Planning Commission prior to construction plan approval. Final subdivision plats, prepared in accordance with the Glynn County Subdivision Regulations, are subject to approval by the Glynn County Board of Commissioners upon completion and acceptance of all infrastructure improvements or upon the posting of a bond or letter of credit in an amount acceptable to the County Engineer sufficient to cover the cost of any uncompleted improvements.

Permitted Uses

Single family homes on lots no less than 9,000 square feet. For single family homes the following minimum setbacks would also apply:

<u>Single Family Lot Size</u>	<u>Minimum Width</u>	<u>Setbacks</u>		
		<u>Front</u>	<u>Rear</u>	<u>Side</u>
2 acres and above	175'	40'	40'	20'
1 to 2 acres	150'	35'	35'	15'
½ to 1 acre	115'	30'	30'	12'
¼ to ½ acre	75'	20'	25'	10'
Less than ¼ acre	60'	20'	7'	7'

Other uses including:

- Freshwater wetlands and buffers
- Landscaped areas
- Lagoons, ponds, impoundments and lakes
- Open space

Public utilities such as electrical, gas, telephone, telecommunications, water supply, sanitary sewer, and stormwater management facilities including drainage lagoons

Public utility substation, lift station or other essential service provided

- Such use is enclosed by a fence or walls at least 6 feet in height above finished grade
- There is no storage of vehicles or equipment on the premises
- A landscaped screen not less than 10 feet in width is planted and suitably maintained

Subdivision non-commercial recreation areas

### **Residential District – Multi-Family**

The permitted uses, descriptions and development standards of this designation apply to Tract D as shown on the accompanying drawing entitled "Planned Development of Parcel CR9 Golden Isles Gateway Tract". This designation allows single family attached and detached residential dwellings up to an overall limit of 174 units on a total of 44.199 upland acres (Total area less jurisdictional wetlands) in Tract D. Development of this tract will occur in phases and in response to developer decisions relative to the development program and market conditions.

The maximum building height for residential structures shall be 35 feet. All residential uses shall meet or exceed all standards for off street parking, loading and other requirements as set forth in the Glynn County Zoning Ordinance. Residential uses shall meet or exceed all standards for signs including conditions concerning where they may be located, as set forth in the Glynn County Zoning Ordinance. Model homes, sales centers and centralized mail collection facilities in new communities are permitted.

All applicable requirements of the Glynn County Subdivision Regulations shall be followed in the development of these parcels. All roads, water, sewer and drainage facilities shall be designed and constructed in accordance with Glynn County Standards and shall be dedicated to Glynn County upon completion. Preliminary subdivision plats shall be submitted to and approved by the Glynn County Planning Commission prior to construction plan approval. Final subdivision plats, prepared in accordance with the Glynn County Subdivision Regulations, are subject to approval by the Glynn County Board of Commissioners upon completion and acceptance of all infrastructure improvements or upon the posting of a bond or letter of credit in an amount acceptable to the County Engineer sufficient to cover the cost of any uncompleted improvements.

Permitted Uses

Single family homes on lots no less than 9,000 square feet. For single family homes the following minimum setbacks would also apply:

<u>Single Family Lot Size</u>	<u>Minimum Width</u>	<u>Setbacks</u>		
		<u>Front</u>	<u>Rear</u>	<u>Side</u>
2 acres and above	175'	40'	40'	20'
1 to 2 acres	150'	35'	35'	15'
½ to 1 acre	115'	30'	30'	12'
¼ to ½ acre	75'	20'	25'	10'
Less than ¼ acre	60'	20'	7'	7'

Multi-family attached homes that may be divided and deeded as six separate single family homes. Six separate lots would be created with the common line between adjoining units being a zero lot line. This designation applies to a specific building configuration as shown on Exhibit A on the following page. Lots or parcels used for this purpose shall have a minimum of area of 30,000 square feet and the following criteria would also apply:

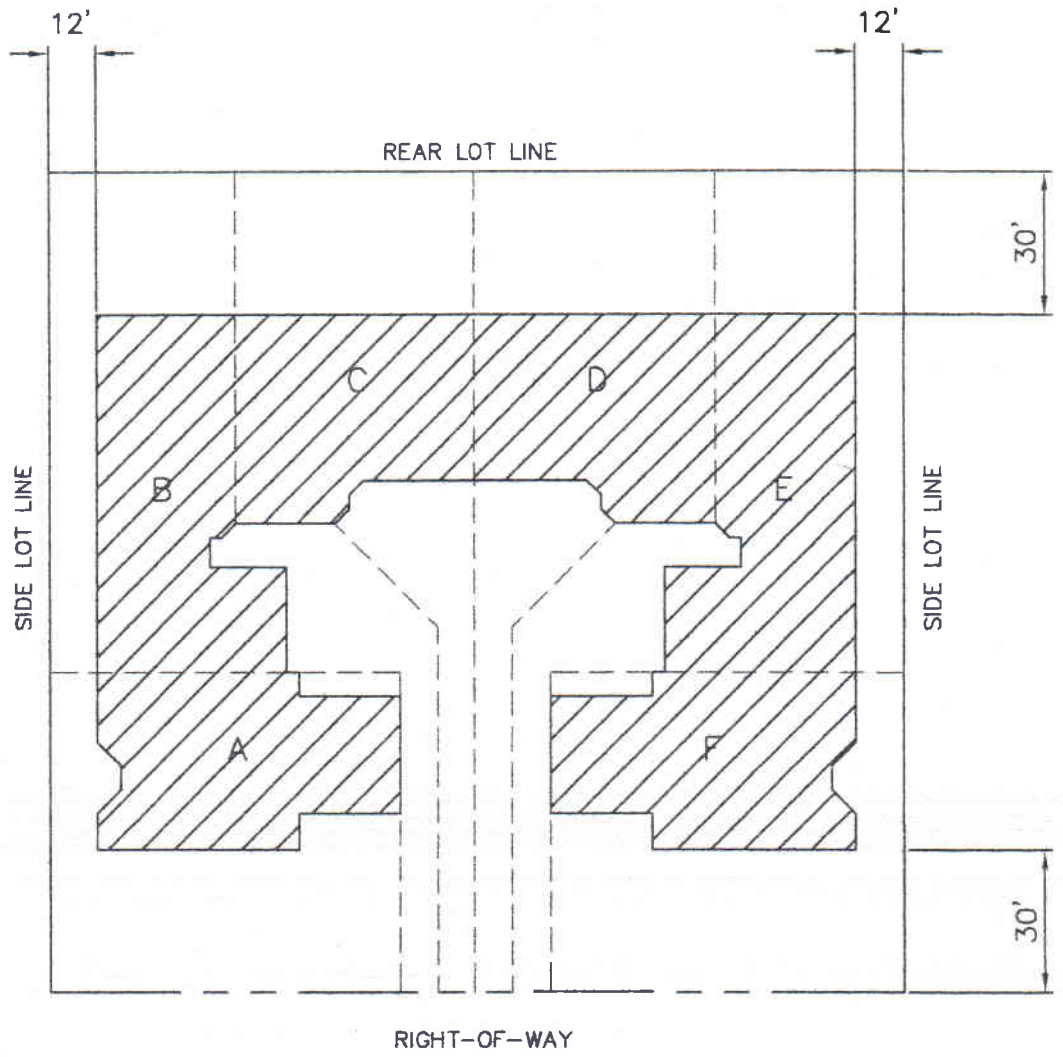


EXHIBIT A  
MULTI-FAMILY BUILDING CONFIGURATION



Minimum Lot Width:	180 Feet
Front Yard Setback:	30 Feet
Rear Yard Setback:	30 Feet
Side Yard Setback:	12 Feet

Two units in each building shall front on public right of way while the remaining four units shall front on a common courtyard interior to the structure. Each unit shall have paved driveways with off street parking for at least two vehicles. There will be reserved easements for utilities to the four interior units which shall be depicted on the final plat

Other uses including:

Freshwater wetlands and buffers

Landscaped areas

Lagoons, ponds, impoundments and lakes

Open space

Public utilities such as electrical, gas, telephone, telecommunications, water supply, sanitary sewer, and stormwater management facilities including drainage lagoons

Public utility substation, lift station or other essential service provided

- Such use is enclosed by a fence or walls at least 6 feet in height above finished grade
- There is no storage of vehicles or equipment on the premises
- A landscaped screen not less than 10 feet in width is planted and suitably maintained

Subdivision non-commercial recreation areas

## DEVELOPMENT SCHEDULE

Development of Parcel CR9 will occur in phases and in response to developer decisions relative to the development program and market conditions. It is proposed that construction of roads and utility infrastructure will commence in the fall of 2004.

FA

PD-G

GC-2004-27  
Request to Amend the  
Planned Development - General  
Master Plan and Text

PD-G

PD-G

GA HWY. 99

PD-G

MH-12

PD-R

FA

FA

PD-G

FA

MH-12

R-12

I-95

WALDEN SHORES

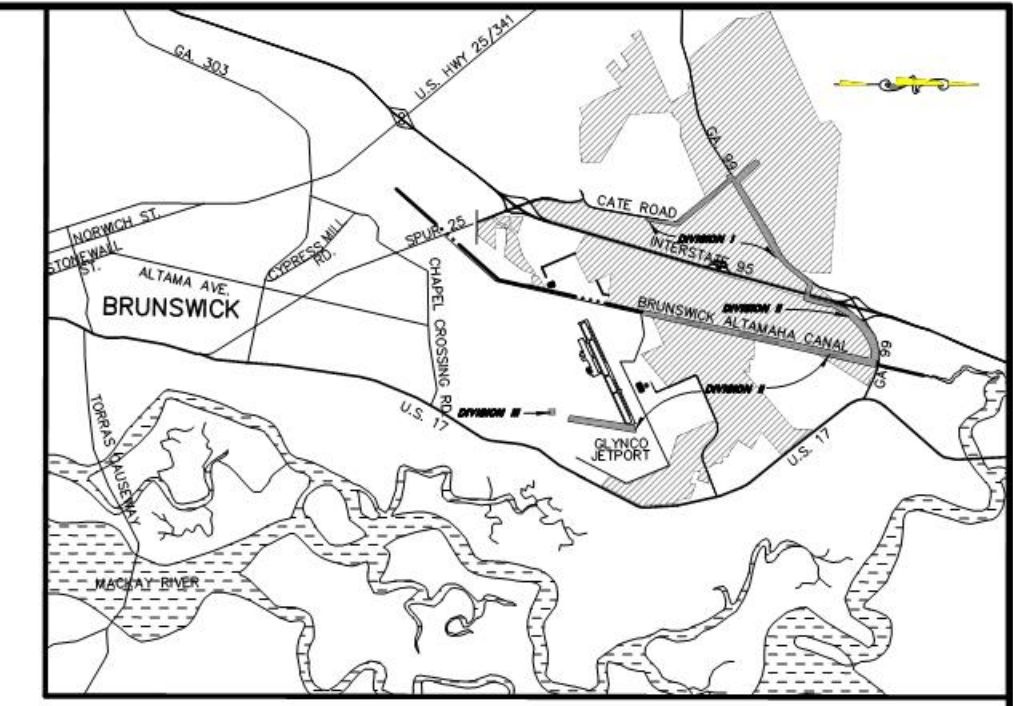
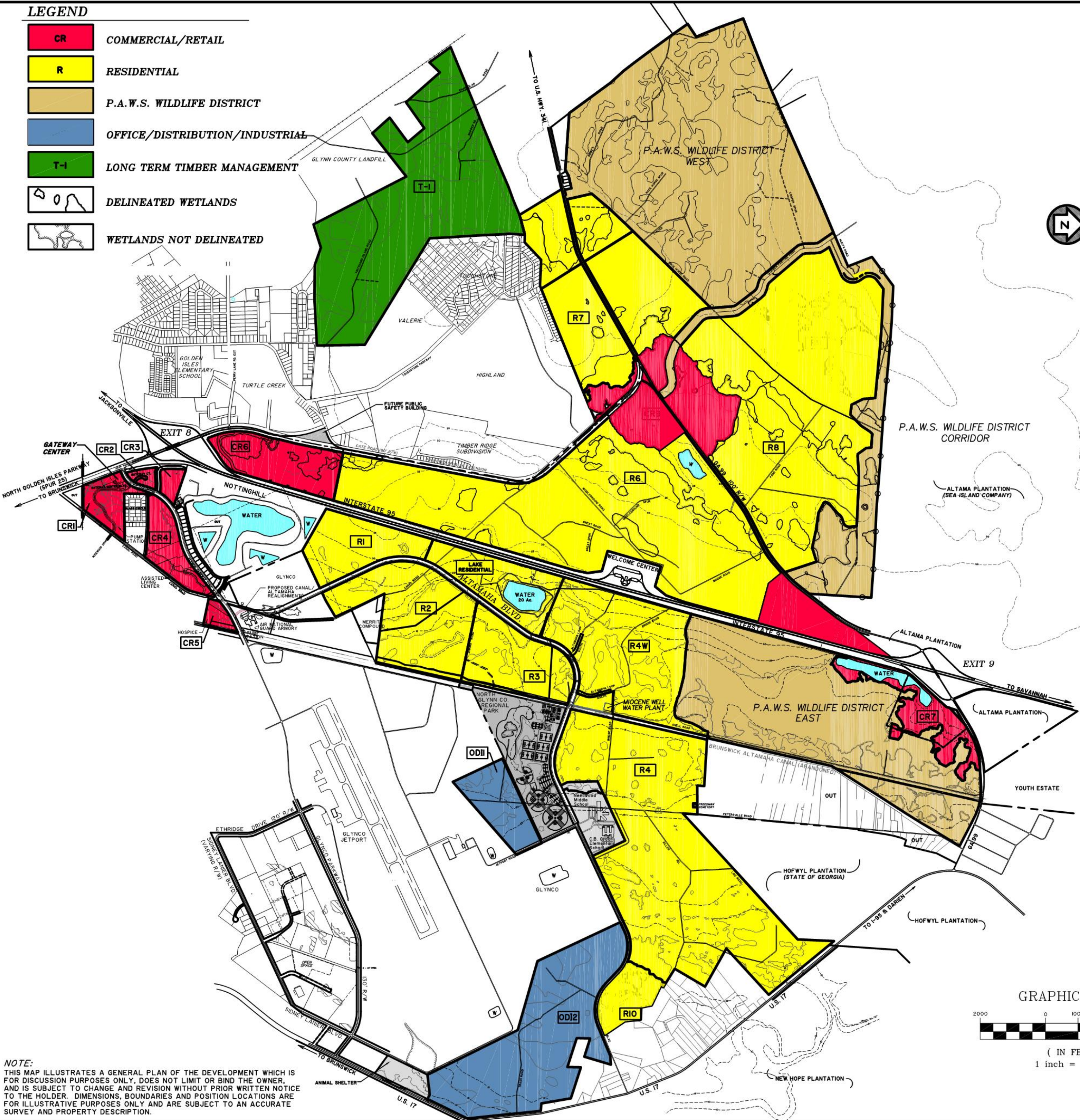
HARRY DRIGGERS

LC



**LEGEND**

- CR** COMMERCIAL/RETAIL
- R** RESIDENTIAL
- P.A.W.S. WILDLIFE DISTRICT**
- OFFICE/DISTRIBUTION/INDUSTRIAL**
- T-1** LONG TERM TIMBER MANAGEMENT
- DELINEATED WETLANDS**
- WETLANDS NOT DELINEATED**



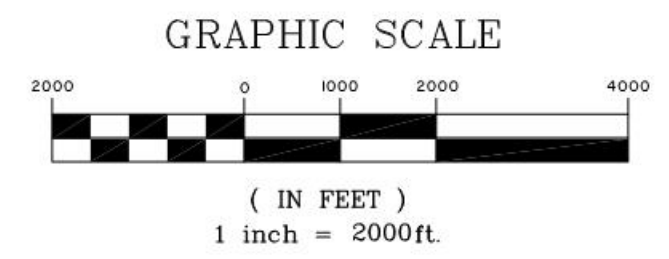
**MASTER PLAN**  
**FOR THE**  
**GOLDEN ISLES GATEWAY TRACT**  
**GLYNN COUNTY, GEORGIA**



PREPARED BY:  
**THOMAS & HUTTON ENGINEERING CO.**  
 SAVANNAH, GEORGIA  
**WILLIAM CHRISTIAN & ASSOCIATES**  
 ECONOMIC & DEVELOPMENT CONSULTING

**SHUPE SURVEYING COMPANY, PC**  
**ENVIRONMENTAL SERVICES, INC**  
 JOB NO. J-12999 DATE: OCTOBER 7, 1999

ACREAGE SUMMARY			
TRACT NO.	WETLAND	UPLAND	TOTAL
T-1	306.4 AC.	280.2 AC.	586.6 AC.
	306.4 AC.	280.2 AC.	586.6 AC.
P.A.W.S. WEST	562 AC.	424 AC.	986 AC.
P.A.W.S. EAST	386 AC.	285 AC.	671 AC.
P.A.W.S. CORRIDOR	14 AC.	254 AC.	268 AC.
	962 AC.	963 AC.	1925 AC.
R-1	4 AC.	112 AC.	116 AC.
R-2	75 AC.	156 AC.	231 AC.
R-3	70 AC.	74 AC.	144 AC.
R-4	177 AC.	557 AC.	734 AC.
R-4W	85.2 AC.	355.8 AC.	441 AC.
R-6	133 AC.	743 AC.	876 AC.
R-7	97 AC.	333 AC.	430 AC.
R-8	92 AC.	394 AC.	486 AC.
R-9	97 AC.	245 AC.	342 AC.
R-10	15 AC.	44 AC.	59 AC.
LAKE RESIDENTIAL	21 AC.	124 AC.	145 AC.
	866.2 AC.	3137.8 AC.	4004 AC.
CR-1	9 AC.	36 AC.	45 AC.
CR-2	0 AC.	9 AC.	9 AC.
CR-3	0 AC.	13 AC.	13 AC.
CR-4	18 AC.	44 AC.	62 AC.
CR-5	5 AC.	9 AC.	14 AC.
CR-6	22 AC.	84 AC.	106 AC.
CR-7	20 AC.	84 AC.	104 AC.
CR-8	0.7 AC.	77.3 AC.	78 AC.
CR-9	3 AC.	183 AC.	186 AC.
	77.7 AC.	539.3 AC.	617 AC.
ODI-1	20 AC.	63 AC.	83 AC.
ODI-2	80 AC.	295 AC.	375 AC.
	100 AC.	358 AC.	458 AC.
SCHOOL	4.5 AC.	51 AC.	55.5 AC.
PARK	21 AC.	132 AC.	153 AC.
ANIMAL SHELTER	9 AC.	16 AC.	25 AC.
<b>TOTAL</b>	<b>2347 AC.</b>	<b>5477 AC.</b>	<b>7824 AC.</b>



**NOTE:**  
 THIS MAP ILLUSTRATES A GENERAL PLAN OF THE DEVELOPMENT WHICH IS FOR DISCUSSION PURPOSES ONLY, DOES NOT LIMIT OR BIND THE OWNER, AND IS SUBJECT TO CHANGE AND REVISION WITHOUT PRIOR WRITTEN NOTICE TO THE HOLDER. DIMENSIONS, BOUNDARIES AND POSITION LOCATIONS ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO AN ACCURATE SURVEY AND PROPERTY DESCRIPTION.