



CITY OF PORT WENTWORTH

PLANNING COMMISSION

MARCH 12, 2018

Council Meeting Room

Regular Meeting

6:30 PM

**305 SOUTH COASTAL HIGHWAY
PORT WENTWORTH, GA 31407**

- 1. CALL MEETING TO ORDER**
- 2. PRAYER AND PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL - SECRETARY**
- 4. ADOPTION OF MINUTES**
- 5. ZONING MAP AMENDMENTS (REZONING)**
- 6. ZONING TEXT AMENDMENTS (ORDINANCES)**
- 7. SITE PLAN/SUBDIVISION APPROVAL**
 - A. Site Plan Review Application submitted by Ardmore Port Wentworth, LLC., for PIN # 7-0906-04-062 (in the vicinity of Mulberry Ave) for a Specific Development Site Plan to allow a Multi-Family Apartment Development in a M-P-O (Master Plan Overlay) Zoning District.
 - Public Hearing
 - Action
- 8. ADJOURNMENT**



Planning Commission
305 South Coastal Highway
Port Wentworth, GA 31407

Meeting: 03/12/18 06:30 PM
Department: Public Services
Category: Planning/Zoning Item
Prepared By: Melanie Ellis
Department Head: Brian Harvey

DRAFT

AGENDA ITEM (ID # 1822)

DOC ID: 1822

Site Plan Review Application submitted by Ardmore Port Wentworth, LLC., for PIN # 7-0906-04-062 (in the vicinity of Mulberry Ave) for a Specific Development Site Plan to allow a Multi-Family Apartment Development in a M-P-O (Master Plan Overlay) Zoning District.

Issue/Item: Site Plan Review Application submitted by Ardmore Port Wentworth, LLC., for PIN # 7-0906-04-062 (in the vicinity of Mulberry Ave) for a Specific Development Site Plan to allow a Multi-Family Apartment Development in a M-P-O (Master Plan Overlay) Zoning District.

Background: The subject property is currently undeveloped land. The proposed development is near the Rice Hope Subdivision.

Facts and Findings: The applicant intends to develop a new apartment complex and associated infrastructure. The complex would contain 14 apartment buildings, clubhouse, pool, dog park, playground, and four 7 car garages. Twelve (12) apartment building will have a total of twenty-one (21) units (6 one bedroom, 12 two bedroom, and 3 three bedroom units) and two (2) apartment buildings will have a total of twenty-four (24) units (12 one bedroom and 12 two bedroom). The total units in the complex will be three hundred (300)- ninety-six (96) one bedroom units, one hundred sixty-eight (168) two bedroom units, and thirty-six (36) three bedroom units. Utilities and access to the development will be privately owned and maintained. This application is currently under technical review by City Engineers, Goodwyn, Mills, & Cawood.

Funding: N/A

Recommendation: The Planning Commission will hear this application on March 12,2018 at 6:30 PM.

ATTACHMENTS:

- Ardmore at Rice Hope 7-0906-04-062 Specific Site Plan Application (PDF)
- Port Wentworth Basemap_122117-005. SITE (PDF)
- PW Ardmore at Rice Hope Apts Submittal 2 Comment Letter (PDF)
- Ardmore at Rice Hope - Comment Responses 030718 (PDF)

140997

City of Port Wentworth
Site Plan Review Application



Site Plan Application is required for all new construction in a "P" or "MPO" zone as defined in the Zoning Ordinance of the City of Port Wentworth.

Name of Site Plan: ARMORL AT RICE HOPE

Site Plan Address: NO CURRENT ADDRESS
PORTION OF

PIN #: 7-0906-04-062 Zoning: PUD-M

Type of Construction: APARTMENT DEVELOPMENTS

Estimated Cost of Construction: \$19,000,000

Applicant's Name: ARMORL PORT WENTWORTH, LLC

Address: 1400 W. NORTHWOOD ST
GREENSBORO, NC 27408

Phone #: (336) 383-5906 Fax #: (336) 676-4977

Owner's Name (If Different from Applicant): (SAME AS APPLICANT)

Address: _____

Phone #: _____ Fax #: _____

I hereby acknowledge that the above information is true and correct.

[Signature]
Applicant's Signature

12/20/17
Date

Owner's Signature (If Different from Applicant)

Date

- Please submit the following with completed application:**
1. Name, address & PIN # for all adjacent property owners.
 2. Fifteen (15) copies in 11"x17" or larger of your site plan & one 8.5"x11".

Attachment: Ardmore at Rice Hope 7-0906-04-062 Specific Site Plan Application (1822 : Site Plan Review Application (Specific) Ardmore at

Melanie Ellis

From: T Shaw <TShaw@hagen-eng.com>
Sent: Thursday, January 18, 2018 4:24 PM
To: Melanie Ellis
Cc: Barret Hagen
Subject: Ardmore at Rice Hope
Attachments: Port Wentworth Basemap_122117-005. SITE.pdf

Hi Melanie,

Per our phone call earlier today, please see the attached site plan for Ardmore at Rice Hope.

Additionally, you asked for property information for all properties surrounding our site. Our site is a single tract of land of a much larger piece of property zoned MPO. As such, we are entirely surrounded by this MPO property. No other properties are within 250' of our property other than this. Below is the contact information for the owner of this property.

- 1) Owners Name: BEP
 - a. Property name: BEP RH TRACT 1 LLC
 - b. PIN: 7-0906 -04-063
 - c. Owners Address: 14 E STATE ST
 - d. Zoning: MPO
 - e. Phone: 301.915.0460 (o)
 - f. Email: Sdecain@baldeaglepartners.com

Thank you,

Tim Shaw, E.I.T



**HAGEN
ENGINEERING, PA**

3859 Battleground Ave, Suite 300
 Greensboro, NC 27410
 (w) 336-286-3350
 (c) 434-566-8037
 TShaw@hagen-eng.com

City of Port Wentworth

INVOICE #154

305 South Coastal Highway, Port Wentworth, Georgia 31407
Phone 912-966-7427 Fax 912-966-3699 mellis@cityofportwentworth.com

Customer

Ardmore at Rice Hope
1400 W. Northwood St
Greensboro, NC 27408

Invoice Date 1/18/2018
Sales Person Melanie Ellis
Permit # 140997

PAID
JAN 18 2018

Phone 336-383-5906
Fax

Job	Payment Due	Payment Terms
Ardmore at Rice Hope-Site Plan Review Application (Specific)		Due on Receipt

Product	Quantity	Unit Price	Line Total
ADMINISTRATIVE FEE	1	\$50.000	\$50.00
SITE PLAN/REVISION TO PUD (WITH LAND DISTURBANCE)	1	\$836.000	\$836.00

Products Total	\$886.00
Invoice Total	\$886.00

Thank you for your business

City of Port Wentworth 305 South Coastal Highway, Port Wentworth, Georgia 31407
Phone 912-966-7427 Fax 912-966-3699 mellis@cityofportwentworth.com

Attachment: Ardmore at Rice Hope 7-0906-04-062 Specific Site Plan Application (1822 : Site Plan Review Application (Specific) Ardmore at

DATE: 12/20/2017 CHECK# 106 TOTAL \$886.00
Attachment: Ardmore at Rice Hope 7-0900-04-062 Specific Site Plan Application (Specific) Ardmore at

Ardmore at Rice Hope - rh23001

SitePlan - 12/20/2017

886.00

886.00

Amount

Description

Invoice - Date

Invoice - Value

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND - NOT A WHITE BACKGROUND

106

ARDMORE RICE HOPE
(23001) ARDMORE PORT WENTWORTH, LLC
PO BOX 9519
GREENSBORO, NC 27429

SunTrust Bank
Cary, NC
66-46/531

DATE
12/20/2017

AMOUNT
\$886.00*****

PAY ***** EIGHT HUNDRED EIGHTY SIX AND 00/100 DOLLARS

TO THE ORDER OF CITY OF PORT WENTWORTH

Edy E. W.



CITY OF PORT WENTWORTH
(912) 964-4379

REC#: 00180800 1/18/2018 11:45 AM
OPER: YI TERM: 003
REF#: 106

TRAN: 112.0000 BLDG PERMIT
140997 886.00CR
ARDMORE PORT WENTWORTH, LLC
7-0906-04-062
DEV-SPR 886.00CR

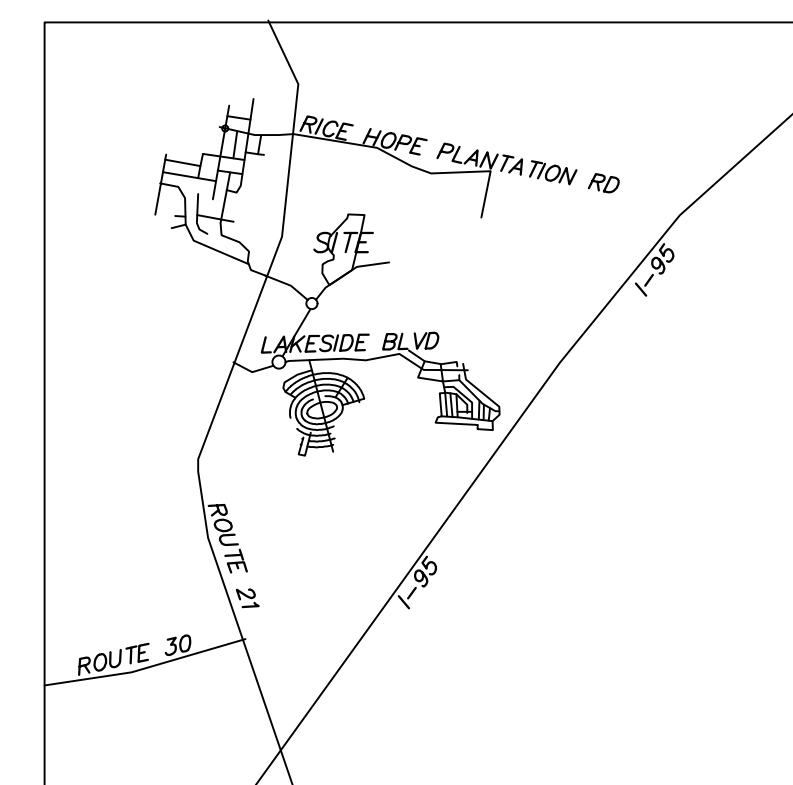
TENDERED: 886.00 CHECK
APPLIED: 886.00-

CHANGE: 0.00

WWW.CITYOFPORTWENTWORTH.COM

Attachment: Ardmore at Rice Hope 7-0906-04-062

- KEY NOTES:**
- A 18" CURB AND GUTTER CURB AND GUTTER (SEE DETAIL ON C-8)
 - B FOUNDATION WALL
 - C ADA ACCESSIBLE RAMP
 - D EXISTING POWER POLE EASEMENT. TO BE RELOCATED. SEE DEMO/EROS PH1 SHEET C-0.
 - E CHAIN LINK FENCE. SEE DETAIL ON C-8.
 - F COMPACTOR/RECYCLING CENTER SHOWN FOR GENERAL PURPOSES ONLY. OWNER/CONTRACTOR SHALL COORDINATE ELECTRICAL SERVICE AND SIZE OF ENCLOSURE WITH ARCHITECT AND COMPACTOR MANUFACTURER
 - G HEAVY DUTY PAVEMENT (SEE DETAIL ON C-8)
 - H CONCRETE FLUME
 - J WETLANDS PERMITTED FOR FILL



SITE SUMMARY

PIN - 7-0906-04-062

OVERALL RICE HOPE MPO PHASE II - ±1270 ACRES

ACTUAL SITE ACREAGE - ±20 ACRES

CURRENT ZONING - MPO PHASE II

ALLOWABLE DENSITY - ESTABLISHED BY RICE HOPE BUT CANNOT EXCEED 25 DU/AC

PROPOSED DENSITY - ±15 DU/AC

CURRENT LANDUSE - TIMBER

FLOOD PLAIN DESIGNATION - X (OUTSIDE OF 500 YEAR FLOOD ZONE)

PARKING SUMMARY

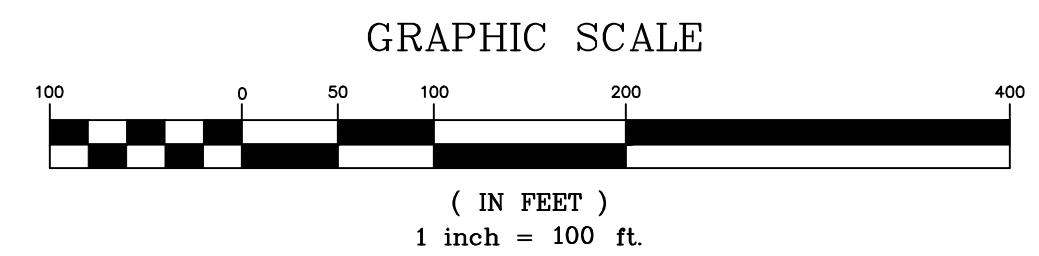
UNIT TYPE	NUMBER OF UNITS	PARKING PROVIDED
1 BEDROOM	96	522 SPACES
2 BEDROOM	168	
3 BEDROOM	36	
GARAGES		28 SPACES
TOTAL PARKING PROVIDED		550 SPACES

- MPO PHASE II ZONING REQUIREMENTS:**
- MINIMUM LOT AREA - PER SITE PLAN*
 - MINIMUM LOT WIDTH - PER SITE PLAN*
 - MAXIMUM LOT COVERAGE - PER SITE PLAN*
 - STREET SETBACK - PER SITE PLAN*
 - SIDE SETBACK - PER SITE PLAN*
 - REAR SETBACK - PER SITE PLAN*
 - MAXIMUM BUILDING HEIGHT - 41 FEET
 - MIN SEPARATION BETWEEN BUILDINGS - PER FIRE CODE
 - MIN SEPARATION BETWEEN BUILDINGS (FACE TO FACE) - PER FIRE CODE

*PREVIOUS MULTI-FAMILY SITE PLAN WAS APPROVED BY CITY COUNCIL IN SEPTEMBER OF 2016

- RECREATION AREA / OPEN SPACE:**
- THIS DEVELOPMENT WILL HAVE THE FOLLOWING SITE AMENITIES FOR THE RESIDENTS:
- CLUBHOUSE
 - RESORT-STYLE SALTWATER POOL
 - GRILLING PAVILION
 - PLAYGROUND
 - DOG PARK

- GENERAL NOTES:**
1. BOUNDARY AND TOPOGRAPHIC INFORMATION WAS OBTAINED FROM SURVEY PROVIDED BY COLEMAN COMPANY, INC ON 8/8/2107.
 2. CONTRACTOR TO VERIFY ALL DIMENSIONS AND EXISTING FEATURES PRIOR TO CONSTRUCTION.
 3. INVERTS FOR EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
 4. MATERIALS AND WORKMANSHIP TO CONFORM WITH STANDARDS AND SPECIFICATIONS OF LOCAL JURISDICTIONAL AUTHORITIES.
 5. POWER, PHONE, CABLE AND GAS SERVICE INSTALLATIONS SHALL BE COORDINATED WITH LOCAL UTILITY PROVIDERS
 6. ALL WATER INSTALLATIONS AND MATERIALS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF CITY OF POT WENTWORTH.
 7. FIRE HYDRANTS MUST BE IN PLACE AND FUNCTIONAL BEFORE COMBUSTIBLE CONSTRUCTION BEGINS ON SITE.
 8. ALL SIDEWALKS IN THE ADA PATH THAT ARE NOT WITHIN PUBLIC RIGHT OF WAY ARE TO BE CONSTRUCTED WITH A MAXIMUM 2% CROSS SLOPE AND 5% LONGITUDINAL SLOPE



- DIMENSION NOTES:**
1. ALL DIMENSIONS ARE FROM THE FACE OF CURB UNLESS OTHERWISE NOTED.
 2. ALL CURB RADII ARE 3' UNLESS OTHERWISE NOTED
 3. ALL WALLS ARE SHOWN AS CENTER TOP OF WALL. BOTTOM OF WALL SHALL BATTER AWAY.
 4. ALL SPOT GRADES ARE LABELED AT BOTTOM OF CURB AND OR ASPHALT GRADE UNLESS OTHERWISE NOTED.

PRELIMINARY
DECEMBER 20, 2017

FOR REVIEW ONLY

NOT FOR CONSTRUCTION

HAGEN ENGINEERING, PA

3859 BATTLEGROUND AVE, SUITE 300
GREENSBORO, NC 27410
PHONE (336) 286-3350
WWW.HAGEN-ENG.COM

OVERALL SITE PLAN

ARDMORE AT RICE HOPE APARTMENTS

CITY OF PORT WENTWORTH, GEORGIA

Dwn. BAH | Des. BAH | Chk. BAH | Date 7/31/2017 | JOB NUMBER 2017-27

NO.	BY	DATE	REVISIONS DESCRIPTION

C-1.0



March 6, 2018

Mr. Brian Harvey
Director of Development Services
City of Port Wentworth
305 South Coastal Highway
Port Wentworth, GA 31407

RE: Ardmore at Rice Hope (2nd Submittal)

Dear Mr. Harvey:

We have reviewed the 2nd submittal for the referenced project. The following comments need to be addressed.

- 1) Add GA P.E. stamp to Irrigation Plans.
- 2) Label all water main bend fittings on Sheets C-2.1 and C-2.2 (see attached).
- 3) Show existing sanitary sewer manhole line type as dashed.
- 4) Delete all utility easements on private property. Provide easements for City access to water meters and backflow preventer only. The developer will be responsible for all private utilities.
- 5) Provide GAEPD water & sewer approval.
- 6) Provide NRCS approval.
- 7) Provide Ga Power Easement Encroachment Approval.

Let us know if there are questions.

Sincerely,

GOODWYN MILLS CAWOOD, INC.

James C. Vaughn, Jr, P.E.
Project Manager

Cc: Hagen Engineering (via email)

Goodwyn Mills Cawood

424 East Oglethorpe Avenue
Savannah, GA 31401

T (912) 655-6790

F (770) 955-1064

www.gmcnetwork.com



HAGEN
ENGINEERING, PA

3859 Battleground Ave, Suite 300
Greensboro, NC 27410

Phone: (336) 286-3350
tshaw@hagen-eng.com

City of Port Wentworth
305 South Coastal Highway
Port Wentworth, GA 31407
912-964-4379

March 07, 2018

RE: Ardmore at Rice Hope
Submission Review Comments

The purpose of this memo is to outline the ways in which the comments provided by GMC on March 6, 2018 were addressed and to explain how the plans have since been modified.

1. GA P.E seal has been added to the irrigation sheets and will be included in the final construction plans.
2. Additional fittings labels have been added to the utility plans in the locations requested calling out the types of bends that will be needed in the water line main. Updated Utility sheets showing these call outs will be included in the final construction plans.
3. Existing sanitary sewer is now shown as a dashed line type to provide additional clarity.
4. The Sanitary Sewer and storm sewer easements have been removed.
5. Plans have been submitted to GA EPD Water and Sewer divisions and we are awaiting their approval letters. It is hard to say when this will be provided by, but both divisions at least have our plans now. We will provide their approval letters to you as soon as we receive them.
6. We have updated our plans per the comments for NRCS approval. The only comment we have not fully satisfied yet is that they require Level II certified engineer to sign the plans. Barret Hagen is our professional engineer and he has recently taken the certification test on February 27th to become Level II certified and we should receive results in the next week or two. We are currently waiting on this certification stamp to come in so that he can officially sign the plans. At that time, we will resubmit plans to them and they will provide their approval. We have already paid the land disturbance fee associated with this permit, and have received our NOI permit number. Once we receive their approval letter, we will provide a copy to Port Wentworth. Plans were originally submitted to GA EPD Watershed Protection Branch for review in late December, and we have since modified the plans to address all of their erosion control design related comments. At this point, we are simply waiting on the certification stamp in order to have the plans fully approvable.
7. Plans have been submitted to GA Power and they are reviewing. We will provide their approval letter and pole relocation plan as soon as we receive them.

If you have any questions or concerns prior to the March 12th Planning Commission Hearing, please feel free to contact me.

Tim Shaw, EIT
Hagen Engineering, PA
434-566-8037