

**TEXT FOR
LAND USE / DEVELOPMENT PLAN**

**PLANNED
DEVELOPMENT -
RESIDENTIAL (PD-R)
&
PLANNED
DEVELOPMENT -
SHOPPING (PD-S)**

**MARINER'S CAY
U.S. HIGHWAY 17, GLYNN COUNTY, GEORGIA**

NOVEMBER 16, 1981

GEO DATUM, INC.

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LAND USE / DEVELOPMENT PLAN

PLANNED DEVELOPMENT – RESIDENTIAL (PD-R) & PLANNED DEVELOPMENT – SHOPPING (PD-S)

MARINER'S CAY

U.S. HIGHWAY 17, GLYNN COUNTY, GEORGIA

PREPARED FOR: LAMAR HOLLAWAY and H. BURGAY STALEY

November 16, 1981

Patrick C. Garner, President

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LAND USE/DEVELOPMENT PLAN
PLANNED DEVELOPMENT-RESIDENTIAL
PLANNED DEVELOPMENT-SHOPPING

Mariner's Cay
Glynn County, Georgia

Section 1: Background

This tract was originally submitted to the Brunswick-Glynn County Joint Planning Commission (hereafter referred to as the JPC) as a request for rezoning. The existing zoning was Highway Commercial and Residential-12 (12,000 sf/lot); the requested zoning was General Residential (hereafter referred to as GR) and General Commercial (hereafter referred to as GC). After standard review processes, the JPC staff recommended that the submittal be altered to Planned Development-Residential (hereafter referred to as PD-R) and Planned Development-Shopping (hereafter referred to as PD-S). The agent and other parties agreed to the staff proposal. The JPC subsequently approved unanimously the rezoning request to PD-R and PD-S, during a regular meeting on August 4, 1981, with the following provisions:

- (1) Maximum commercial space would not exceed 87,100 square feet;
- (2) Maximum density of 10.137 units per acre;
- (3) Maximum of four curb cuts on U.S. Highway 17;
- (4) Developer will install acceleration and deceleration lanes on U.S. Highway 17;
- (5) Provide six (6) foot landscape buffer and curb along residential access drive through the shopping center;
- (6) Six (6) foot high fence between the residential and commercial properties;
- (7) All other dimensions, buffers and setbacks as indicated on site plan dated July 17, 1981.

During a Glynn County Commission evening workshop held on September

8 Six ft high concrete block fence along parcel B south boundary
-1-
Tally list over

15, 1981, the applicants were advised that the Commission could not consider their application until it was accompanied by a written zoning text. This document is submitted in response to that request.

Section II: General Description

Subject tract is located on the eastern right-of-way of U.S. Highway 17, across from the intersection of said highway with Georgia Highway 303. Subject tract is bounded on the north by a thirty (30) foot private road, on the east by lands of Friedman, and on the south by Belle Point subdivision and other undeveloped lands (see Section III: Legal Description for further locative data).

The tract consists of 23.9 acres, plus or minus, of high ground. It will be divided into two (2) parts, according to use: 10.26 acres, plus or minus, to be used as PD-R; and 13.64 acres, plus or minus, to be used as PD-S. Both uses shall be subject throughout their development to specifications detailed in Sections IV and VII of this text. Proposed PD-R uses include, but are not limited to, row houses, townhouses and other multi-family dwellings. Proposed PD-S uses include, but are not limited to, shopping, commercial, and service businesses. See Section IV for detailed development data.

Various buffer/green belts have been provided to screen development. Within the PD-R area, a fifty (50) foot buffer has been provided adjacent to Belle Point Subdivision; the rest of the tract is buffered by a twenty (20) foot green belt. In addition, a six (6) foot high fence will be provided between the PD-R and PD-S areas. Within the PD-S area, a six (6) foot landscaped buffer and curb will be provided along the residential access drive through said area.

The tract will be served by City of Brunswick water and sewer. Said utilities will be approved by the Environmental Protection Division (hereafter referred to as EPD) of the Department of Natural Resources and by the

City of Brunswick prior to construction. Fire hydrants will be provided in such a manner as to meet Glynn County fire regulations. Garbage containers shall be clustered in key areas within the PD-R area, unless the dwelling use within said area shall be single family or duplex; in such cases, individual garbage containers may be permitted.

Section III: Legal Description

All that certain lot, tract, or parcel of land, lying and being situate in the County of Glynn, state of Georgia, and described as follows, to wit:

Beginning at the eastern R/W of U.S. Highway 17 where it intersects the southern line of a 30 foot private road, proceed S $67^{\circ} 45'$ E along said private road for a distance of 970 feet, plus or minus, to a point; thence proceed S $21^{\circ} 30'$ W for a distance of 997.0 feet to a point; thence proceed N $66^{\circ} 43'$ W for a distance of 585 feet, plus or minus, to a point; thence proceed N $66^{\circ} 40'$ W for a distance of 530 feet, plus or minus, to a point on the eastern R/W of U.S. Highway 17; thence proceed northerly along said R/W for an arc distance of 686.7 feet to a point; thence proceed along said R/W N $35^{\circ} 50'$ E for a distance of 292.3 feet to the Point of Beginning, said tract containing 23.9 acres, plus or minus, of high ground.

Section IV: Standards of Development

The land use/development plan for Mariner's Cay is based on a general site plan by GEO DATUM, INC., dated July 17, 1981, and revised August 10, 1981, and November 13, 1981. The tract is divided into two (2) uses, PD-R and PD-S. The intent of the site plan and of this text is to allow flexibility of development--which will be determined by such factors as topography, market demand and environment.

The PD-R area is for the development of residences. Maximum residential density shall not exceed 10.137 units per acre. Otherwise, parking spaces, building height, and other development standards for this district shall conform to Glynn County ordinances for GR in effect at the date of this zoning approval (see below for specifics).

DEVELOPMENT STANDARDS-PD-R

(Excerpted from the Glynn County Zoning Ordinance)

Minimum Lot Width, Measured at the Building Line:

One Family Dwelling:	Sixty (60) feet.
Two Family Dwelling:	Sixty (60) feet.
Group Dwelling:	Sixty (60) feet.
Row House Dwelling:	In compliance with provisions established in the Glynn County Zoning Ordinance for this use.
Multifamily Dwelling:	Sixty (60) feet.
Other Principal Use:	Sixty (60) feet, measured from the nearest street right-of-way line.
Cluster Dwelling:	None.

Minimum Front Yard for Uses Other than Row Houses, Measured from the Nearest Abutting Street Right-of-Way Line:

Twenty (20) feet.

Minimum Side Yard for Uses Other than Row Houses:

Seven (7) feet on each side.

Minimum Rear Yard for Uses Other than Row Houses:

Seven (7) feet.

Off Street Parking:

As per provisions in the Glynn County Zoning Ordinance established for this use.

The PD-S area is for the development of shopping, commercial and service businesses. Maximum commercial space would not exceed 87,100 square feet of building area. Otherwise, parking spaces, lighting and other development standards for this district shall conform to Glynn County ordinances for GC in effect at the date of this zoning approval.

Only the following uses shall be permitted in the PD-S zoning district:

- a) Retail or wholesale business involving the sale of merchandise on the premises, except those uses which involve open yard storage of junk, salvage, used auto parts or building materials.
- b) Business involving the rendering of a personal service, except an automobile laundry.
- c) Commercial recreation facility, specifically including:
 - 1. bowling alley
 - 2. billiard parlor
 - 3. roller or ice skating rink
 - 4. theater, excluding drive-in facility
- d) Eating and/or drinking establishment, including drive-in or curb service.
- e) Office building and/or office for governmental, business, professional or general purpose.
- f) Automobile service station, as per requirements specified in section 707.3 (a), Glynn County Zoning Ordinance.

Additionally, the owners agree that the PD-S area of Mariner's Cay will have a maximum of four (4) curb cuts off of U.S. Highway 17. The owners will install acceleration and deceleration lanes on U.S. Highway 17 in accordance with Georgia Department of Transportation (hereafter referred to as DOT) requirements, and comply with any other Georgia DOT requirements during devel-

opment.

Site plans for each planned development area will be submitted for JPC approval before development. See attached site plan by GEO DATUM, INC., for specific location of buffers.

Prior to the issuance of any building permit of any structure within Mariner's Cay, a certification of approval by the Glynn County Engineer will be obtained, certifying to the adequacy of roads, drainage, and any other engineering subject which said Engineer is empowered to approve.

Site coverage: not to exceed 65% in the residential development.

Open Space: a minimum of 20% of the land area not used for building space shall be maintained as grassed or landscaped areas in the shopping center development.

Section V: Reservation of Land

The entire PD-R area is bordered by buffers. Exact dimensions and locations of said buffers are shown on the attached site plan by GEO DATUM, INC. These buffers are to be maintained by the owners, or their heirs or assigns. These buffers are designed and set aside to protect the integrity of adjacent properties.

Section VI: Utilities

All developments within the PD-R and PD-S are to be served by public utilities. The owners reserve the right to serve the PD-R area by septic tank if development in said area is single family or duplex.

All electrical, telephone, cable television, or gas lines will be installed underground and will be maintained and operated by Georgia Power Company, Southern Bell, Rentavision, Inc., or Brunswick Natural Gas Company. Appropriate easements will be granted to those companies, as necessary.

All rights for ingress and egress for service will be granted to applicable public services, e. g., police and fire departments, garbage collection, etc., over roads and other appropriate lands.

Section VII: Variances

The following PD-R variances shall apply:

Single Family Detached Patio Homes

In the event any area of this tract is developed as patio homes, the minimum lot area and dimensions shall be as follows:

Area	4000 square feet
Width (interior lot)	40 feet
Width (corner lot)	50 feet
Depth	85 feet

Minimum setback requirements shall be as follows:

Front	10 feet
Side (interior lot)	5 feet
Side (zero lot line)	0 feet
Side (corner lot)	10 feet
Rear	20 feet

In all cases, easements located on any lot developed pursuant to this section shall be calculated as an integral part of the applicable setback. No overhangs shall be permitted to project into easements or over zero lot line.

The dwelling units permitted by this section shall have a zero lot line along one side interior property line so as to create a sheltered private area for each unit. On every lot created pursuant to this section, walls or fences shall be constructed along the side interior property lines at least six (6) feet in height.

Single Family Attached (Zero Lot Line)

Separation between townhouse clusters shall meet the following minimum distances:

Front	25 feet
Side	15 feet
Rear	15 feet

In addition, structures shall meet the following setbacks from right-of-way:

Front	20 feet
Side	20 feet

General Multi-Family Variances

In any area requiring a loading zone (see Section 612 of the Glynn County Zoning Ordinance), the developer shall substitute one (1) parking space in lieu of a loading zone.

Section VIII: Tabulations of Land Use Acreage

	Acreage	Percentage
Residential (PD-R)	10.26 ₊	42.9%
Shopping (PD-S)	13.64 ₊	57.1%
	<hr/>	<hr/>
Total	23.90 ₊	100%

Section IX: Assurances for Development and Maintenance

As detailed in Section V of this text, all buffer/green belts and private utility areas will be owned and maintained by the owners of this property, their heirs or assigns.

As described in Section VI of this text, all utilities will be owned, operated and maintained by the appropriate agencies, either public or private. Standard agency approvals will have to be met before these utilities are allowed to operate. The owners of this property bind their heirs or assigns to this requirement.

Section X: Tabulations for Dwelling Units and Commercial Square Footage:

<u>Use</u>	<u>Acres</u>	<u>Units per Acre</u>	<u>Units (Maximum)</u>
Residential	10.26 ₊	10.137	104
	<u>Acreage</u>	<u>Maximum Square Footage</u>	
Shopping	13.64 ₊	87,100	

Section XI: Conclusion

Mariner's Cay offers a central commercial center for nearby neighborhoods and provides for a quality, low density, multi-family development. This text and its accompanying site plan encourage flexibility of internal design, while detailing density, standards of development, reservation of buffers and other pertinent factors to sound development. Sections I - X detail the limitations, restrictions and assurances of development for Mariner's Cay. The development criteria imposed by this PD-R and PD-S zoning are greater than other potential zoning categories. Their imposition insures low density development, and extensive buffers provide neighborhood compatibility.

By restricting usages within each district, the size, nature and impact of final development can be anticipated. The PD-R and PD-S areas, as detailed herein, are a positive contribution to planned, orderly development in Glynn County.