

GC-8-94

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## GOLDEN ISLES GATEWAY CONCEPTUAL ZONING TEXT

The proposed Golden Isles Gateway project contains a total of 7,824 acres in northern Glynn County extending for about five miles along both the east and west sides of I-95 from Exit 8 to Exit 9. Union Camp Corporation and its subsidiaries U.C. Realty Corp., and Transtates Properties, Inc. are the owners of the land. East of I-95 the property (see map) is bounded on the north by Georgia 99, on the east and north by US 17, on the east by Glynco Parkway, and by the Golden Isles Parkway on the south. To the west of I-95, GA 99 splits the property in the northern portion while in the southern portion it is served and bounded by Spur 25, Cate Road, and Canal Road. Glynn Place Mall is less than a mile from the property, downtown Brunswick is approximately seven miles, St. Simon's Island is eleven miles, and Jekyll Island is eighteen miles.

The overall project concept for the the Golden Isles Gateway Tract is that of a large-scale Planned Unit Development with residential, office/distribution/industrial, commercial, recreation open space/preservation land uses. Because of the scale of the project, it is likely that the development time frame will be at least fifty years or more. Properties nearby have already begun to develop as residential subdivisions. The proposed project represents a unique opportunity to comprehensively manage a large-scale, long-term series of developments as a single PUD.

The Golden Isles Gateway project is consistent with the Glynn County Comprehensive Plan for this area of the county. Providing for a PD-G district will enable the county and the owner to better coordinate and manage the development while allowing for flexibility in development patterns and use relationships. The planning for this proposal has been coordinated with numerous public agencies and entities as well as with surrounding landowners. Support has been received from the Airport Authority and the Brunswick-Glynn County Economic Development Authority. The project has also been favorably reviewed with staff from both the City and County Water and Sewer Departments and with the County Roads Engineer. Glynn County and the Coastal Georgia Regional Development Center planning personnel have been consulted in preparation of this project proposal. Also, in coordination with the Glynn County Department of Parks and Recreation, the plan allots 145 acres for a new regional park subject to negotiations and approvals by both parties.

The 7,824-acre project area includes 2,145 acres which will remain in long-term timber management indefinitely. Another 410 acres will stay in timber management unless needed in the future for an on-site wastewater treatment facility. All other lands will remain in timber production pending sale or development activities which could be 50 or more years in the future. Net project acreage available for Residential, Office/Distribution/Industrial, and Commercial/Retail development totals 3,893 acres after excluding long-term timber management acreage of 2,145; timber/wastewater treatment acreage of 410; regional recreation park acreage of 145; and, excluding miscellaneous wetlands totalling 1,231 acres which are located throughout the project.

Of the 3,893 acres of potential development land, 3,057 acres, or 78%, will be for residential usage. A variety of residential types and densities are anticipated within the eight development zones designated for residential. An overall unit limit has been established on the 3,057 acres of developable residential land of 9,935 units. This would be comprised of single family and multi-family developments of varying densities within the project limit of 9,935 units.

**GOLDEN ISLES GATEWAY DEVELOPMENT PROGRAM w/ PROJECTED PHASING**

LAND USE	YEAR	UNITS/SQ.FT.	ACRES	POP.
OFFICE/DIST./INDUS.	2000	320,000 sq.ft.	50	-
	2010	720,000 sq. ft.	110	-
	2020	1,120,000 sq. ft.	170	-
	BUILDOUT	3,400,000 sq. ft.	525	-
COMMERCIAL/RETAIL	2000	280,000 sq. ft.	32	-
	2010	550,000 sq. ft.	63	-
	2020	940,000 sq. ft.	108	-
	BUILDOUT	2,700,000 sq. ft.	311	-
RESIDENTIAL	2000	560 D.U.s	224	1,350
	2010	2,610 D.U.s	1,044	6,250
	2020	4,660 D.U.s	1,864	11,200
	BUILDOUT	9,935 D.U.s	3,057	23,800
COUNTY PARK	BUILDOUT	-	145	-
LONG-TERM TIMBER MGT.	BUILDOUT	-	2,145	-
WASTEWATER TRT.	BUILDOUT	-	410	-
MISC. WETLANDS	BUILDOUT	-	1,231	-

Similarly, in the office/distribution/industrial zones the 525 acres would be developed at different intensities in individual projects. Overall, a total of 3,400,000 square feet of office/distribution/industrial is projected in the project. In commercial/retail development a total of 311 acres are programmed. On this amount of acreage a maximum of 2,700,000 square feet is the potential buildout.



This proposal is necessarily conceptual in scope of detail. A project of this scale will be implemented and realized only by the efforts of numerous individual developers and builders over a long period of time. At the individual project level developers and builders will be subject to project restrictive covenants and design standards. In addition to these, the County's standards for roadway improvements, roadway classifications (including ROW's and paving widths), building setbacks, buffers, open spaces, common areas, walkways & sidewalks, and parking, loading, and access ways will be complied with, and in many cases exceeded. It has been suggested by staff that all multifamily, commercial, and office/distribution/industrial projects be brought through the County's Site Plan Approval process. All single family proposals would be processed through the Preliminary Plat (Planning Commission) and Final Plat (County Commission) processes.

A significant part of this submittal is a Development of Regional Impact (DRI) report prepared by the owners to comply with Georgia law. The DRI attempts to reveal and assess the potential impacts the project will have on the economy, public facilities, and the natural and built environment both within and beyond Glynn County. The information provided in the DRI is detailed, extensive, and it is believed that the coverage should provide more than adequate data to decision makers on this proposal.

## DEVELOPMENT STANDARDS

In addition to the data that is provided in the DRI, we have attempted to relate some of the Glynn County development standards to the specific parts of the Golden Isles Gateway plan. We have applied Glynn County Zoning Ordinance district regulations to each of the three major development categories: Residential, Commercial/Retail, and Office/Distribution/Industrial. In addition we have added some descriptive language to the two additional land uses in the plan - Long-Term Timber Management Areas and Wetland Areas.

### I. Residential

The R1, R2, R3, R4, R5, R6, R7, and R8 areas of the proposed plan are to be developed in accordance with the Glynn County Zoning for residential development, as outlined following:

a) Multi-family: 25% of area - 764 acres.

This area to be developed per the Glynn County Zoning Ordinance for GR General Residential District, which allows one family dwelling or two family on minimum land area of 6,000 square feet. It also allows multi-family at a density of ten (10) units per acre. All development standards will be equal to or will exceed the minimum requirements for this district, and will be presented as part of preliminary plat approval. Recreation facilities incidental to or in connection with a planned residential community will be permitted in this district.

**b) Medium Density, One-Family Residential: 25% of area - 764 acres.**  
This area is to be developed per the Glynn County Zoning Ordinance for R-9 One-Family Residential District, which allows for a one-family residential site-built home on minimum land area of 9,000 square feet. All development standards will be equal to or will exceed the minimum standards for this district, and will be presented as part of preliminary plat approval.

**c) Low Medium Density, One-Family Residential: 25% of area-764 acres.**  
This area is to be developed per the Glynn County Zoning Ordinance for R-12 One-Family Residential District, which allows for one-family residential site-built homes on minimum land areas of 12,000 square feet. All development standards will be equal to or exceed the minimum standards for this district, and will be presented as part of preliminary plat approval.

**c) Low Density, One-Family Residential: 25% of area - 764 acres.**  
This area is to be developed per the Glynn County Zoning Ordinance for R-20 One-Family Residential District, which allows for one-family residential site-built homes on minimum land areas of 20,000 square feet. All development standards will be equal to or will exceed the minimum standards for this district, and will be presented as part of preliminary plat approval. Commercial services, private or semi-private club, lodge, or recreation facility in connection with or incidental to a planned residential community will also be permitted.

**II. Commercial/Retail:** All areas of the proposed plan designated CR1, CR2, CR3, CR4, CR5, CR6, and CR7 shall be developed in accord with the Glynn County Zoning Ordinance for commercial developments as outlined following:

**a) Freeway Commercial: CR1, CR2, CR3, CR6, and CR7**  
These areas shall be developed in accordance with the Glynn County Zoning Ordinance for FC Freeway Commercial District. Any development over 3 acres will require site plan review by the Planning Commission regarding site plan review requirements. Development requirements will be equal to or will exceed the minimum requirements of the FC Freeway Commercial District and will be presented as part of the site plan review process. Interstate sign locations currently extend along either side of I-95 (Spur 25 -- NE and NW quadrants, and GA 99 -- SE and SW quadrants) within the project area. These sign locations are consistent with the I-95 Sign Plan allowing three sign sites in each quadrant of the I-95 interchanges. The sign locations are in areas which are surveyed extensions of the Freeway Commercial parcels at each location. These sign sites are currently permitted by the Georgia DOT.



**b) Highway Commercial: CR4, CR5**

These areas shall be developed in accordance with the Glynn County Zoning Ordinance for HC Highway Commercial. Any development over 5 acres will require site plan review by the Planning Commission in accordance with the Glynn County Zoning Ordinance regarding site plan review requirements. Development requirements will be equal to or will exceed the minimum requirements of HC Highway Commercial and will be presented as part of the site plan review process.

**III. Office/Distribution/Industrial:** All areas of the proposed plan designated as ODI-1 or ODI-2 shall be developed in accord with the Glynn County Zoning Ordinance for either LI - Limited Industrial or GI - General Industrial. The Limited Industrial district will apply to lands that are not within 300 feet of a collector or higher classified street. Areas not within 300 feet of a collector street or within 500 feet of a residential area can be developed for GI- General Industrial on sites 3 acres or greater. All developments shall set standards equal to or greater than the minimum requirements of either of these districts. Site plan approval by the Planning Commission, along with development standards, will be required for any site greater than 1 acre.

For Office/Commercial developments fronting on and within 300 feet of a street classified as a collector or greater facility the Glynn County Zoning Ordinance requirements for LI - Limited Industrial, GI - General Industrial, or OC Office Commercial shall apply. All development standards will be equal to or will exceed the minimum requirements of this district. Site plan approval will be required for all office commercial developments that are greater than 1 acre as per the Glynn County Zoning Ordinance.

**IV. Long-Term Timber Management and Wetlands:** Areas of the plan designated for Long-Term Timber Management will be managed on a long-term basis for the purposes of producing both pulpwood and sawtimber. A difference in management techniques will be utilized depending on whether the lands contain pinewood or hardwood.

In pinewood areas the lands and timber resource will be managed utilizing clear cut operations and artificial, or plantation, regeneration. In most cases the company makes attempts to cut only fractional portions of lands in order to achieve a degree of age diversity. This age diversity is not only aesthetically better, it also enhances wildlife. Buffer strips are typically maintained, which also helps aesthetically. Genetically improved seedlings are currently in use in artificial regeneration. In some areas, though perhaps only on a limited basis in this location due to the proximity of I-95, prescribed burning will be employed. This also enhances wildlife habitat. Roads would be plowed here and elsewhere to enhance fire safety.

In hardwood areas there would be a longer rotation period (period from regeneration to harvest) than there is in pine areas. Streamside Management Zones would be designated where applicable and appropriate. Generally when harvesting occurs it is a clear cut operation with reliance upon natural regeneration.

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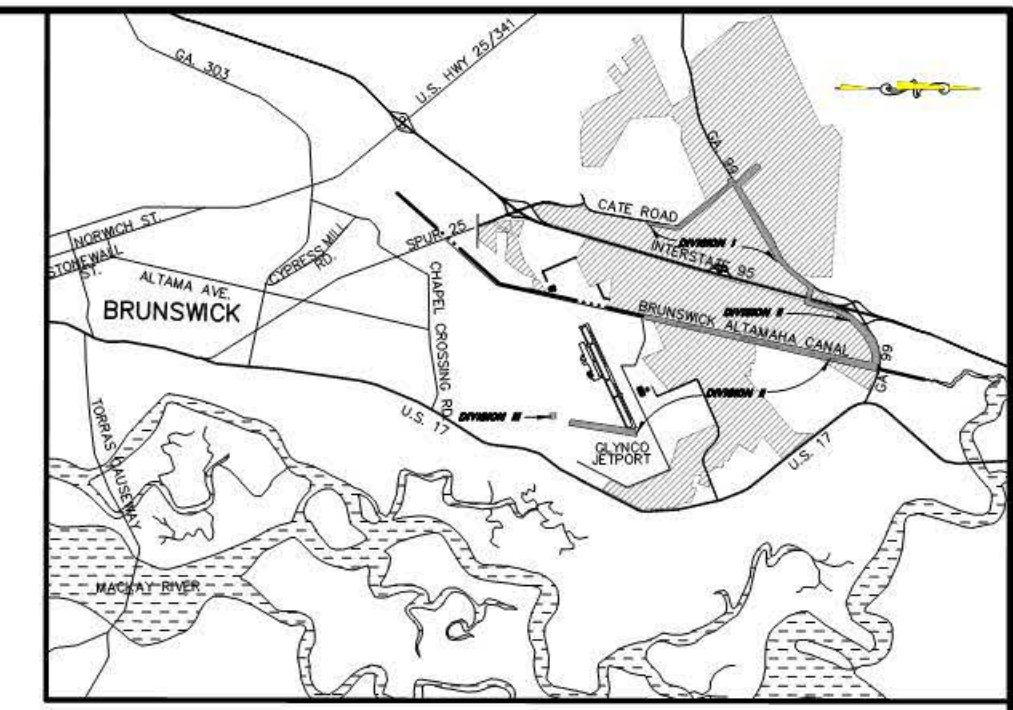
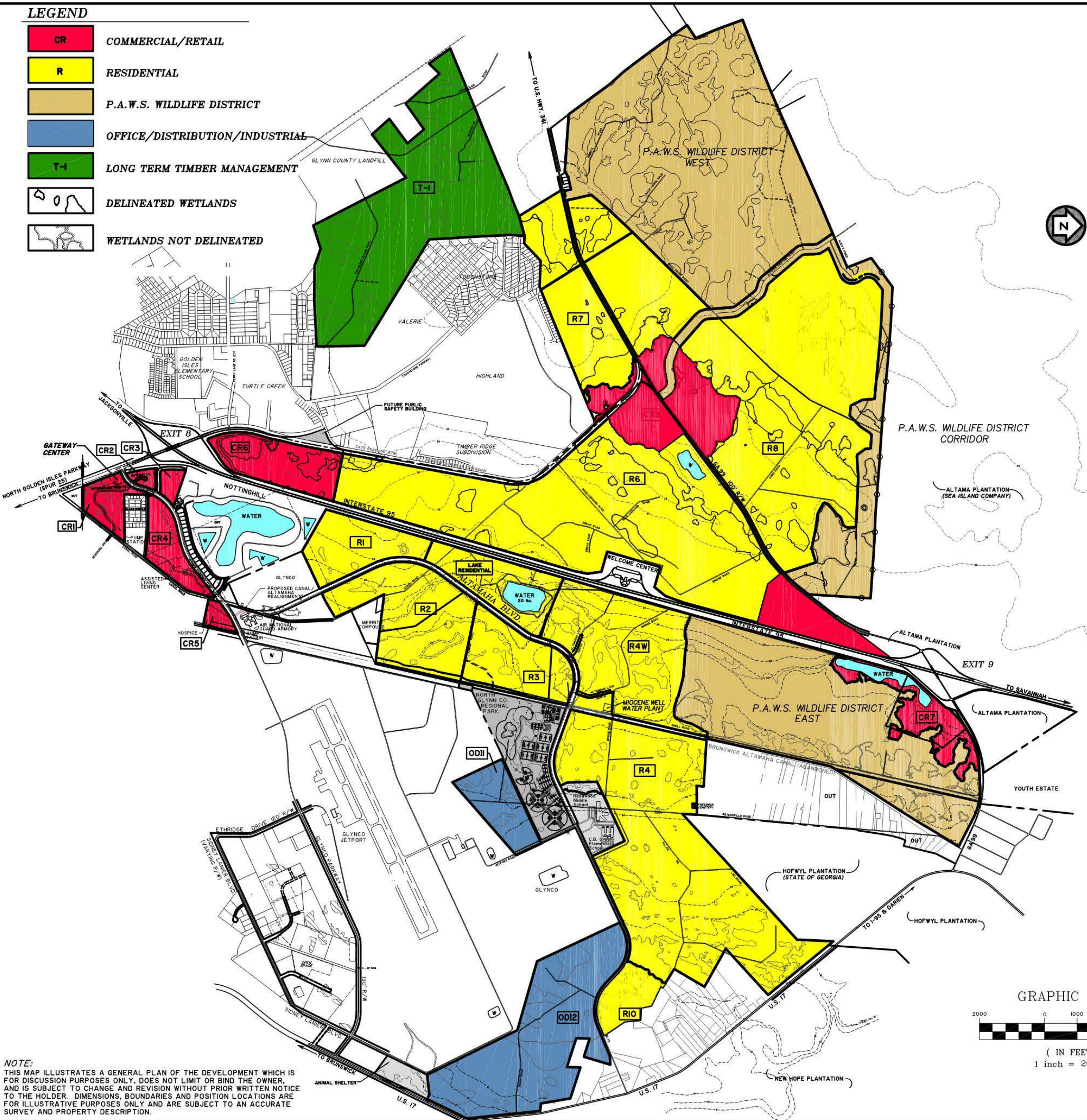
In all areas and operations Best Management Practices would be applied.

Considerable wetlands exist on this property. As much as one-third of the lands may be considered NWI wetlands. Wetlands identification has been made on portions of the property by means of on-site surveying. Estimates for remaining portions of the site have been made through interpretation of NWI mapping, soils data, and other sources. The owner is very familiar with state and federal requirements on wetlands identification and wetlands restrictions, as well as delineation and permitting procedures. Thorough study, documentation, and verification of wetlands will have been undertaken prior to the issuance of a Corps 404 permit and the development of any portions of this site. Wetlands will be protected on these lands.



**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**



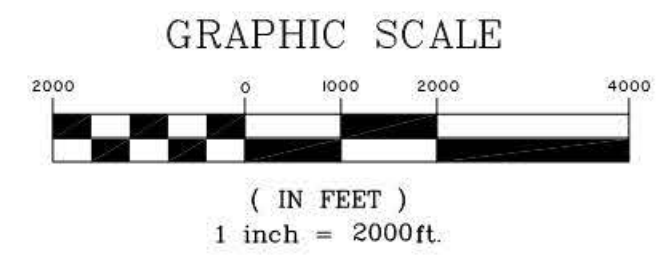
**MASTER PLAN**  
FOR THE  
**GOLDEN ISLES GATEWAY TRACT**  
GLYNN COUNTY, GEORGIA



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.
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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.W	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.