

**Sec. 8-3042. Development standards in P-D-R districts.**

(a) *Plans required.* Before an area shall be designated on the zoning map as a P-D-R (planned development-reclamation) district, generalized development plans, including a generalized land use plan, shall be submitted in accordance with the provisions of this section of the zoning ordinance and approved by the metropolitan planning commission. The planning commission may disapprove, approve or modify the plans so as to meet the purpose of this section.

(b) *Review procedure.* All applications for a P-D-R (planned development-reclamation) district shall proceed as provided for processing zoning applications.

(c) *General development plan.* A general development plan shall accompany the zoning application requesting a P-D-R (planned development-reclamation) district. The general development plan shall include a plat of the site and adjacent property, including the location of existing buildings. The plan shall also identify the areas where surface mining and landfill activities are proposed, the location and condition of abutting roads, major drainage features, and a generalized land use plan proposed for the area, including a statement of proposed use or reuse of the property. The use or reuse shall involve either a landfill in which the excavated property is filled and no portion of the excavated property remains as a lake or it shall involve a lake consisting of the entirety of the excavated property within which no landfill material may be placed.

The general development plan shall also identify the proposed time schedule for start and completion of surface mining and landfill activities. Information to be submitted as a basis for the schedule shall include the following:

- (1) Calculation of the volume to fill or excavate expressed in total cubic yards determined by the dimensions of the landfill or excavation area;
- (2) Identification of the volume of available fill material on a weekly or monthly basis;
- (3) Description of the type of material to be used for fill; and
- (4) Description of the proposed frequency of compaction and type of equipment to be used for compaction.

The planning commission, following a review of the above data, along with environmental concerns, shall set the time for the completion of all landfill and/or surface mining activities.

(d) *Specific development plan.* Following the approval of the P-D-R (planned development-reclamation) district zoning, a detailed development plan shall be submitted to and approved by the MPC. No activity shall take place within the P-D-R zoning district, except for securing the property or continuing existing surface mining operations for which a permit was granted, until the specific development plan has been approved by the MPC. Such plan shall include but not necessarily be limited to the following:

- (1) A scale drawing of the site, including adjacent property and location of all buildings.
- (2) Location of proposed and existing surface mining and landfill areas located on the site, including type and quantity of materials proposed to be handled at each area.
- (3) Location and condition of abutting roads and the proposed principal route to and from the site and the location of on-site roads to serve areas of activity and points of ingress and egress at the site.
- (4) Type and location of buffers, including permanent open spaces and retention of tree cover.
- (5) Topography of the area, including contours, easements and major drainage features.
- (6) Existing and proposed land use plan, to include the identification of any excavated portions of the site for use or reuse as either a landfill or a lake but not a combination.
- (7) A time schedule for start and completion of surface mining and landfill activities for each area designated for such use within the timeframe set by the planning commission upon approval of the general development plan.
- (8) Provision for erosion and siltation control.
- (9) Final grading plans for landfill areas and sloping plans for lake development.

(e) *Land use plan.* Prior to any new construction or development within a P-D-R (planned development-reclamation) district, excluding surface mining and landfill operations for which a permit was granted, a detailed plan showing the proposed use or reuse of this property shall be submitted to and approved by the MPC. The approved land use plan shall set forth the permitted use or uses of the property along with specific development standards that shall run with the land. Such land use plan shall be submitted and processed pursuant to the review procedures as set forth in section 8-3031, "planned district." No use or reuse of property located within a P-D-R zoning district shall be permitted that is not shown on the approved land use plan. Also, the land use for any excavated portions of the site shall involve either a landfill or a lake but not a combination.

(f) *Surface mining and landfill operation standards.* The following standards shall apply to surface mining and landfill operations as approved on the specific development plan. The standards shall be in addition to control measures imposed by the Georgia Environmental Protection Division, including those measures specified in the division's rules and regulations for solid waste management relating to landfill grading and drainage and environmental protection. In addition to the state-imposed controls mentioned above, the following local standards shall apply:

- (1) A 75-foot-wide natural or landscaped buffer shall be established and maintained along all property lines.
- (2) The hours of operation shall be limited to the hours between sunrise and sunset.
- (3) Access to the site shall be controlled and monitored by a responsible agent of the operator. Signs shall be posted at the site to forbid trespass. Access shall be limited to authorized entrances which shall be closed when the site is not in operation.
- (4) All roads subject to continuous use shall be treated as necessary as determined by the city engineer to minimize dust emissions.
- (5) Landfill material shall be limited to earthen material and dry trash. Putrescible wastes such as garbage or food waste containers, hazardous wastes, pathological wastes and similar materials are specifically prohibited.
- (6) The burning of solid waste shall not be permitted.
- (7) Scavenging shall not be permitted.
- (8) Solid waste materials placed in landfill shall be spread in layers and compacted to the least practical volume and covered with a uniform compacted layer of clean earth not less than one foot in depth over all exposed waste material at least monthly or more frequently as may be determined by the city sanitation bureau.
- (9) No trash or other materials shall be deposited into water-filled pits or low areas with standing water. For such water-filled areas, a 24-hour per day pumping operation shall be required to an approved drainage structure. Drainage shall be conducted in a manner which shall not have an adverse effect on the environment or cause any damage or problem to other properties.
- (10) The operator shall be responsible for the control and proper disposal of incidental litter by providing fencing or other physical barriers as necessary and by policing the site. The operator shall be responsible for prompt cleanup of any solid waste dumped within 500 feet of the premises.
- (11) For landfill operations involving solid wastes, a fire prevention and control plan shall be submitted to and approved by the city sanitation bureau. Suitable means shall be provided to prevent and control fires. Stockpiled soil and suitable equipment to move the soil shall be available at all times.

- (12) Rodents and insects shall be controlled.
- (13) The landfill shall be operated in such a manner as to prevent air, land, or water pollution; public health hazards; or nuisances.

(g) *Reclamation standards for surface mining and landfill sites.* The following standards shall apply to the reclamation of surface mining or landfill sites upon the completion of operations. These standards shall be in addition to control measures imposed by the Georgia Environmental Protection Division, including those measures specified in the division's rules and regulations for land reclamation relating to control of erosion and siltation and to the protection of public roads and public waters from adverse effects of surface mining. In addition to the state-imposed controls mentioned above, the following local standards shall apply:

- (1) Reclamation shall be done to the extent possible concurrent with excavation or landfill operations on an annual basis as lands become available, and in any case shall be completed within 12 months from the cessation of operations and shall be carried on in a manner that will achieve the objectives of the approved land use plan.
- (2) Abandoned or worn-out equipment shall not be permitted on the site, and large rocks and debris such as stumps, logs and timber shall be removed from the site or buried.
- (3) All structures, buildings and foundations associated with operations shall be removed from the site or buried unless they are compatible with reclamation objectives.
- (4) Upon cessation of fill operations or a phase of fill operation, such acreage shall be graded to blend into the surrounding topography and planted with a suitable vegetative cover and left in a mowable condition.
- (5) The perimeter of any lake or pond shall be graded and sloped so as to achieve the following standards:
  - a. The water depth around the perimeter of the lake as measured 12 feet from the shoreline shall not be less than three feet or more than four feet so as to provide for safety and aquatic weed control at the shoreline.
  - b. Beyond the 12-foot mark as measured from the shoreline, the slope shall not exceed a vertical to horizontal ratio of 3:2 to a water depth of seven feet.
  - c. The primary water body shall provide a minimum depth of four feet, including seasonal variations in water levels.
- (6) The water within any lake or pond shall be free of underwater hazards, including poles, pilings, abandoned equipment, etc.

- (7) If a lake or pond is included as a permanent feature of the reclaimed site, access to the lake shall be controlled by means of a wire or chainlink fence to be constructed to a minimum height of six feet; however, this provision may be waived by the planning commission when such lake or pond is designed to provide an amenity to an adjoining residential development or is open to the general public for recreational purposes.

(h) *Enforcement of operation and reclamation standards.* The director of the City of Savannah sanitation bureau and/or his designee shall be responsible for regular inspections of surface mining and landfill sites and for the enforcement of standards set forth within this section of the zoning ordinance. Failure of the operator to comply with any of these regulations shall be grounds for closure of the site or other legal action as deemed appropriate.

(i) *Certification of approved plans.* Specific development plans approved by the MPC, as certified by the MPC executive director, shall be submitted to the zoning administrator and to the director of sanitation for the issuance of applicable permits and for monitoring and enforcement of the provisions of these regulations and approved development plans. A certified copy of the approved development plans, including a land use plan and any protective covenants on the property, permitted uses and development standards, protecting buffer easements, permanent open spaces, and other easements, shall be forwarded by the MPC executive director to the clerk of the superior court of Chatham County, Georgia, to be recorded. The planning commission shall provide the developer and the clerk of council with the subdivision map book number and page number in which the development plan and covenants have been recorded by the clerk of the superior court. The cost of such recording shall be paid by the developer and shall be deposited with the planning commission prior to such recording.

(j) *Variations.* The planning commission may approve variations from these requirements at the request of the developer on a finding that such variations would:

- (1) Be in keeping with the overall character of the area.
- (2) Not be contrary to the purpose and intent of these regulations.
- (3) Not be detrimental to existing or proposed surrounding uses.
- (4) Serve public purposes to a degree equal to or greater than the standards replaced.