

GV COMMERCIAL, L.L.C.
PATRICK BRADSHAW PUBLIC HEARING COMMENTS
May 21, 2012

Chris Ehrenfeld, the owner and general manager of GV Commercial, L.L.C., signed the application for the conditional use permit modification we are seeking, and Mark Ashness of CE Group, Inc., the engineers for the project, prepared the plans and evaluations that are included in the application. Mr. Ehrenfeld and Mr. Ashness are both present and have been sworn, and we request that the written application submitted to the County on April 20, 2012, be included in the record of this hearing.

GV Commercial is applying for modification of the existing conditional use permit for the Governors Club planned residential development to change the allowed use of Governors Village Parcel B-3 from commercial to residential, to change the maximum number of residential units in the Governors Club planned residential development from 1,975 to 1,981, to allow three (3) residential units approved for condominiums or apartment units over retail and office uses in Governors Village to be used for residential condominiums on Parcel B-3 and to allow up to 15 residential condominiums to be constructed on Parcel B-3.

The Governors Club conditional use permit currently sets the number of residential units in the PUD at 1,975 and authorizes 20 of those units to be constructed as condominiums or apartments over retail and office uses in Governors Village. The net land area computation provision in Section 17.5C4 of the Zoning Ordinance would allow 1,982 residential units in Governors Club, and we are asking you to authorize 1,981, just six more than the current number. Six of the 1,975 units already approved have been conveyed to Governors Club Property Owners Association, Inc. as common property and cannot be used as residential units. The applicant in this request, GV Commercial, L.L.C., is the owner and developer of Governors Village Parcels C and D, the last remaining commercial parcels to be developed, and believes that three (3) of the already approved condo or apartment units over retail or office uses would be better used as part of the proposed condominium development on Parcel B-3.

A previous owner of Parcel B-3 obtained approval of a site plan from the County in about 2000 for a 10,200 square foot medical office building on this property. All of the parking area and utilities for that planned use were constructed and are still in existence. The footprint of the condominium building proposed in

this application will be very similar to that of the site plan already approved, with the addition of some garages similar to those in the apartment development immediately to the north. An analysis of traffic impacts shows that the proposed condominiums would generate only seven (7) morning peak hour trips, as compared to 23 for the medical office building, and eight (8) evening peak hour trips, as compared to 35 for the office building

The Governors Club conditional use permit allows up to 358,000 square feet of commercial development in Governors Village. The existing and projected area of commercial development in Governors Village is expected to total only about 172,500 square feet. Parcel B-3 has not been developed for commercial purposes despite being approved for that use since 1995. The requested change in use will have no negative impact on the development of commercial uses in Governors Village, the residents of the proposed condominiums will provide additional customer support for existing and future businesses in Governors Village and the condominiums will fill a demand in the market for smaller, one-level residential options. We have letters from Governors Club Development Corporation, the original developer of Governors Club and the holder of the conditional use permit, and from the developers or owners of the grocery store parcel, the commercial parcel adjacent to the grocery store, the Bold office building and the Governors Village apartments saying they support this request and asking the County to approve it. I would like to include copies of those letters in the record.

As zoning changes go, the request we are making is minor. There is already an approved site plan for the property, with parking and utilities already constructed and in existence, that would generate more traffic than what we propose. The site could already be used for residential units with retail or office uses on the ground floor. We are only asking to be allowed to construct condominiums without the ground floor commercial and to increase the overall number of residences in the PUD by six.

On behalf of GV Commercial, L.L.C., I respectfully submit that the evidence provided in the application and at this hearing is sufficient to support the five necessary findings under the Chatham County Zoning Ordinance. The proposed use will enhance the health, safety and welfare of the citizens of Chatham County by providing a desirable housing alternative, enhancing the County's tax base and contributing to the orderly and sensible completion of the development of Governors Village. We respectfully request that the proposed modification of the conditional use permit amendment be granted.

In the event there are witnesses in this hearing that are opposed to the request, I would like to object for the record to any testimony by witnesses who lack standing and to any opinions that are offered without adequate foundation. Mr. Ehrenfeld is present and would like to address you on the need and desirability of this project, and after that he, Mark Ashness and I would be glad to respond to any questions that you might have.