

**PD General (PD-G) Text
For**

HERMITAGE ISLAND

A. General description of the proposal:

The purpose of this proposal is to request the rezoning of approximately 583 acres on Hermitage Island for a gated multi-use, planned community. Residents of Hermitage Island will have a wide choice of home types ranging from attached condominiums to dwellings on large lots. Proposed amenities to support the residential community will include a large swim and tennis complex, a 200 slip commercial marina, a nature preserve, a network of woodland trails connecting the neighborhoods, neighborhood parks and a "country store" retail convenience center.

Hermitage Island is surrounded by salt water marshes and tidal stream on the east and west sides and by the deep waters of Turtle River on the south. Little Hermitage Island, south of the property, is to be retained by the owners. Oak Grove Road borders the property on the north, and provides access to Hermitage Island.

Approximately one-third of the property lying west of the existing site road going through the property is currently zoned FA and the remaining property east of the site road is zoned L1.

B. Present Ownership and Legal Description:

The current owner of the property is Driggers Construction Company, Inc.

All that certain tract of land, situate, lying and being in Glynn County, Georgia and consisting of Hermitage Island and surrounding islands totaling 583.010 acres, being shown and designated on a plot of survey dated February 4, 2005 by Atlantic Survey Professionals for Driggers Construction Company, Inc., a copy of which is attached here to and made a part hereof for all purposes.

C. Proposed Land Uses, Development Standards and Densities:

The applicant, Leo Morehouse of Fairgreen Development, had commissioned a market feasibility study on the property to be undertaken by Parker Associates out of Jacksonville, Florida. Mr. Parker concluded that 65% of the residential market for Hermitage Island would be active adult couples or singles looking for a quality community with diverse facilities, urban amenities and modern features. He then outlined the types of residences and site features that the target market would prefer. Mr. Morehouse then retained Gary Hoopes, president of the land planning firm of Reece, Hoopes & Fincher to design the Master Plan for Hermitage Island. Mr. Hoopes has had a

house on St. Simons Island for over 30 years and is very familiar with Glynn County and the Georgia coastal area.

The proposed land uses are as follows:

Residential Uses	Minimum Lot Width	Minimum Lot Area	Front Yard	Side Yard	Rear Yard
1. Large Lot Dwelling	90'	12,000 S.F.	20'	7.5'	20'
2. Mid Lot Dwelling	75'	10,000 S.F.	20'	7.5'	20'
3. Small Lot Dwelling	60'	8,000 S.F.	10'	5' *	20'
4. Cluster Lot Dwelling	50'	6,000 S.F.	10'	5' *	20'
5. Patio Lot Dwelling	40'	5,000 S.F.	10'	5' *	20'
6. Coach Homes (4 plex)	N/A	N/A	10'	10' **	20'
7. Luxury Condominiums***	N/A	N/A	10'	10' **	20'

* Or zero lot line with minimum 10' between buildings.

** 20 Ft. between buildings.

*** Condominiums may be above commercial uses or free standing buildings.

The exact boundaries and number of dwellings in each pod is difficult to project based on changing market conditions over the eight (8) year projected buildout, but the maximum number of dwellings for the project will not exceed **1,250 dwellings**. This would a projected gross density (using the total acreage of 583 acres) of 2.1 dwellings per acre. The project net density (subtracting the 78.4 acres of jurisdictional wetlands) would be 2.5 dwellings per acre.

Commercial Uses

1. "Country Store" Convenience Center near front gate.

Possible uses:

- Dry Cleaner
- Convenience food store
- Ice cream shop
- Hair salon and nail care
- Book store
- Mail center
- Real estate sales and rental office
- Offices either above the commercial uses or free standing

Maximum site area – 4 acres

Maximum building area – 40,000 Sq. Ft.

2. Marina Village on Turtle River.

Possible uses:

- Full service marina with harbormaster
- Boat slips for up to 200 boats
- Dry storage
- Yacht Club with mixed grill, dinning room, bar, spa, health and fitness facility
- Boat and equipment sales
- Boat launch facilities
- Boat accessory shop
- Condominiums either above shops or free standing
- Coach homes (4 units attached)

Maximum site area – 8.5 acres

Maximum building area – 80,000 Sq. Ft., not including possible associated residential as described above.

Amenity Areas - The amenities are for the exclusive use of the residences and their guests.

Possible uses:

1. Swim and Tennis Club
2. Nature preserve and nature interactive center
3. Neighborhood docks
4. Woodland trails
5. Ponds
6. Bike Paths
7. Outdoor and indoor fitness facilities
8. Picnic areas
9. Adventure play park
10. Tot lots
11. Neighborhood parks
12. Sports all purpose field.

Developmental Standards

Streets

Hermitage Island will be a private gated community, so the streets will be private. All streets will be built to County standards.

Utilities

Water and sewer are scheduled to be brought to Hermitage Island. Utilities will be installed in utility easements along private streets, and shall be installed as per County standards. Gravity sewers will be installed within the development flowing to a proposed on – site County pumping station. Water, sewer and storm drainage systems will be dedicated to Glynn County.

A Land Disturbance Permit will be obtained before any site disturbance is begun. A Notice of Intent will also be filed for coverage under the EPD's "General Permit for Storm Water Discharges Associated with Construction Activity". Permits will also be obtained from the various agencies for the "Development and Regional Impact" (D.R.I.) and for the marina.

Restrictive Covenants

Restrictive Covenants for the project will be developed at a later time and will be recorded in the Glynn Count Clerk of Courts office prior to the sale of any homes, other buildings, or other property.

D. Zoning Ordinances and Subdivision Ordinances for Hermitage Island:

Zoning Ordinance

Height of Building

Maximum height of buildings shall not exceed 45' measured from the FEMA line. (S 502)

Lot Sizes

Some categories of lots will be smaller than the minimum outlined in the Glynn County Zoning Ordinance. Please see chart under "Residential Uses" on Page 2 of this document. (S 505)

Yard Sizes

Some categories of lots will have smaller yards than the minimum outlined in the Glynn County Zoning Ordinance. Please see chart under "Residential Uses" on Page 2 of this document. (S 506)

Accessory Uses

Living areas above detached garages will be an approved accessory use on Hermitage Island. (S609).

Buffers, Open Space and Green Space

Buffers between different uses will not be required on Heritage and no buffers to adjacent land will be required since Heritage Island is separated by salt water marshes. Open spaces and green space will be provided within Heritage Island as depicted on the Zoning Plan. (S 613)

Subdivision Ordinance

Article VI. Design Standards

Streets

Dead-end streets will be a maximum of 2,000 L.Ft. (S 602)

Lot Width and Lot Area

See preceding lot chart under "Residential Uses" on Page 2 for complete sizes.
(S 603.2)

Building Lines

See preceding lot chart on page 2 for building lines. (S 603.3)

Waterbodies and Watercourses

All Waterbodies and watercourses will be maintained by the Hermitage Island Homeowners Association. (S 603.5)

Block Length

Maximum block length will be 2,500 L. Ft. (S. 604.1)

E. Tables showing the total number of acres in the proposed development and the percentage designated to each land use, including public facilities:

Total Area of Hermitage Island – 583.010 Acres

<u>Land Use</u>	<u>Area</u>	<u>Percent</u>
Residential	466± Acres	80%
Commercial / Office	12± Acres	2%
• Convenience Center		
• Marina Village		
<u>Land Use</u>	<u>Area</u>	<u>Percent</u>
Recreational & Open Space	105± Acres	18%
• Swim / Tennis Club		
• Wetland Areas		
• Neighborhood Parks		
• Play Areas		
• Trail Systems		
• Ponds		
• Open Space Within Pods		
• Nature Preserve		
Public Facilities	0 Acres	0%

Note: Hermitage Island will be a gated private community. All the facilities will be for members and their guests only. The only exception will be the Convenience Center and the Marina.

F. Tabulations showing the maximum number, type and net density of dwelling units proposed for each Pod.

The Zoning Plan accompanying this Zoning Text shows 16 Development Pods. The chart below shows development options for each Pod with maximum densities for each Pod. There may be different residential categories within a Pod or only one category.

The maximum number of dwelling units for the Hermitage Island community will not exceed 1,250 dwellings. The maximum density figures for each Pod are calculated by multiplying the projected dwellings per acre times the total acreage of the Pod. See page 3 for the dwelling categories and sizes.

The developer reserves the right to upgrade any pod from a higher density use to a less dense category. Example: Pod 4 could be changed from Coach Houses / Condominiums to Small Lots.

<u>Pod Number</u>	<u>Possible Uses</u>	<u>Area</u>	<u>Maximum Density</u>	<u>Maximum Units</u>
1	Small Lots Cluster Homes	50± Acres	3.0 / Acre	150
2	Patio Homes	23± Acres	4.0 / Acre	92
3	Commercial Condominiums Office	4± Acres	40,000 SF 8.0 / Acre 20,000 SF	32
4	Coach Homes Condominiums	4± Acres	8.0 / Acre	32
5	Large Lots Mid-size Lots Small Lots	40± Acres	3.0 / Acre	120
6	Large Lots Mid-size Lots	43± Acres	2.5 / Acre	107
7	Cluster Homes Patio Homes	36± Acres	4.0 / Acre	144
8	Coach Homes Condominiums	23± Acres	8.0 / Acre	184
9	Mid-size Lots Small Lots	43± Acres	3.0 / Acre	129
10	Mid-size Lots Small Lots	47± Acres	3.0 / Acre	141
11	Cluster Homes Patio Homes	39± Acres	4.0 / Acre	156
12	Coach Homes Condominiums	7± Acres	8.0 / Acre	56
13	Cluster Homes Patio Homes	33± Acres	4.0 / Acre	132

14	Coach Homes Condominiums	9± Acres	8.0 / Acre	72
15	Commercial Marina Condominiums	8± Acres	80,000 SF 8.0 / Acre	64
16	Large Lots Mid-size Lots	57± Acres	2.5 / Acre	142

G. Proposed dedication or reservation of land for public use, including streets, easements and school sites.

Heritage Island is proposed to be a private, gated community so there will be no public streets, parks, or other public facility other than utility easements. Since the vast majority of the residents of Heritage Island are projected to be active adults, there should be little impact on the school system. There will be many opportunities for active and passive recreation the residents.

H. Plans for open spaces, courts, walks and common areas.

Please see page 4 "Amenity Areas", for a list of proposed amenities for the residents of Hermitage Island.

I. Plans for the provision of utilities including water, sewer and drainage facilities.

All utilities will be dedicated to the County. Complete utility drawings will be submitted by the project engineer to Glynn County for approval for each development phase. Please see page 5, "Development Standards", for more information.

J. Plans for parking, loading, access ways, signs, buffers and means of protecting adjacent areas from lighting and other potential adverse effects.

Parking, loading and access ways will all be provided according to Glynn County Standards. Signs will be provided and maintained by the developer in accordance with County standards.

Hermitage Island is separated from any other land by marshes and the Turtle River and there should be no need for additional buffers to screen any potential adverse effects.

K. A development schedule indicating the approximate date when construction of each site or phase of development can be expected to begin and be completed.

It is anticipated that development will begin in 2006 and that the total buildout will be completed in eight (8) to ten (10) years.

L. A statement defining the manner in which the County Commission is to be assured that all improvements are to be installed and maintained.

Roads, water, sewer and drainage structures will be installed to the standards of Glynn County. The private roads will be dedicated to the Homeowners Association..

All development plans and permitting plans will be approved by Glynn County and the various state and federal agencies prior to construction commencing.

Note:

The lotted out portion of the Zoning Plan (Pods 1 through 8) accompanying this Zoning Text are for illustrative purposes only and are shown to establish the character of the proposed development for Hermitage Island. The final layout may change but will still be in accordance with the Zoning Text.