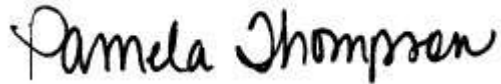


***This is a certified copy of this Planned Development District as
approved by the Glynn County Board of Commissioners.***

BOC Approval Date: 9-16-2021

Case Number: ZM4776

Resolution No: #R-59-21

A handwritten signature in black ink that reads "Pamela Thompson". The signature is written in a cursive, flowing style. The first name "Pamela" is written in a larger, more prominent script, and the last name "Thompson" follows in a similar but slightly smaller script. The signature is positioned above a horizontal line.

Community Development Director

Date: 11-12-2021

PLANNED DEVELOPMENT DISTRICT

ZONING AMENDMENT

For

Capital Square

Brunswick, Georgia

April 27th, 2021

Revised August 19th, 2021

Applicant:

Ridge Enterprises & Georgia Land Group

TABLE OF CONTENTS

Page

I. GENERAL DESCRIPTION

A.	Location, Existing Improvements, Access and Utilities.....	1
B.	Present Ownership.....	1
C.	Project Area.....	1

II. PROPOSED DEVELOPMENT PLAN

A.	Plan Concept and Proposed Land Uses.....	1
B.	Existing and Proposed Zoning.....	1
C.	Compatibility with Nearby Uses.....	2

III. PROPOSED USES AND OTHER REQUIREMENTS

A.	Permitted Uses.....	2
B.	Special Uses.....	2
C.	Other Requirements.....	2
D.	Water and Sewer.....	3

IV. DEVELOPMENT SCHEDULE..... 3

I. GENERAL DESCRIPTION

This application proposes to amend the existing Capital Square PD Text for parcel 03-03351 and to incorporate parcel 03-12444 into the Capital Square Planned Development area. This amendment seeks to remove the Pod A and Pod B designation from the existing PD Text, which will allow all previously approved uses to be allowed anywhere within the parcels, and to clarify the development standards. This change allows for the current owners, future owners, and potential developers to plan for future development and to better utilize the existing space. All previously approved PD Text Amendments for these parcels are to remain in place. The site fronts I95 along the south entrance ramp of Exit 38 and will be accessed from Capital Square Drive. Parcel 03-03351 is +/- 34.08 acres and parcel 03-12444 is +/- 16.11

Ridge Enterprises and Georgia Land Group owns parcel 03-03351 and 03-12444.

The project area is shown on the attached exhibits.

II. PROPOSED DEVELOPMENT PLAN

A. Plan Concept and Proposed Land Uses

The plan concept is for commercial, multi-family residential, mini-storage facility, as well as all uses allowed under the Glynn County Highway Commercial and Freeway Commercial Districts. The locations for each use will be allowed anywhere within the parcels and not limited to a specific area. The master plan (Exhibit A) is only a conceptual layout and may be changed in accordance with the future development.

B. Existing and Proposed Zoning

Located off Capital Square Drive and along the I95 north, exit 38 on-ramp, these parcels sit with a currently vacant, cleared lot. The parcels are subject to an existing PD Text and subsequent amendments.

This application proposes to amend the current Capital Square PD Text and to add parcel 03-12444 to the modified Capital Square PD Text. This only applies within the boundaries of the two parcels listed above and does not apply to any other parcels.

The proposed changes to the Permitted Uses and Development Standards are listed in section III

C. Compatibility with Nearby Uses

Nearby existing land uses include commercial, single family residential and undeveloped land. The proposed development is compatible with all nearby uses.

III. PROPOSED USES AND OTHER REQUIREMENTS

A. Permitted Uses. All permitted uses as outlined in the Glynn County Highway Commercial District (Section 713) with Mini-Warehouse being a permitted use, all permitted uses as outlined in the Glynn County Freeway Commercial District (Section 714) and Multi-family Residential.

B. Special and Conditional Uses: All uses as outlined in the Glynn County Highway Commercial District (Section 713) and the Glynn County Freeway Commercial District (Section 714)

C. Other Requirements:

1) Minimum Yard Requirements for Commercial Development:

a) Minimum Lot Area:

N/A

b) Minimum Lot Width:

N/A

c) Minimum Front Yard:

Ten (10) feet

d) Minimum Side Yard:

Ten (10) feet

e) Minimum Rear Yard:

Ten (10) feet

f) Building Height:

66' (subject to the Fire Chief and/or State Fire Marshall)

g) Parking:

Parking shall comply with Section 611 of the Glynn County Zoning ordinance.

h) Buffers:

A Forty (40) foot Type "B" buffer Side and Rear buffer will be required for all commercial development that abuts any existing residential developments along the perimeter of this PD district. Any commercial development that

abuts any future multi-family development within this district shall comply with Section 613 of the Glynn County Zoning Ordinance.

2) Minimum Yard Requirements for Multi-Family Development:

- a) Minimum Lot Area:
N/A
- b) Minimum Lot Width:
N/A
- c) Minimum Front Yard:
Ten (10) feet
- d) Minimum Side Yard:
Ten (10) feet
- e) Minimum Rear Yard:
Ten (10) feet
- f) Parking:
1.5 spaces per Unit
- g) Max Building Height:
60'
- h) Density:
16 units per acre
- i) Buffers:

A Twenty (20) foot Type "A" Buffer will be required for all Multi-family developments that abut any existing residential developments along the perimeter of this PD district. Any Multi-family development that abuts any future commercial development within this district shall comply with Section 613 of the Glynn County Zoning Ordinance.

D. Water/Sewer

The water system will be extended and connect to the existing water system on South Teakwood Court; and, the gravity sewer for Parcel 03-12444 will be extended and connect to the existing lift station in Sandlewood Subdivision.

IV. DEVELOPMENT SCHEDULE

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



REVISIONS
2021-08-19: REVISED PER COUNTY COMMENTS



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

MASTER PLAN

CAPITAL SQUARE
GLYNN COUNTY, GA
PREPARED FOR:
RIDGE ENTERPRISES & GEORGIA LAND GROUP

DATE: 2021-08-04

PROJECT NUMBER: 21159

DRAWN BY: BLH

CHECKED BY: JDR

SCALE: 1"=100' (FOR 24"x36" PLOT)