

PLANNED DEVELOPMENT DISTRICT
ZONING AMENDMENT

For

**ALTAMAHA TRADING COMPANY
PLANNED DEVELOPMENT**

Glynn County, Georgia

June 20, 2022

Applicant:

Coastal Business Storage, Inc.

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Attachments

Exhibit A: Rezoning Exhibit

I. GENERAL DESCRIPTION

- A. This application proposes to entitle the development of commercial and residential dwellings within the project area at 7199 Highway #31000 in Glynn County, Georgia. The proposed Altamaha Trading Company PD District is located in north-central Glynn County. The project site is formerly part of the Altama Planned Development Text dated July 2011. The site is bounded to the west by I-95 and to the north by the Altamaha River and on the east by adjacent land owner(s).
- B. Coastal Business Storage, Inc owns parcel 02-00210
- C. The project area is shown on Exhibit A.
- D. The intent of the development is to provide a mixed-use community which will provide commercial and residential uses in line with this PD Text. The existing Planned Development text allows for the same commercial and residential use as stated in this Planed Development text. The purpose of the new text is to create a stand-alone development with the new potential ownership of Parcel 02-00210 and to allow the developer to create a project in line with market conditions.

II. PROPOSED DEVELOPMENT PLAN

A. Plan Concept and Proposed Land Uses

The proposed project will be a commercial development with the potential for residential uses. To efficiently arrange the proposed land use on this property and to meet building codes for development; construction will require clearing and grubbing, installation of utilities, construction of roads and all associated infrastructure. Site improvements will complement the existing properties surrounding the proposed development and maintain the character of the surrounding communities.

B. Existing and Proposed Zoning

Located on the East side of Interstate 95 at address 7199 Highway #31000 the project is currently subject to the existing Altama Planned Development Text dated July, 2011.

This application proposes a Planned Development with similar existing uses within the project area, as defined in Exhibit A.

C. Compatibility with Nearby Uses

Nearby existing land uses include single family residential lots, planned development, single family residents, and commercial uses. The proposed development potentially consists of single family residential, multi-family residential, and commercial is compatible with all nearby uses.

D. Buffers:

Buffers for the development shall meet the established requirements of section 613 Glynn County Zoning Ordinance. Perimeter buffers and buffers between differing uses within the project area shall also be required pursuant to section 613 of the Glynn County Zoning Ordinance.

III. PROPOSED USES AND OTHER REQUIREMENTS

A. Permitted uses: The following uses are permitted in the PD District:

- 1) The following uses specified in Section 705 RR Resort Residential District of the Zoning Ordinance of Glynn County.
 - a) Hotel, Motel, or Inn
 - b) Boarding House
 - c) Accessory Use
 - d) Timesharing use or facility
- 2) The uses allowed in Section 710 Office Commercial, Section 711 LC Local Commercial District, Section 712 General Commercial, Section 713 Highway Commercial, Section 714 Freeway Commercial and Section 718 Limited Industrial of the Zoning Ordinance of Glynn County.
- 3) Community recreation
- 4) Community River Access
- 5) Institutional/Civic Uses
- 6) Village and Conventional Commercial
- 7) Maintenance Area
- 8) Model Home/Sales Center
- 9) Open Space
- 10) Roads

- 11) Silviculture
- 12) Regional Shopping Malls
- 13) Utilities
- 14) Mid Rise Residential
- 15) The uses allowed in section 707 Medium Residential District of the Zoning Ordinance of Glynn County
- 16) Extraction of natural materials
- 17) Self-storage facilities

B. Other Requirements: Unless otherwise specified elsewhere in this Zoning Text, permitted uses shall be required to conform to the following standards:

1) Development standards:

Land Use Type	Density Per Tract	Minimum Lot Width at Setback	Minimum Setbacks (from property line)	Minimum Lot/Tract Size	Maximum Building Height
Conventional Commercial (Includes Institutional, Civic, etc.)	N/A	60'	Front 20' Side 10' Corner 20' Rear 20'	6,000 SF lot	60' / 120**
Single Family Detached	5 units / acre	60'-99'	Front 20' Side 10' Corner 20' Rear 20'	6,000 SF lot	35'
Single Family Detached (Zero Lot Line, Patio and/or Cluster)	8 units / acre	40'-59'	Front 15' Main Structure 20' Garage Side 0' (min. of 10' separation between adjacent structures) Corner 10' Rear 10'	6,000 SF lot	35'
Single Family Attached (Townhomes) 8 units in a row max	10 units / acre	16'	Front 20' Side 0' (20' Building Separation) Corner 10' Rear 10'	1,600 SF lot	45'

Multifamily (Condos / Apartments)	16 units / acre	N/A	15' from back of curb, property line and/or to any adjacent building	N/A	45'
Mid Rise Residential	60 units / acre	N/A	Front 25' Side 25' Corner 25' Rear 25'	N/A	75'*

*Heights greater than 35' are subject to the approval of the Fire Chief and/or State Fire Marshall. Maximum heights shall be 60' when located in the (C) Commercial planning area and 120' when located within the (FC) Freeway Commercial planning area. During the Schematic / Initial Master Plan and/or Site Plan review process, the Planning Commission may require additional setbacks and / or graduated or step down building heights for any use greater than 60' in height.

2) Off-Street Parking:

Uses permitted shall meet all standards set forth in Article VI, pertaining to off-street parking, loading and other requirements.

3) Signs:

Signs permitted are set forth in Article VIII.

C. Water/Sewer: The water and sewer system will connect to the Brunswick Glynn County Joint Water and Sewer System. All infrastructure improvements will be coordinated with JWSC as needed. It is acknowledged that approval of the zoning amendment by the BGJWSC does not guarantee sewer capacity. Current/future capacity may not be available. Capacity is only guaranteed through the payment and acceptance of capital tap fees and issuance of a sewer tap.

IV. DEVELOPMENT SCHEDULE

Construction shall begin within six (6) months of the receipt of a Building Permit. A two-year construction period is estimated.