



CITY OF PORT WENTWORTH

PLANNING COMMISSION

FEBRUARY 12, 2024

Council Meeting Room

Regular Meeting

3:30 PM

**7224 GA HIGHWAY 21
PORT WENTWORTH, GA 31407**

1. CALL MEETING TO ORDER

2. PRAYER AND PLEDGE OF ALLEGIANCE

3. ROLL CALL - SECRETARY

4. APPROVAL OF AGENDA

5. ADOPTION OF MINUTES

A. Planning Commission - Regular Meeting - Jan 8, 2024 3:30 PM

6. ZONING MAP AMENDMENTS (REZONING)

A. A Zoning Map Amendment Application submitted by Philip R. McCorkle as Agent for Inter Metro Properties (GA), LLC, requesting to rezone 2.6 acres from R-1 to I-1, to allow for expansion of a logistics yard. PIN # 7-0003-01-006, located in the 4th Council District, at 324 Flonnel Avenue.

- Public Hearing
- Action

B. Zoning Map Amendment Application submitted by Southern Wood Company, LLC as Agent for Yash Desai, requesting to rezone 15.38 of 22.59 acres from C-2 to R-3, to allow for a multi-family residential development. PIN # 7-0037-02-004, located in the 3rd Council District, on Georgia Highway 21.

- Public Hearing
- Action

C. Zoning Map Amendment Application submitted by City of Port Wentworth, requesting to rezone 20.85 acres from R-3 to PUD, to allow for residential development. PIN # 7-0014-06-001, located in the 2nd Council District, between Coleraine Drive and Barnsley Road

- Public Hearing
- Action

7. ZONING TEXT AMENDMENTS (ORDINANCES)

8. SITE PLAN/SUBDIVISION APPROVAL

9. NEW BUSINESS

10. ADJOURNMENT



CITY OF PORT WENTWORTH

PLANNING COMMISSION

JANUARY 8, 2024

Council Meeting Room

Regular Meeting

3:30 PM

7224 GA HIGHWAY 21
PORT WENTWORTH, GA 31407

1. CALL MEETING TO ORDER

Chairman Jason Stewart called the meeting to order.

2. PRAYER AND PLEDGE OF ALLEGIANCE

Scott Robichaux, City Attorney, led the Prayer and Pledge of Allegiance.

3. ROLL CALL - SECRETARY

Attendee Name	Title	Status	Arrived
Lance Moore	Planning Commissioner	Present	
Omar Senati-Martinez	Planning Commissioner	Present	
Abby Brown	Planning Commissioner	Present	
Jason Stewart	Chairman	Present	
Christopher Gray	Planning Commissioner	Absent	
Charlene Middleton	Planning Commissioner	Present	
Sean Register	Planning Commissioner	Absent	

4. APPROVAL OF AGENDA

1. Approval of Agenda

Agenda approved with the withdrawal of item 6A by the applicant.

RESULT: ADOPTED [UNANIMOUS]
MOVER: Omar Senati-Martinez, Planning Commissioner
SECONDER: Charlene Middleton, Planning Commissioner
AYES: Moore, Senati-Martinez, Brown, Middleton
ABSENT: Gray, Register

5. ADOPTION OF MINUTES

A. Planning Commission - Regular Meeting - Nov 13, 2023 3:30 PM

RESULT: ACCEPTED [UNANIMOUS]
MOVER: Charlene Middleton, Planning Commissioner
SECONDER: Abby Brown, Planning Commissioner
AYES: Moore, Senati-Martinez, Brown, Middleton
ABSENT: Gray, Register

6. ZONING MAP AMENDMENTS (REZONING)

Minutes Acceptance: Minutes of Jan 8, 2024 3:30 PM (ADOPTION OF MINUTES)

- A. Zoning Map Amendment Application submitted by Hannah Hester for PIN #'s 7-0977-01-002A, 008, 010, 011 / 7-0977A-01-001, 002, 003, 004, 005 / 7-0979-01-011, 015, 014 (110 Ferguson Rd., 240, 228, 314, 306, 257, 269, 239 Monteith Rd., Body of Christ Church & Ministries Properties, Jessie Mae Beckett(Washington) Property & Jonathan Williams Property on Monteith Rd.) to Rezone from R-1 (Single-Family Residential) to I-1 (Industrial) Zoning District

Withdrawn by applicant

RESULT: **WITHDRAWN [UNANIMOUS]**
MOVER: Omar Senati-Martinez, Planning Commissioner
SECONDER: Charlene Middleton, Planning Commissioner
AYES: Moore, Senati-Martinez, Brown, Middleton
ABSENT: Gray, Register

7. ZONING TEXT AMENDMENTS (ORDINANCES)

8. SITE PLAN/SUBDIVISION APPROVAL

- A. Subdivision Application submitted by Forestar (USA) Real Estate Group Inc., for PIN # 7-0906-04-042 (Lakeside Blvd.) located in a M-P-O (Master Plan Overlay) Zoning District (PUD, Planned Unit Development, under Newly Adopted Zoning Ordinance) for a Preliminary Plat of a Major Subdivision (Rice Hope Lakeside Phase 26) for the purpose of a Single-Family Subdivision.

Jason Bryant, Pittman Engineering, was present on behalf of the applicant. There were no questions. Commissioner Middleton made a motion to approve the item. Commissioner Senati-Martinez seconded the motion to approve. The vote was unanimous.

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Charlene Middleton, Planning Commissioner
SECONDER: Omar Senati-Martinez, Planning Commissioner
AYES: Moore, Senati-Martinez, Brown, Middleton
ABSENT: Gray, Register

- B. Subdivision Application submitted by Forestar (USA) Real Estate Group Inc., for PIN # 7-0906-04-042 (Lakeside Blvd.) located in a M-P-O (Master Plan Overlay) Zoning District (PUD, Planned Unit Development, under Newly Adopted Zoning Ordinance) for a Preliminary Plat of a Major Subdivision (Rice Hope Lakeside Phase 28) for the purpose of a Single-Family Subdivision.

Jason Bryant, Pittman Engineering, was present on behalf of the applicant. There were no questions. Commissioner Middleton made a motion to approve the item. Commissioner Senati-Martinez seconded the motion to approve. The vote was unanimous.

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Charlene Middleton, Planning Commissioner
SECONDER: Omar Senati-Martinez, Planning Commissioner
AYES: Moore, Senati-Martinez, Brown, Middleton
ABSENT: Gray, Register

- C. Subdivision Application submitted by Forestar (USA) Real Estate Group Inc., for PIN # 7-0906-04-042 (Lakeside Blvd.) located in a M-P-O (Master Plan Overlay) Zoning District (PUD, Planned Unit Development, under Newly Adopted Zoning Ordinance) for a Preliminary Plat of a Major Subdivision (Rice Hope Lakeside Phase 30) for the purpose of a Single-Family Subdivision.

Minutes Acceptance: Minutes of Jan 8, 2024 3:30 PM (ADOPTION OF MINUTES)

Jason Bryant, Pittman Engineering, was present on behalf of the applicant. There were no questions. Commissioner Middleton made a motion to approve the item. Commissioner Senati-Martinez seconded the motion to approve. The vote was unanimous.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Charlene Middleton, Planning Commissioner
SECONDER:	Omar Senati-Martinez, Planning Commissioner
AYES:	Moore, Senati-Martinez, Brown, Middleton
ABSENT:	Gray, Register

9. NEW BUSINESS

10. ADJOURNMENT

A. Adjournment

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Omar Senati-Martinez, Planning Commissioner
SECONDER:	Abby Brown, Planning Commissioner
AYES:	Moore, Senati-Martinez, Brown, Middleton
ABSENT:	Gray, Register

Chairman

The foregoing minutes are true and correct and approved by me on this _____ day of _____, 2024.

Secretary

Minutes Acceptance: Minutes of Jan 8, 2024 3:30 PM (ADOPTION OF MINUTES)



Planning Commission
305 South Coastal Highway
Port Wentworth, GA 31407

Meeting: 02/12/24 03:30 PM
Department: Development Services
Category: Planning/Zoning Item
Prepared By: Melanie Ellis
Department Head: Melanie Ellis

SCHEDULED

AGENDA ITEM (ID # 2940)

DOC ID: 2940

A Zoning Map Amendment Application submitted by Philip R. McCorkle as Agent for Inter Metro Properties (GA), LLC, requesting to rezone 2.6 acres from R-1 to I-1, to allow for expansion of a logistics yard. PIN # 7-0003-01-006, located in the 4th Council District, at 324 Flannel Avenue.

Issue/Item: A Zoning Map Amendment Application submitted by Philip R. McCorkle as Agent for Inter Metro Properties (GA), LLC, requesting to rezone 2.6 acres from R-1 to I-1, to allow for expansion of a logistics yard. PIN # 7-0003-01-006, located in the 4th Council District, at 324 Flannel Avenue.

Background: The applicant requests I-1 zoning to create truck parking and effectively expand existing operations for a logistics facility/container yard which is comprised of approximately 40 acres of contiguous I-1 zoned property.

Facts and Findings:

- Adjacent property to the north and west is within the I-1 zoning district.
- The property is bordered to the east by Waters of the State.
- The parcel to the south is within the R-1 zoning district. As it is under ownership of the Georgia Ports Authority and has a pervasive wetlands presence, it is unlikely that residential development would occur.
- The 2021-2041 Comprehensive Plan shows this parcel to be located within the industrial park character area, which is intended for high intensity use, to include transportation operations.
- The property does not meet the minimum acreage requirement (5 acres) for the I-1 zoning district. It must be combined to meet the minimum acreage, and should be combined with the entirety of the overall logistics development.

Funding: N/A

Recommendation: The proposed rezoning meets applicable zoning criteria and the intended use is consistent with Port Wentworth's Comprehensive Plan.

Approval for this request must include a condition that a recombination plat, bringing the parcel to the required 5 acre minimum, be recorded prior to the rezoning taking effect.

ATTACHMENTS:

- ZMA 324 FLONNEL AVE 7-0003-01-006 2023-Application (PDF)
- ZMA 324 FLONNEL AVE 7-0003-01-006 2023-Adj. Property Owners (PDF)
- ZMA 324 FLONNEL AVE 7-0003-01-006 2023-Legal Description (PDF)
- ZMA 324 FLONNEL AVE 7-0003-01-006 2023-Warranty Deed (PDF)
- 20240108112209558 (PDF)
- 20240108112213402 (PDF)

APPLICATION TO AMEND THE ZONING MAP OF PORT WENTWORTH, GEORGIA



Applicant: Phillip R. McCorkle

Phone # 912-232-7416

Mailing Address: 319 Tattnall Street, Savannah, Georgia 31401

Property Owner: Inter Metro Properties (GA) LLC

Phone # 973-624-6444

Use back if more than one owner

Owner Address: P.O. Box 651, Basking Ridge, New Jersey 07920

PIN #(s): 7-0003-01-006 # of Acres 2.6

Zoning Classification: Present R-1 Requested I-1

Use of Property: Present Single Family Home Requested Truck Parking

X If the requested change is to extend an existing adjacent zoning district to include this property, explain below why the proposed change should be made.

If the requested change is not to extend an adjacent zoning district, explain below why this property should be placed in a different zoning district than all adjoining properties. (How does it differ from adjoining properties and why should it be subject to different restrictions than those applying to adjoining properties?)

The parcel is bordered on two sides by an existing and expanding truck facility owned by Inter Metro, and on the other two sides by undevelopable property owned by Georgia Ports Authority. It will become part of the existing truck facility with direct access to Jimmy Deloach Parkway.

Attach the following documents:

- 1. Written legal description of the property (e.g. copy of deed) – full metes and bounds description rather than plat reference.
2. Name, PIN #, property address and mailing address of property owners within 300 feet of this property.
3. Plat showing property lines with lengths and bearings, adjoining streets, locations of existing buildings, north arrow and scale. Submit three (3) copies of in 11" x 17", one 1 copy in 8.5" x 11", and a PDF on a flash drive.
4. Site Plan of proposed use of property. Submit three (3) copies in 11" x 17", one 1 copy in 8.5" x 11", and a PDF on a flash drive.
5. Disclosure of Campaign Contributions and Gifts form.
6. Disclosure of Financial Interests form
7. If property owner and applicant are not the same, Authorization by Property Owner form or Authorizations of Attorney form.
8. Filing fee of \$500.00 + \$50.00 per acre + \$75.00 Administrative Fee, payable to the City of Port Wentworth.

APPLICATION MUST BE FILED 20 BUSINESS DAYS PRIOR TO THE PLANNING COMMISSION MEETING AT WHICH THEY ARE TO BE CONSIDERED.

I hereby authorize the staff of the City of Port Wentworth to inspect the premises of the above described property and to post this property with the duly required notices. I hereby depose and say that all statements herein and attached statements submitted are true and correct to the best of my knowledge and belief.

Sworn to and subscribed before me this 4th day of December, 2023

Notary Public signature



Signature of Applicant

Attachment: ZMA 324 FLONNEL AVE 7-0003-01-006 2023-Application (2940 : ZMA 70003 01006 324 Flonnel Ave R1-I1 FEB 24)

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

(Required by Title 36, Chapter 67A, Official Code of Georgia Annotated)

Reference: Application filed on December 4, 2023, to rezone real property described as follows:

See Attached Exhibit "A"

Withing the two years preceding the above filing date, the applicant has made campaign contributions aggregating \$250.00 or more to each member of the City Council of the City of Port Wentworth who will consider the application and is listed below. List (1) the name and official position of the local government official and (2) the dollar amount, description and date of each campaign contribution.

NONE

I hereby depose and say that all statements herein are true, correct and complete to the best of my knowledge and belief.

Sworn to and subscribed before me this 4th day of December, 2023.

Signature of Applicant

Krista DeGn
Notary Public



DISCLOSURE OF FINANCIAL INTERESTS

(Required by Title 36, Chapter 67A, Official Code of Georgia Annotated)

Reference: Application filed on December 4, 20 23, to rezone real property described as follows:

See Attached Exhibit "A"

The undersigned official of the City of Port Wentworth has a property interest (Note 1) in said property as follows:

The undersigned official of the City of Port Wentworth has financial interest (Note 2) in a business entity (Note 3) which has property interest in said property, which financial interests as follows:

The undersigned official of the City of Port Wentworth has a member of the family (Note 4) having a property interest in said property or a financial interest in a business entity which has a property interest in said property, which family member and property interest or financial interest are as follows:

Note 1: Property Interest – Direct ownership of real property, including any percentage of ownership less than total ownership

Note 2: Financial Interest – All direct ownership interest of the total assets or capital stock of a business entity where such ownership interest is 10 percent or more

Note 3: business entity – Corporation, partnership, limited partnership, firm, enterprise, franchise, association or trust

Note 4: Member of family – Spouse, mother, father, brother, sister, son, or daughter

I hereby depose and say that all statements herein are true, correct and complete to the best of my knowledge and belief.

Sworn to and subscribed before me this _____ day of _____, 20__.

Signature of Official

Notary Public

Updated 7/13/2023

Attachment: ZMA 324 FLONNEL AVE 7-0003-01-006 2023-Application (2940 : ZMA 70003 01006 324 Flonnel Ave R1-I1 FEB 24)

AUTHORIZATION OF PROPERTY OWNER

Application for Rezoning or Variance

I swear that I am the owner of the property which is the subject matter of the attached application, as is shown in the records of Port Wentworth, Georgia.

I authorize the person named below to act as applicant in the pursuit of a variance or for the rezoning of this property.

Name of Applicant: Phillip R. McCorkle

Address: 319 Tattnall Street, Savannah, Georgia 31401

Telephone Number: 912-232-7416

INTER METRO PROPERTIES (GA) LLC

By: [Signature]
Signature of Owner

Personally appeared before me

ROBERT D. SANSONE

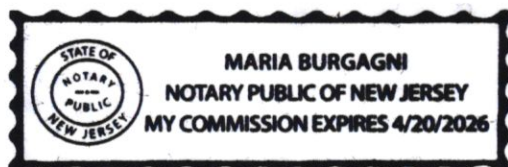
who swears that the information contained in this authorization is true and correct to the best of his or her knowledge and belief.

[Signature]

Notary Public

11/30/2023

Date



Attachment: ZMA 324 FLONNEL AVE 7-0003-01-006 2023-Application (2940 : ZMA 70003 01006 324 Flonnel Ave R1-11 FEB 24)

Surrounding Property Owners Within 300 Feet

Georgia Ports Authority
 PINs: 70003 01007
 Property Addresses: Flonell Avenue, Port Wentworth 31407
 Mailing Address: Post Office Box 2406, Savannah, Georgia 31402-2406

Georgia Ports Authority
 PINs: 10812 01001
 Property Address: International Trade Parkway, Port Wentworth 31407
 Mailing Address: Post Office Box 2406, Savannah, Georgia 31402-2406

Inter Metro Properties (GA) LLC
 PINs: 70003 01005
 Properties Addresses: 277 Flonell Avenue, Port Wentworth 31407
 Mailing Address: Post Office Box 651, Basking Ridge, New Jersey 07920

Inter Metro Properties (GA) LLC
 PINs: 70003 01010
 Properties Addresses: Flonell Avenue, Port Wentworth 31407
 Mailing Address: Post Office Box 651, Basking Ridge, New Jersey 07920

Inter Metro Properties (GA) LLC
 PINs: 70003 01011
 Properties Addresses: 302 Flonell Avenue, Port Wentworth 31407
 Mailing Address: Post Office Box 651, Basking Ridge, New Jersey 07920

Inter Metro Properties (GA) LLC
 PINs: 70003 01012
 Properties Addresses: 301 Flonell Avenue, Port Wentworth 31407
 Mailing Address: Post Office Box 651, Basking Ridge, New Jersey 07920

Inter Metro Properties (GA) LLC
 PINs: 70003 01013
 Properties Addresses: Flonell Avenue, Port Wentworth 31407
 Mailing Address: Post Office Box 651, Basking Ridge, New Jersey 07920

Attachment: ZMA 324 FLONNELL AVE 7-0003-01-006 2023-Adj. Property Owners (2940 : ZMA 70003 01006 324 Flonell Ave R1-I1 FEB 24)

Exhibit "A"
Legal Description

All that certain lot, tract or parcel of land situate, lying and being in Chatham County, Georgia, approximately six (6) miles northwest of Savannah city limits on Highway 21, containing Two and Six tenths (2.6) acres, more or less, and being a part of the southern portion of properties owned by C.R. Mock, Jr., which adjoin the property now or formerly belonging to Port Wentworth Terminal Co., said property herein conveyed being shown as belonging to C.G. Braddock on a map or plat made for him by Ray Bailey, dated November 27, 1957, recorded in the Office of the Clerk of the Superior Court of Chatham County, Georgia, in Plat Record Book I, Folio 63, containing a frame bungalow with asbestos siding with four (4) rooms and bath, and being more particularly described as follows:

Beginning at a point (iron pin) where the southeastern corner of the property shown on said map as belonging to C.G. Braddock intersects the property shown on said map as belonging to Port Wentworth Terminal Company and running thence in a northerly direction along the Augustine Creek Ninety-seven and Ninety-one One Hundredths (97.91) feet to a stake; thence in a westerly direction Two Hundred Seventy-four and Thirty-for One Hundredths (274.34) feet to a stake; thence in a northwesterly direction Two Hundred Twenty-four and Forty-one One Hundredths (224.41) feet to a stake; thence continuing in a northwesterly direction One Hundred Ninety-four and Eighty-two One Hundredths (194.82) feet to a stake; thence in a southwesterly direction Two Hundred Fifty-one and Forty-seven One Hundredths (251.47) feet to a stake on the dividing line between the property herein conveyed and the property of said Port Wentworth Terminal Co.; thence in an easterly direction along said dividing line for a distance of Seven Hundred Forty and Seventy-One Hundredths (740.70) feet to a point of beginning; being bounded on the south by Port Wentworth Terminal Co., on the north and west by property of C.R. Mock, Jr. and on the east by Augustine Creek. Also conveyed herein is right of way for ingress and egress of the Twenty (20) feet wide by Three Hundred Sixty-two and Fifty-five One Hundredths (362.55) feet along access road located in the southern portion of the property of C.R. Mock, Jr. on the dividing line between the property of C.R. Mock, Jr. and the property of Port Wentworth Terminal Co.


Being 324 Flonell Avenue, Port Wentworth, Georgia 31407 and having PIN No. 70003-01006.



Doc ID: 034581930003 Type: WD
Recorded: 08/11/2023 at 02:25:17 PM
Fee Amt: \$575.00 Page 1 of 3
Transfer Tax: \$550.00
Chatham, Ga. Clerk Superior Court
Tammie Mosley Clerk Superior Court
BK **3167** PG **178-180**

Above Space Reserved for Recorder's Use

Prepared by and return to:

 **McCorkle, Johnson
& McCoy, LLP**
319 Tattnall Street
Savannah, Georgia 31401
Attn: Phillip R. McCorkle

STATE OF GEORGIA)
)
COUNTY OF CHATHAM)

LIMITED WARRANTY DEED

THIS INDENTURE is made and entered into this 11th day of August, 2023, between **SYBIL CANNON**, by **Sheryl Cannon as attorney-in-fact**, as "Grantor(s)", and **INTER METRO PROPERTIES (GA) LLC**, as "Grantee(s)",

WITNESSETH:

That the said Grantor(s) for and in consideration of the sum of Ten (\$10.00) Dollars in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell or convey unto the said Grantee(s) all that tract or parcel of land located in Chatham County, Georgia, which is more fully described in the attached Exhibit "A," incorporated herein by reference.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same belonging, or in anywise appertaining, to the only proper use, benefit, and behoof of the said Grantee(s) forever in FEE SIMPLE.

Attachment: ZMA 324 FLONNEL AVE 7-0003-01-006 2023-Warranty Deed (2940 : ZMA 70003 01006 324 Flonnel Ave R1-I1 FEB 24)

AND THE SAID Grantor(s), for their heirs, executors and administrators, will warrant and forever defend the right and title to the above-described property, unto the said Grantee(s) against all persons owning, holding or claiming by, through or under the Grantor(s).

IN WITNESS WHEREOF, the said Grantor(s) have hereunto set their hand(s) and seal(s) on the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]

Witness

Sheryl Cannon

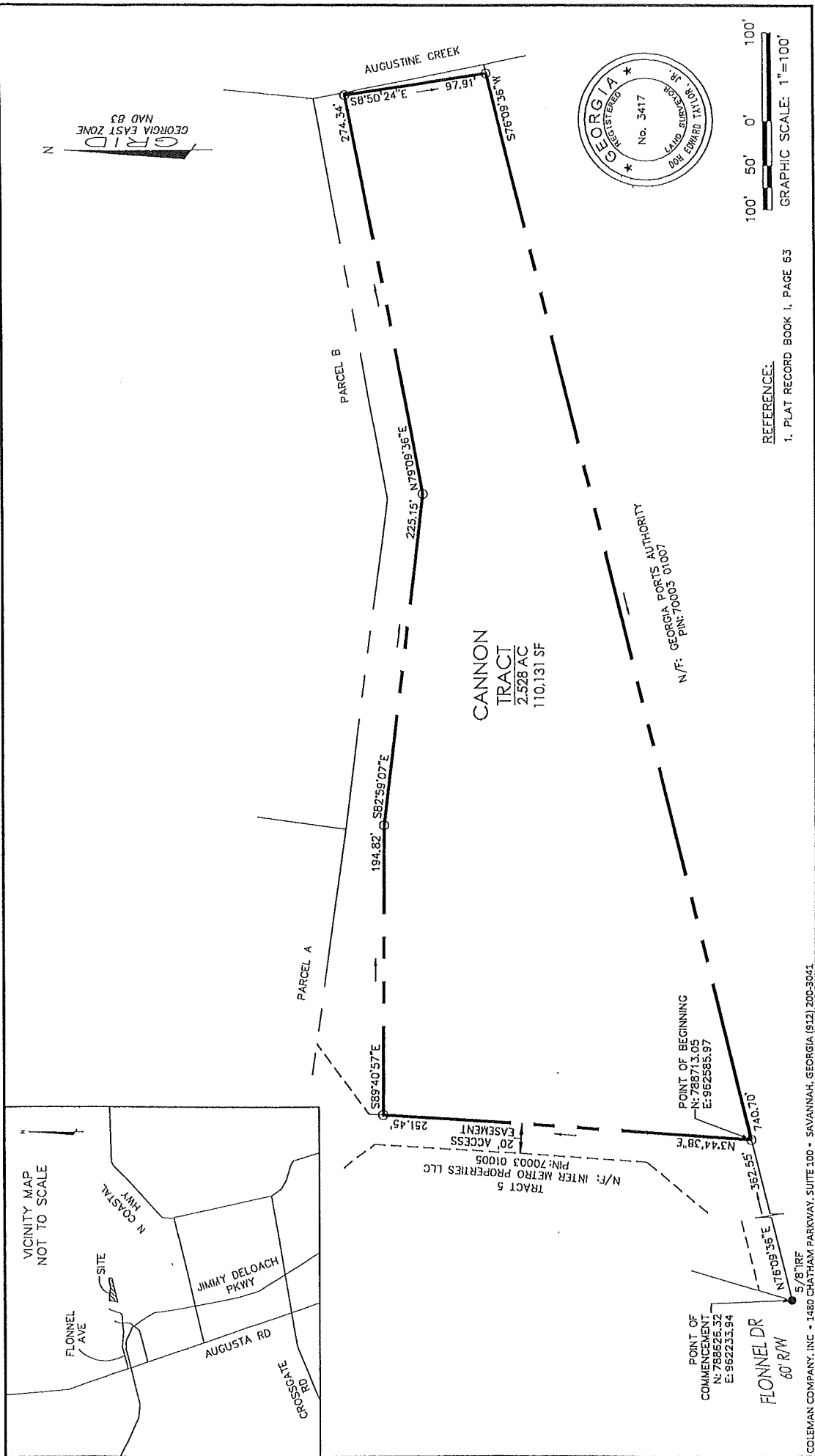
Sybil Cannon, by Sheryl Cannon as attorney-in-fact

[Signature]
Notary Public

(Notary Seal)



Attachment: ZMA 324 FLONNEL AVE 7-0003-01-006 2023-Warranty Deed (2940 : ZMA 70003 01006 324 Flonnel Ave R1-I1 FEB 24)



100' 50' 0' 100'
GRAPHIC SCALE: 1"=100'

REFERENCE:
1. PLAT RECORD BOOK I, PAGE 63



COLEMAN COMPANY
ENGINEERS - SURVEYORS

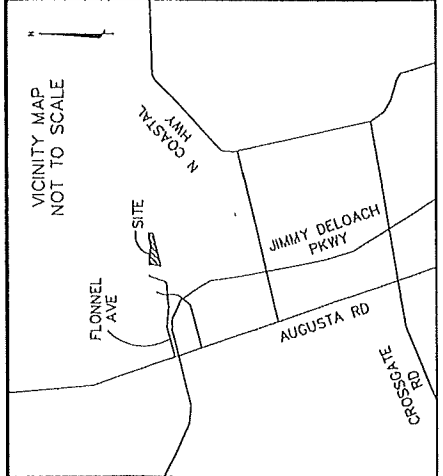
A ZONING EXHIBIT OF THE

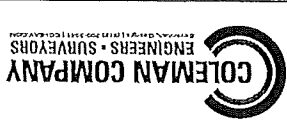
CANNON TRACT,
8TH G.M. DISTRICT, CITY OF PORT WENTWORTH,
CHATHAM COUNTY, GEORGIA
PREPARED FOR: JOE MCVEIGH

COLEMAN COMPANY, INC. • 1480 CHATHAM PARKWAY, SUITE 100 • SAVANNAH, GEORGIA (912) 200-3041

JOB NUMBER:	22-750.002
DATE:	11/27/2023
DRAWN BY:	CNR
CHECKED BY:	
SCALE:	1"=100'

SHEET#:
1/1





NOT FOR CONSTRUCTION

REVISIONS:

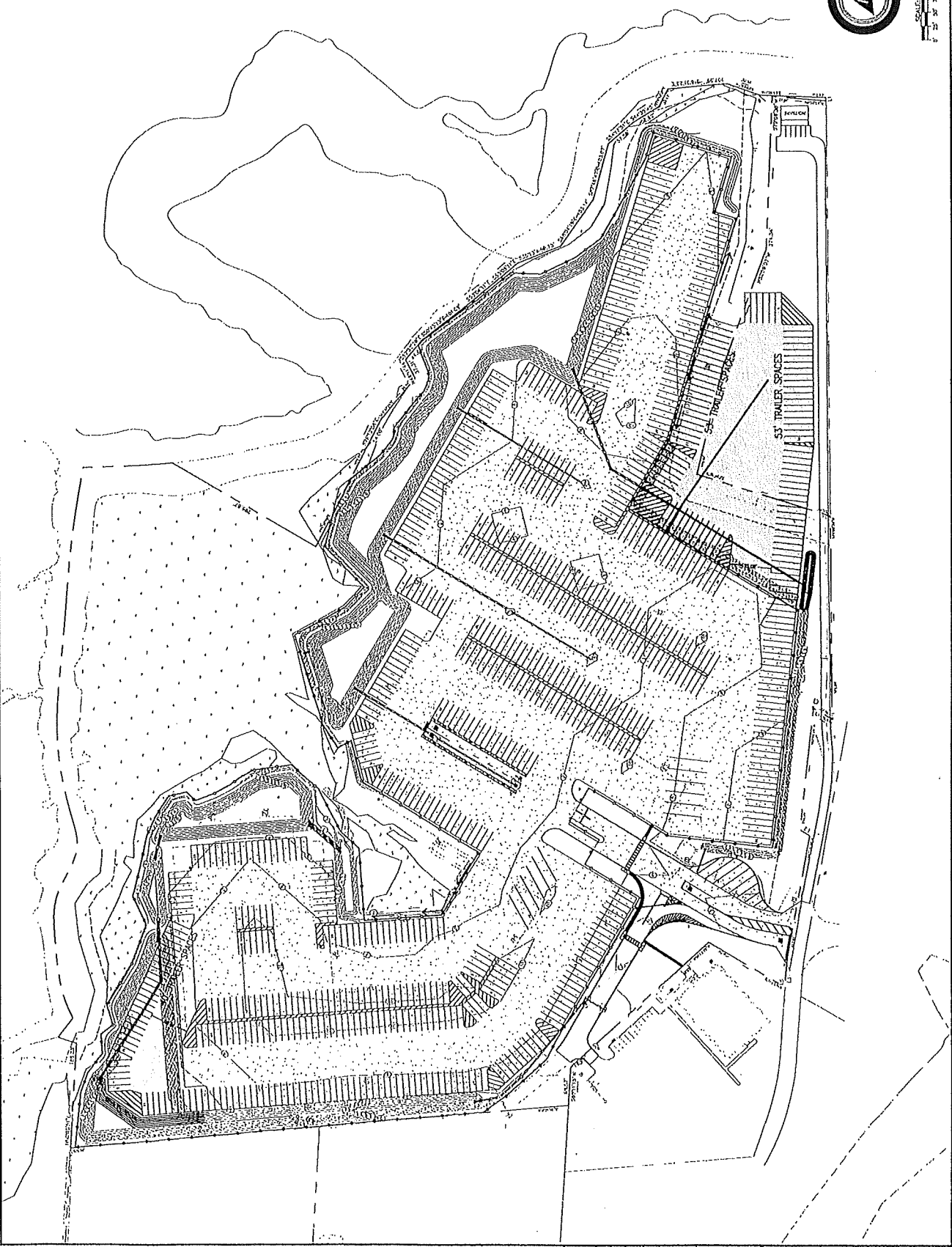
CIVIL CONSTRUCTION PLANS FOR
FLONNEL AVENUE LOGISTICS FACILITY
CONTAINER YARD
LOCATED IN PORT WENTWORTH, GEORGIA
PREPARED FOR INTERMETRO PROPERTIES OF GEORGIA, LLC

JOB NUMBER: 22700.002
DATE: 10/30/23
DRAWN BY: PJK
CHECKED BY: AS NOTED
SCALE: AS NOTED

CONCEPTUAL PLAN

SHEET:

CPI.0



Attachment: 20240108112213402 (2940 : ZMA 70003 01006 324 Flonnel Ave R1-I1 FEB 24)



Planning Commission
305 South Coastal Highway
Port Wentworth, GA 31407

Meeting: 02/12/24 03:30 PM
Department: Development Services
Category: Planning/Zoning Item
Prepared By: Melanie Ellis
Department Head: Melanie Ellis

SCHEDULED

AGENDA ITEM (ID # 2939)

DOC ID: 2939

Zoning Map Amendment Application submitted by Southern Wood Company, LLC as Agent for Yash Desai, requesting to rezone 15.38 of 22.59 acres from C-2 to R-3, to allow for a multi-family residential development. PIN # 7-0037-02-004, located in the 3rd Council District, on Georgia Highway 21.

Issue/Item: Zoning Map Amendment Application submitted by Southern Wood Company, LLC as Agent for Yash Desai, requesting to rezone 15.38 of 22.59 acres from C-2 to R-3, to allow for a multi-family residential development. PIN # 7-0037-02-004, located in the 3rd Council District, on Georgia Highway 21.

Background: The applicant proposes to develop a 288-unit residential complex.

- The concept plan shows 12, 3-story buildings, each with 24 units which are to be comprised of studio, one, two, and three bedroom apartments.
- Community features shown on the concept sketch include a dog park, pickleball courts, and a 2-story amenities center.
- After subdivision, the remaining 7+/- acre parcel's future use is planned for retail development and 95-room hotel and conference center.
- A minor subdivision plat has been submitted to Development Services for review.

Facts and Findings:

- The R-5 zoning district is described in Appendix B, Article 3, Section 3.20 of the City of Port Wentworth Code of Ordinances as "*intended for multi-family residential buildings. This district also allows for limited civic and recreational uses, as well as single-family and two-family residences and townhomes. Characteristics of lands zoned R-5 include apartment complex facilities and denser townhome communities closer to goods and services or planned mixed-use village areas...*" Adjacent properties to the north and east are in the C-2 (General Commercial) zoning district. The adjacent property to the south is in the R-4 (Mixed Residential) zoning district.
- The 2021-2041 Comprehensive Plan indicates that this parcel lies within the Highway Commercial Interchange Area. While residential use is not specifically listed as an intended use in this character area, the fact that it abuts a Suburban character area (to the west) indicates that R-5 is appropriate for transitional zoning.
- The parcel has frontage on both Georgia Highway 21 and Interstate 95.
- Access is proposed to Newport Boulevard via PIN # 7-0037-02-019. This parcel is under different ownership, Staff is unaware of an existing access agreement.

Funding: N/A

Recommendation: The proposed rezoning meets applicable zoning criteria. The surrounding commercial properties support the intended characteristics of R-5. This placement of R-5 also continues a logical increase in density between single family dwellings along Highway 30 and commercial development along Highway 21.

ATTACHMENTS:

- ZMA HWY 21 7-0037-02-004 2023-Application (PDF)

- ZMA HWY 21 7-0037-02-004 2023-Adj. Prop. Owners (PDF)
- ZMA HWY 21 7-0037-02-004 2023-Legal Description A & B (PDF)
- ZMA HWY 21 7-0037-02-004 2023-Limited Warranty Deed (PDF)
- ZMA HWY 21 7-0037-02-004 2023-Land Survey (PDF)
- ZMA HWY 21 7-0037-02-004 2023-Rezoning Exhibit (PDF)
- ZMA HWY 21 7-0037-02-004 2023-Site Plan 1.22.24 (PDF)

230509

APPLICATION TO AMEND THE ZONING MAP OF PORT WENTWORTH, GEORGIA



6.B.a

Applicant: Southern Wood Company LLC.

Phone # 912-398-0280

Mailing Address: 118 Pipemakers Circle, Ste 100, Pooler, GA 31312

Property Owner: Yash Desai

Phone# 912-398-0280

Use back if more than one owner

Owner Address: 0 Hwy 21, Port Wentworth, GA 31407

PIN #(s): 70037 02004

of Acres 15.38

Zoning Classification: Present P-C-3 Requested R-5

Use of Property: Present N/A, general business Requested Multi-Family Residential

If the requested change is to extend an existing adjacent zoning district to include this property, explain below why the proposed change should be made.

X If the requested change is not to extend an adjacent zoning district, explain below why this property should be placed in a different zoning district than all adjoining properties. (How does it differ from adjoining properties and why should it be subject to different restrictions than those applying to adjoining properties?)

We are requesting to rezone a portion of PIN # 70037 02004 to R-5 to meet the requirements for denser multi-family residential buildings uses allowed under R-5 (Multi - Family Residential)

Attach the following documents:

- 1. Written legal description of the property (e.g. copy of deed) -full metes and bounds description rather than plat reference.
2. Name, PIN#, property address and mailing address of property owners within 300 feet of this property.
3. Plat showing property lines with lengths and bearings, adjoining streets, locations of existing buildings, north arrow and scale. Submit three (3) copies of in 11" x 17", one 1 copy in 8.5" x 11", and a PDF on a flash drive.
4. Site Plan of proposed use of property. Submit three (3) copies in 11" x 17", one 1 copy in 8.5" x 11", and a PDF on a flash drive.
5. Disclosure of Campaign Contributions and Gifts form.
6. Disclosure of Financial Interests form
7. If property owner and applicant are not the same, Authorization by Property Owner form or Authorizations of Attorney form.
8. Filing fee of \$500.00 + \$50.00 per acre+ \$75.00 Administrative Fee, payable to the City of Port Wentworth.

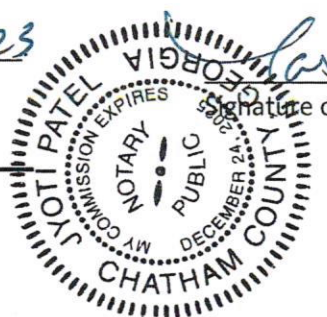
APPLICATION MUST BE FILED 20 BUSINESS DAYS PRIOR TO THE PLANNING COMMISSION MEETING AT WHICH THEY ARE TO BE CONSIDERED.

I hereby authorize the staff of the City of Port Wentworth to inspect the premises of the above described property and to post this property with the duly required notices. I hereby depose and say that all statements herein and attached statements submitted are true and correct to the best of my knowledge and belief.

Sworn to and subscribed before me this 6th day of December, 2023

[Signature]

Notary Public



[Signature of Applicant]

Signature of Applicant

Updated 8/25/2023

Attachment: ZMA HWY 21 7-0037-02-004 2023-Application (2939 : ZMA 70037 02004 Hwy 21 C2-R5 FEB 24)

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

(Required by Title 36, Chapter 67A, Official Code of Georgia Annotated)

Reference: Application filed on December 7, 2023, to rezone real property described as follows:

PIN # 70037 02004
0 Hwy 21, Port Wentworth, GA 31407

Within the two years preceding the above filing date, the applicant has made campaign contributions aggregating \$250.00 or more to each member of the City Council of the City of Port Wentworth who will consider the application and is listed below. List (1) the name and official position of the local government official and (2) the dollar amount, description and date of each campaign contribution.

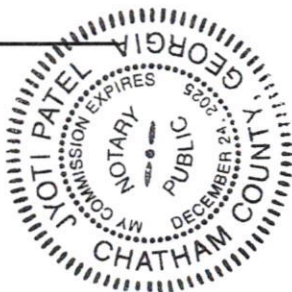
No contributions made

I hereby depose and say that all statements herein are true, correct and complete to the best of my knowledge and belief.

Sworn to and subscribed before me this 6th day of December, 2023

[Signature]
Signature of Applicant

[Signature]
Notary Public



AUTHORIZATION OF PROPERTY OWNER

Application for Rezoning or Variance


I swear that I am the owner of the property which is the subject matter of the attached application, as is shown in the records of Port Wentworth, Georgia.

I authorize the person named below to act as applicant in the pursuit of a variance or for the rezoning of this property.

Name of Applicant: Yash Desai, managing member Southern Wood Company LLC.

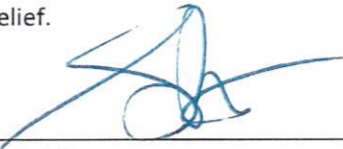
Address: 118 Pipemakers Circle, Ste 100, Pooler, GA 31312

Telephone Number: 912-398-0280


Signature of Owner

Personally appeared before me
Yash Desai

who swears that the information contained in this authorization is true and correct to the best of his or her knowledge and belief.


Notary Public

12/6/23
Date



Attachment: ZMA HWY 21 7-0037-02-004 2023-Application (2939 : ZMA 70037 02004 Hwy 21 C2-R5 FEB 24)

DISCLOSURE OF FINANCIAL INTERESTS

(Required by Title 36, Chapter 67A, Official Code of Georgia Annotated)

Reference: Application filed on December 7, 2023, to rezone real property described as follows:

PIN # 70037 02004
0 Hwy 21, Port Wentworth, GA 31407

The undersigned official of the City of Port Wentworth has a property interest (Note 1) in said property as follows:

None

The undersigned official of the City of Port Wentworth has financial interest (Note 2) in a business entity (Note 3) which has property interest in said property, which financial interests as follows:

None

The undersigned official of the City of Port Wentworth has a member of the family (Note 4) having a property interest in said property or a financial interest in a business entity which has a property interest in said property, which family member and property interest or financial interest are as follows:

None

Note 1: Property Interest - Direct ownership of real property, including any percentage of ownership less than total ownership

Note 2: Financial Interest - All direct ownership interest of the total assets or capital stock of a business entity where such ownership interest is 10 percent or more

Note 3: business entity - Corporation, partnership, limited partnership, firm, enterprise, franchise, association or trust

Note 4: Member of family - Spouse, mother, father, brother, sister, son, or daughter

I hereby depose and say that all statements herein are true, correct and complete to the best of my knowledge and belief.

Sworn to and subscribed before me this 6th day of December, 2023, before me of Official

[Handwritten signature]

Notary Public

Updated 8/25/2023



Attachment: ZMA HWY 21 7-0037-02-004 2023-Application (2939 : ZMA 70037 02004 Hwy 21 C2-R5 FEB 24)

Invite to Community meeting

Neighboring addresses to the Savannah Gateway West project on Parcel 2B, Magellan Boulevard:

①

PIN/Prop. Address:

70976 02021
50 Newport Blvd.

Property Owner:

OREI POINTE GRAND PROPERTY OWNER, LLC
888 BRICKELL AVE 3RD FLOOR
MIAMI, FL, 33131

Legal Desc.:

PT OF TRACT 3 MEADOW LAKES SUB PH 1 SMB
25S 46 3

②

70037 02014
0 MAGELLAN BLVD

1311 EUCLID LLC
1128 24TH ST
SANTA MONICA, CA, 90403

PARCEL 8 SAVANNAH GATEWAY WEST PHASE 1
PRB 47P 32

③

70037 02019
0 Highway 21

COASTAL CLUB PORT WENTWORTH, LLC
1031 WEST MORSE BLVD STE 240
WINTER PARK, FL, 32789

PT PARCEL 2A FORMER BOARDMAN TRACT

④

70037 01001A
7106 HIGHWAY 21

TRI-RIVERS FOODS LP
PO BOX 1767
CLEMSON, SC, 29633

PT OF HUBERT KELLER TCT N E INTERSECTION
I-95 + H

Attachment: ZMA HWY 21 7-0037-02-004 2023-Adj. Prop. Owners (2939 : ZMA 70037 02004 Hwy 21 C2-R5

EXHIBIT "A"

reference
lot 9, not
being
rezoned

ALL that certain lot, tract or parcel of land situate, lying and being in Chatham County, Georgia, and shown as Lot 9 on that plat entitled "Phase 1 Savannah Gateway West, Being a Subdivision of a Portion of Lands of the Savannah West, LLC, Eighth G.M. District, City of Port Wentworth, Chatham County, Georgia", prepared by Hussey, Gay, Bell & DeYoung, Inc. and James M. Sims, G.R.L.S. No. 2280, dated July 31, 2008, recorded in Plat Book 41-S, page 11, Chatham County, Georgia, records, said plat being incorporated herein and made a part hereof by this reference.

AND, Also,

legal
description
FPIN
100 39 02004
to be
rezoned
in this
application

ALL that certain lot, tract or parcel of land situate, lying and being in the Eighth G.M. District, City of Port Wentworth, Chatham County, Georgia, being Parcel 2 of a Revised Minor Subdivision Survey Former Boardman Tract, last revised and recorded on May 12, 2020, in Plat Book 52, page 428, Chatham County, Georgia, records, said plat being incorporated herein and made a part hereof by this reference.

LESS AND EXCEPT FROM SAID PARCEL 2:

ALL that certain lot, tract or parcel of land situate, lying and being in the Eighth G.M. District, City of Port Wentworth, Chatham County, Georgia, being Parcel 2-A of a Minor Subdivision Plat of Parcel 2-A, Savannah Gateway West, dated February 21, 2020, and recorded on February 27, 2020, in Plat Book 52, page 363, Chatham County, Georgia, records, said plat being incorporated herein and made a part hereof by this reference.

EXHIBIT "B"

1. Ad valorem property taxes for 2022 and subsequent years, which are liens not currently due and payable.
2. Matters revealed by that plat entitled "Plat of a Portion of the Former Hubert Keller Tract Located West of Georgia Highway 21 in the 8th G.M.D.", prepared by Dan E. Sewell, G.R.L.S. No. 1116, dated April 24, 1964, and recorded in Plat Book P, page 111, Chatham County, Georgia, records.
3. As to Parcel 2 only, Easement for Right-of-Way from Clayton B. Boardman, Jr., Barney D. Boardman, and Ward S. Claussen to Savannah Electric and Power company dated December 27, 1972, and recorded in Deed Book 101Q, page 721, Chatham County, Georgia, records.
4. Limited access rights contained in that Case Number J100613 dated April 17, 1973, and recorded in Deed Book 103U, page 872, Chatham County, Georgia, records.
5. Department of Transportation State of Georgia Conveyance of Access Rights from Clayton P. Boardman, Sr., Ward S. Claussen, and Barney J. Boardman, dated November 12, 1987, and recorded in Deed Book 136Q, page 321, Chatham County, Georgia, records.
6. As to Parcel 2 only, well site and access and utility easement rights contained in Warranty Deed from Barney D. Boardman, Clayton P. Boardman, Jr., and Ward S. Claussen to City of Port Wentworth, Georgia, a Municipal Corporation dated July 27, 1988, and recorded in Deed Book 139D, page 731, Chatham County, Georgia, records as shown on that p.at entitled "Plat of a Proposed Well Site, Being Lands of Boardman and Clausen, 8th G.M. District, City of Port Wentworth," dated June 14, 1988, and recorded in Plat Book 19P, age 195, Chatham County, Georgia, records.
7. Restrictive Covenant from by Ann Carter Boardman, as Trustee for Carter B. Brown, Braye C. Boardman, Clayton P. Boardman, III, Barney D. Boardman, and Hollis B. Willig dated January 14, 1997, and recorded in Deed Book 183G, page 627, Chatham County, Georgia, records, and amended by that First Amendment and Extension of Restrictive Covenant by Jules B. Paderewski, John S. Kern and Barnard M. Portman, Hollis B. Willig, Ann Carter Boardman, as Trustee for Carter B. Brown under Trust Agreement Dated September 29, 1986, The Summit Works, LLLP, Chattooga Partners, LLP and Eric W. Sulzberger, as Trustee of the Stephanie Page Boardman Trust U/W of Barney D. Boardman, Deceased, and New City Development, LLC dated August 23, 2002, and recorded in Deed Book 241T, page 647, Chatham County, Georgia, records, as shown on that plat entitled "A Wetland Plat of a 353.30 Acre Tract, Being a Portion of the Herbert Keller Tract, 8th G.M. District, Port Wentworth, Chatham County, State of Georgia, dated February 28, 2002, prepared by Terry Mack Coleman, Georgia Registered Land Surveyor Number 2486, of Kern-Coleman & Co., and recorded in Plat Book 22P, page 59A, Chatham County, Georgia, records.
8. As to Parcel 2 only, Natural Gas Transmission Easement from Eric W. Sulzberger, as Trustee of the Stephanie Page Boardman Trust u/w Barney Boardman, a/k/a Barney Dunbar Boardman, deceased, The Summit Works, LLLP Chattooga Partners, LLLP, Hollis R. Willig, and Ann Carter Boardman, as Trustee for Carter B. Brown under Trust Agreement dated September 29, 1986 to SCG Pipeline, Inc. dated November 21, 2002, and recorded in Deed Book 247V, page 266, Chatham County, Georgia, records.

9. Matters revealed by that plat entitled "Plat of a 20' Utility Easement Through Lands of McKamey Investments, LLC, Eighth G.M. District, City of Port Wentworth, Chatham County, Georgia", prepared by Hussey, Gay, Bell, & DeYoung, Inc., Consulting Engineers, and James M. Sims, G.R.L.S. No.2280, dated November 23, 2004, revised January 17, 2005, recorded in Plat Book 30P, page 25, Chatham County, Georgia, records.
10. Declaration of Restrictive Covenant, by McKamey Investments, LLC, dated August 12, 2005, recorded in Deed Book 293L, page 212, Chatham County, Georgia, records.
11. License Agreement between Georgia Power Company and Savannah West, LLC dated June 18, 2007, and recorded in Deed Book 332I, page 597, Chatham County, Georgia, records.
12. Encroachment Agreement for Easement between Georgia Power Company and Savannah West LLC dated June 18, 2007, and recorded in Deed Book 330N, page 757, Chatham County, Georgia, records.
13. As to Lot 9, matters revealed by that plat entitled "Phase 1, Savannah Gateway West Being a Subdivision of a Portion of Lands of the Savannah West, LLC, Eighth G.M. District, City of Port Wentworth, Chatham County, Georgia", prepared by Hussey, Gay, Bell, & DeYoung, Inc., Consulting Engineers, and James M. Sims, G.R.L.S. No. 2280, dated July 31, 2008, recorded in Plat Book 41S, page 11, Chatham County, Georgia, records.
14. Master Declaration of Easements, Covenants, Conditions and Restrictions for Savannah Gateway West, by Savannah Gateway West, LLC, dated April 16, 2009, recorded in Deed Book 350U, page 687, Chatham County, Georgia, records; as affected by Acknowledgment, Agreement and Consent by and among Land Holding, LLC, Coastal Club Port Wentworth, LLC, and PNC Bank, National Association, dated February 27, 2020, and recorded in Deed Book 1861, page 258, Chatham County, Georgia, records; and as affected by Quitclaim Assignment and Assumption of Developer Rights between Land Holdings, LLC, Coastal Club Port Wentworth, LLC, and PNC Bank, National Association, dated February 27, 2020, and recorded in Deed Book 1861, page 365, Chatham County, Georgia, records.
15. Declaration of Use Restrictions, by Savannah Interests, LLC, dated August 19, 2012, in Deed Book 380S, page 363, Chatham County, Georgia, records; as amended by Amendment to Declaration of Use Restrictions, by Savannah Interests, LLC, dated November 19, 2013, recorded in Deed Book 392U, page 820, Chatham County, Georgia, records.
16. As to Parcel 2 only, matters revealed by that plat entitled "Minor Subdivision Survey, Former Boardman Tract, Being a Subdivision of an 88.27 Acre Parcel of the Former Boardman Tract, 8th G.M. District, City of Port Wentworth, Chatham County, Georgia," dated December 18, 2017, revised January 22, 2018, and last revised January 23, 2018, prepared by Michael A. Hussey, Georgia Registered Land Surveyor Number 2509, of Sundial Land Surveying, PC, and recorded in Plat Book 52, page 233, Chatham County, Georgia, records.
17. As to Parcel 2 only, Easement from Land Holding, LLC to Savannah Electric and Power Company dated May 24, 2019, and recorded in Deed Book 1653, pages 606-610, Chatham County, Georgia, records as corrected in Easement from Land Holding, LLC to Savannah Electric and Power Company dated May 24, 2019, and recorded in Deed Book 2351, pages 574-578, Chatham County, Georgia, records.

18. As to Parcel 2 only, matters revealed by that plat entitled "Minor Subdivision, Former Boardman Tract, Being a Division of Parcel 2, a 77.27 Acre Portion of the Former Boardman Tract, 8th G.M. District, City of Port Wentworth, Chatham County, Georgia," dated January 28, 2020, prepared by Michael A. Hussey, Georgia Registered Land Surveyor Number 2509, of Sundial Land Surveying, and recorded in Plat Book 52, page 353, Chatham County, Georgia, records.
19. As to Parcel 2 only, matters revealed by that plat entitled "Revised Minor Subdivision Survey, Former Boardman Tract, Being a Division of Parcel 2, a 77.32 Acre Portion of the Former Boardman Tract, 8th G.M. District, City of Port Wentworth, Chatham County, Georgia," dated January 28, 2020, revised February 26, 2020, prepared by Michael A. Hussey, Georgia Registered Land Surveyor Number 2509, of Sundial Land Surveying, PC and recorded in Plat Book 52, page 360, Chatham County, Georgia, records, as superseded by that plat entitled "Revised Minor Subdivision Survey, Former Boardman Tract, Being a Division of Parcel 2, a 77.32 Acre Portion of the Former Boardman Tract, 8th G.M. District, City of Port Wentworth, Chatham County, Georgia," dated January 28, 2020, revised February 26, 2020, and last revised May 12, 2020, and recorded in Plat Book 52, page 428, Chatham County, Georgia, records.
20. Matters revealed by that plat entitled "A Minor Subdivision Plat of Parcel 2A, Savannah Gateway West, a Portion of Tax Parcel No. 7-0037 -02-004, 8th G.M.D., The City of Port Wentworth, Chatham County, Georgia," dated February 21, 2020, prepared by Thomas W. Hurley, Georgia Professional Land Surveyor Number 2468, of Atlas Surveying, Inc., recorded in Plat Book 52, page 363, Chatham County, Georgia, records.
21. Matters revealed by that unrecorded plat entitled "Boundary Survey, Lots 1, 2, 5, 7, 9 & Sign Parcel, Phase 1, Savannah Gateway West, and Parcels 2B & 4, Former Boardman Tract, Being a Division of Parcel 2, a 77.32 Acre Portion of the Former Boardman Tract, 8th G.M. District, City of Port Wentworth, Chatham County, Georgia", prepared by Thomas & Hutton and Wright C. Powers, Jr., G.R.L.S. No. 2612, dated April 24, 2020, last revised May 20, 2020, Job No. 28247.
22. As to Lot 9 only, Declaration of Restrictive Covenant by Double Reverse, LLC dated February 2, 2021, and recorded in Deed Book 2229, pages 353-358, Chatham County, Georgia, records.
23. Use restriction contained in Limited Warranty Deed from Double Reverse, LLC to Port City Car Wash LLC dated February 2, 2021, and recorded in Deed Book 2229, pages 534-538, Chatham County, Georgia, records.

Type: WD
Kind: WARRANTY DEED
Recorded: 8/24/2022 1:49:00 PM
Fee Amt: \$2,650.00 Page 1 of 6
Transfer Tax: \$2,625.00
Chatham, Ga. Clerk Superior Court
Tammie Mosley Clerk Superior Court

Participant ID(s): 4878462932,
7067927936

BK 2896 PG 554 - 559

ABOVE SPACE FOR RECORDING INFORMATION ONLY

Prepared by:

**BOUHAN
FALLIGANT**

ATTORNEYS & COUNSELORS AT LAW
One West Park Avenue
Savannah, Georgia 31401
ATTN: Harris G. Martin
(912) 644-5744
File No.: 19846-0040

LIMITED WARRANTY DEED

THIS INDENTURE, made and entered into as of August 24, 2022, by and between **DOUBLE REVERSE, LLC**, a Florida limited liability company ("Grantor"), and **SOUTHERN WOOD COMPANY, LLC**, a Georgia limited liability company ("Grantee") (the words "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits).

WITNESSETH, THAT:

GRANTOR, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto said Grantee, all those tracts or parcels of land lying and being located in Chatham County, Georgia, and being known as **Lot 9 and Remaining Portion of Parcel 2, Savannah Gateway West Subdivision, City of Port Wentworth**, and more particularly described on Exhibit "A", attached hereto and incorporated herein by this reference (the "Property").

THIS CONVEYANCE and the warranties contained herein are expressly made subject to those liens, encumbrances, restrictions and other matters set forth on Exhibit "B" attached hereto and incorporated herein by this reference.

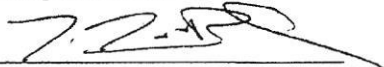
Attachment: ZMA HWY 21 7-0037-02-004 2023-Limited Warranty Deed (2939 : ZMA 70037 02004 Hwy 21 C2-R5 FEB 24)

TO HAVE AND TO HOLD the said described Property to the said Grantee, so that neither the said Grantor nor any person or persons claiming under the said Grantor, shall at any time, by any means or ways, have, claim or demand any right or title to the said described Property or appurtenances, or any rights thereof.

AND THE SAID GRANTOR will warrant and forever defend the right and title to the above described Property unto the said Grantee against the claims of all persons and entities owning, holding or claiming by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed on the day and year first above written.

Signed, sealed and delivered
in the presence of:


Unofficial Witness


Notary Public

My Commission Expires:
7/21/2023

[NOTARY SEAL]

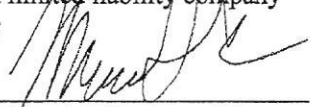


GRANTOR:

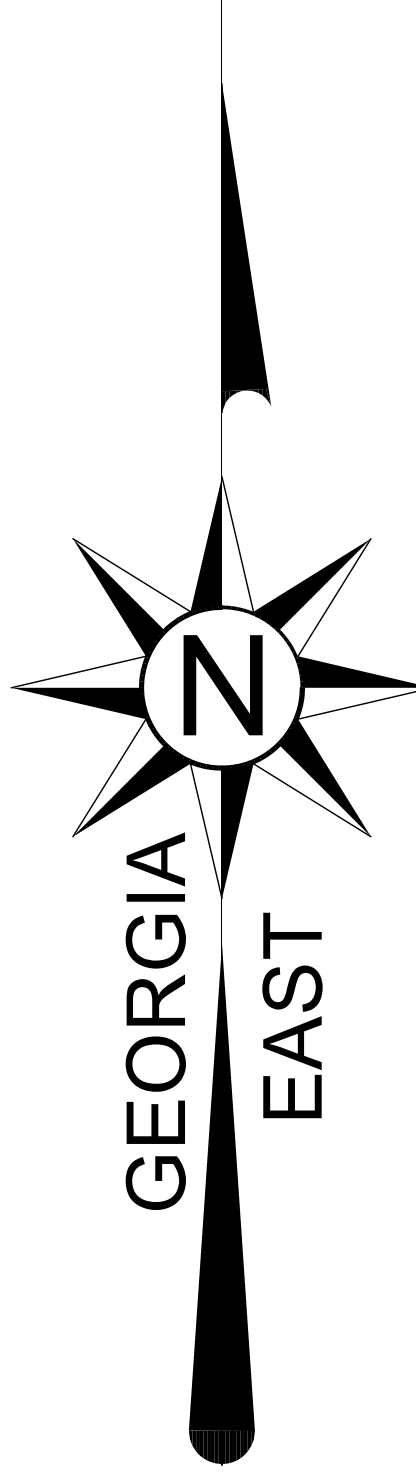
DOUBLE REVERSE, LLC,
a Florida limited liability company

By: Wentworth Land Manager, LLC,
a Florida limited liability company

Its: Manager

By: 
Michael F. Beale, as Manager

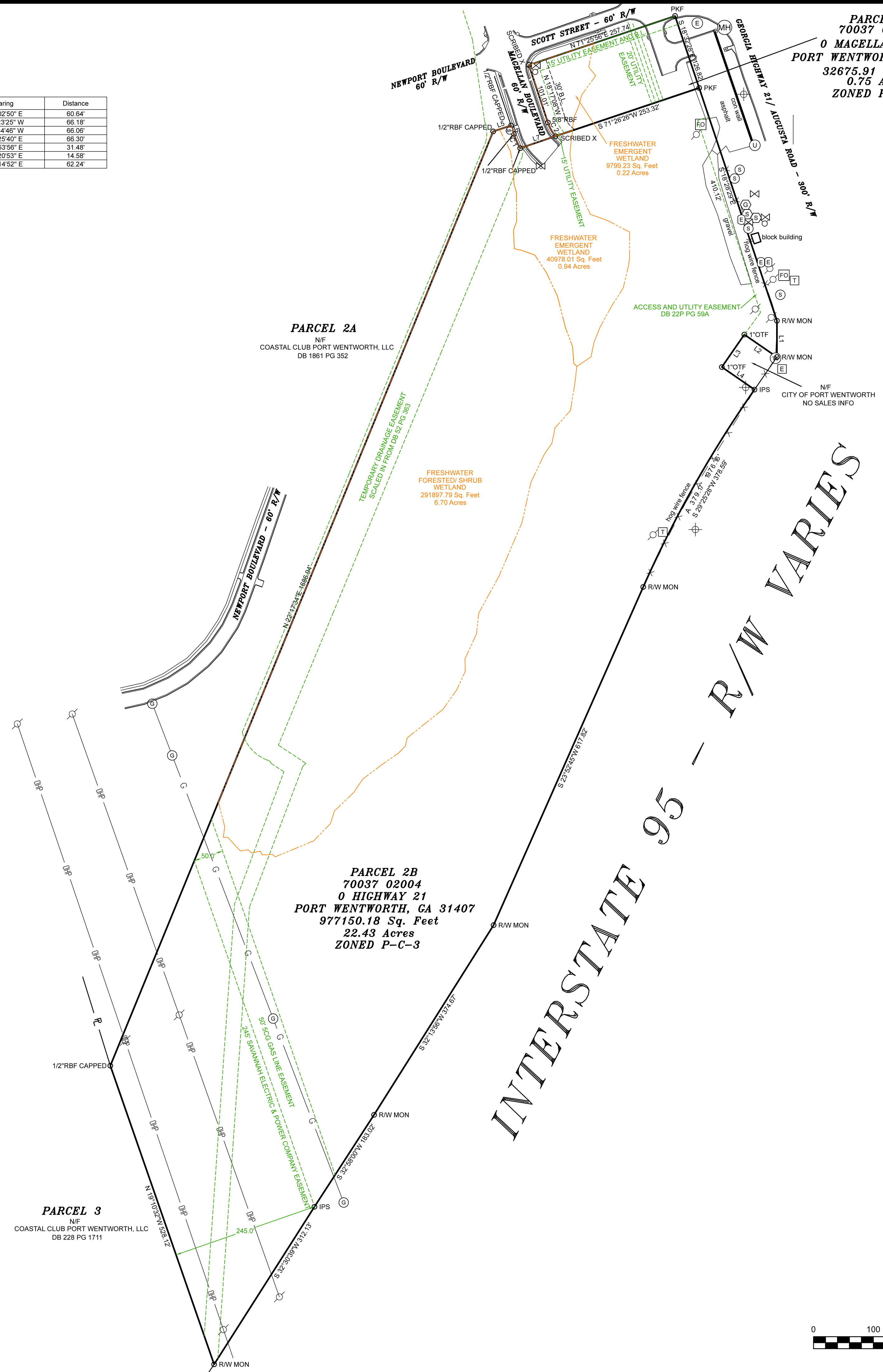
THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.



Curve	Radius	Length	Chord	Chord Bear.
C1	130.00'	26.27'	26.23'	S 24°10'16" E
C2	70.00'	26.39'	26.23'	N 29°13'58" W

Course	Bearing	Distance
L1	S 00°02'50" E	60.64'
L2	N 55°23'25" W	66.18'
L3	S 34°44'48" W	66.06'
L4	S 55°25'40" E	66.30'
L5	N 71°53'56" E	31.48'
L6	S 18°20'53" E	14.58'
L7	N 71°14'52" E	62.24'

- NOTES
- ALL IRON PINS SET ARE 1/2" REBAR UNLESS STATED OTHERWISE.
 - SURVEY AND BEARING BASIS ESTABLISHED WITH GPS USING A NETWORK ADJUSTED REAL TIME KINEMATIC ROVER.
 - THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS RELATIVE POSITIONAL ACCURACY OF +/- 0.03 FEET.
 - THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 150,000 FEET.
 - EQUIPMENT USED IN THIS SURVEY WAS A CARLSON MESA 2 DATA COLLECTOR AND A GEOMAX ZOOM 40 TOTAL STATION.
 - FIELD WORK COMPLETED ON JUNE 3, 2022.
 - SETBACKS ARE SHOWN FROM COUNTY CODE INFORMATION. GARMON LAND SURVEYING, LLC IS NOT LIABLE FOR ANY DISCREPANCIES.



PARCEL 9
70037 02015
0 MAGELLAN ROAD
PORT WENTWORTH, GA 31407
32675.91 Sq. Feet
0.75 Acres
ZONED P-C-3

PARCEL 2A
 N/F
 COASTAL CLUB PORT WENTWORTH, LLC
 DB 1881 PG 352

PARCEL 2B
70037 02004
0 HIGHWAY 21
PORT WENTWORTH, GA 31407
977150.18 Sq. Feet
22.43 Acres
ZONED P-C-3

PARCEL 3
 N/F
 COASTAL CLUB PORT WENTWORTH, LLC
 DB 228 PG 1711

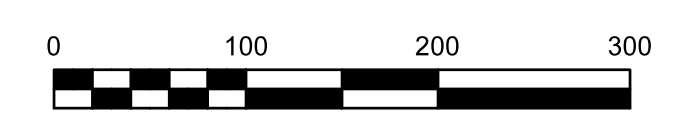
- LEGEND**
- CON= CONCRETE
 - IPF= IRON PIN FOUND
 - P/L= PROPERTY LINE
 - ⊕= GRATE INLET
 - ⊙= POWER POLE
 - ⊗= SEWER MANHOLE
 - ⊕= CAMERA POLE
 - ⊙= LIGHT POLE
 - ⊕= FIBER OPTIC BOX
 - ⊕= POWER BOX
 - ⊕= TELEPHONE BOX
 - ⊕= POWER MANHOLE
 - ⊕= STORM MANHOLE
 - ⊕= GAS POST
 - ⊕= FIRE HYDRANT
 - ⊕= SUMP PUMP
 - ⊕= GENERATOR PUMP
 - ⊕= WATER VALVE
 - ⊕= POWER METER
 - ⊕= WELL

SURVEYORS CERTIFICATION:

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated herein. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-8-67.

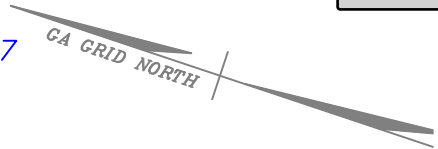


SURVEY FOR:		SOUTHERN WOOD COMPANY LLC	
C.M.D.:	DATE	SCALE	GARMON LAND SURVEYING 1920 Railroad Street Statham Ga 30666 678-726-7582 garmonsurveying@gmail.com
8	8/18/2022	1" = 100'	
DISTRICT:	SECTION:	JOB NO.	DRAWING NAME: SAVANNAH GATEWAY WEST
		2022-119	
COUNTY:	JOB NO.	DATE	
CHATHAM	2022-119	2022-119	



HIGHWAY 21

PARCEL 2B
PIN: 70037 02004
0 HWY 21 PORT WENTWORTH, GA. 31407
307,246.7528 S.F. (7.05 AC.)
WETLAND AREA = 1.10 AC.±
UPLAND AREA = 5.95 AC.
ZONED P-C-3



INTERSTATE 95

PARCEL 2B
PIN: 70037 02004
0 HWY 21 PORT WENTWORTH, GA. 31407
669,903.4297 S.F. (15.38 AC.)
WETLAND AREA = 3.15 AC.±
UPLAND AREA = 12.23 AC.
CURRENTLY ZONED P-C-3
PROPOSED ZONING R5

PREPARED FOR:

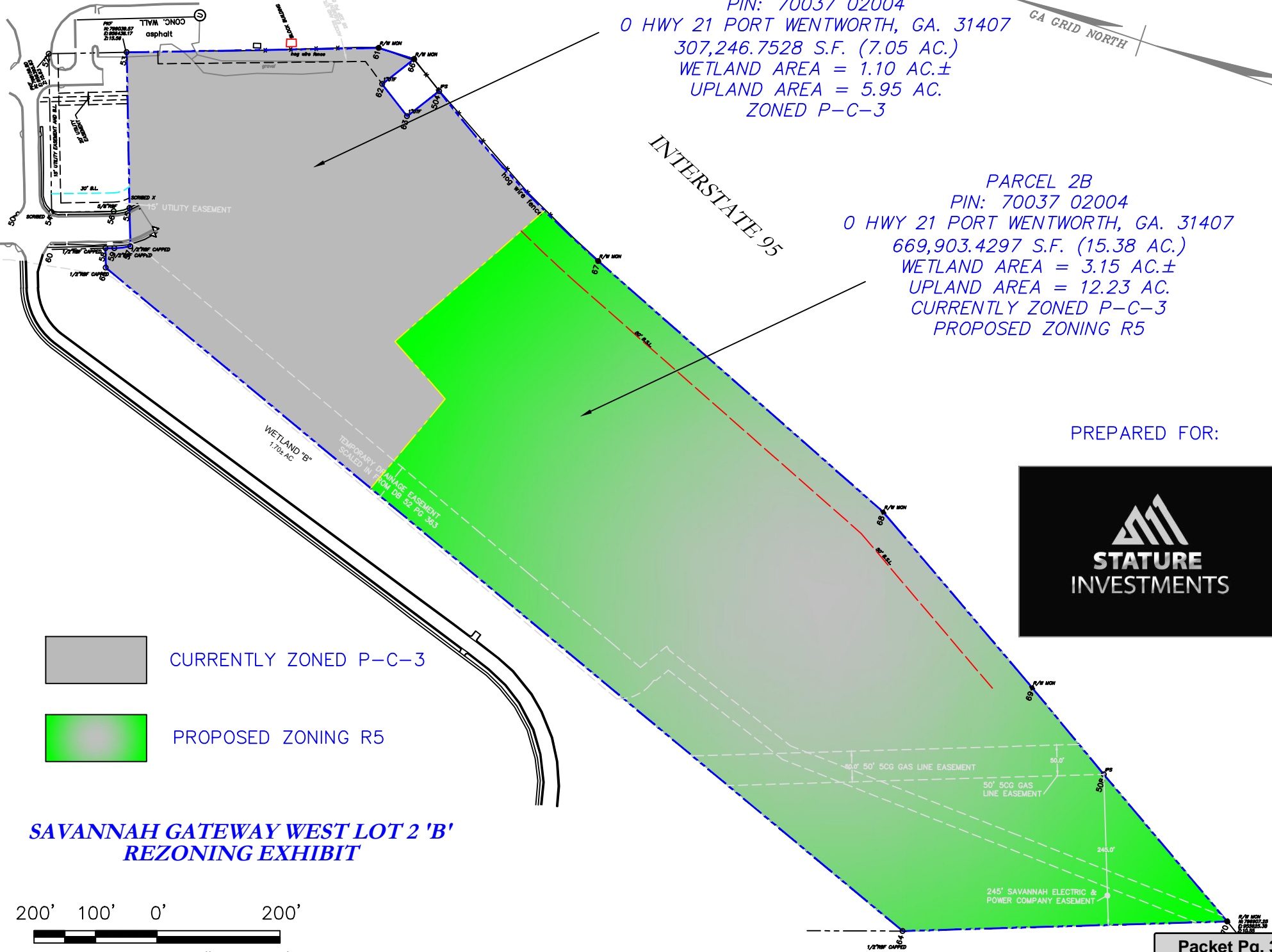
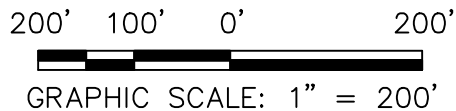


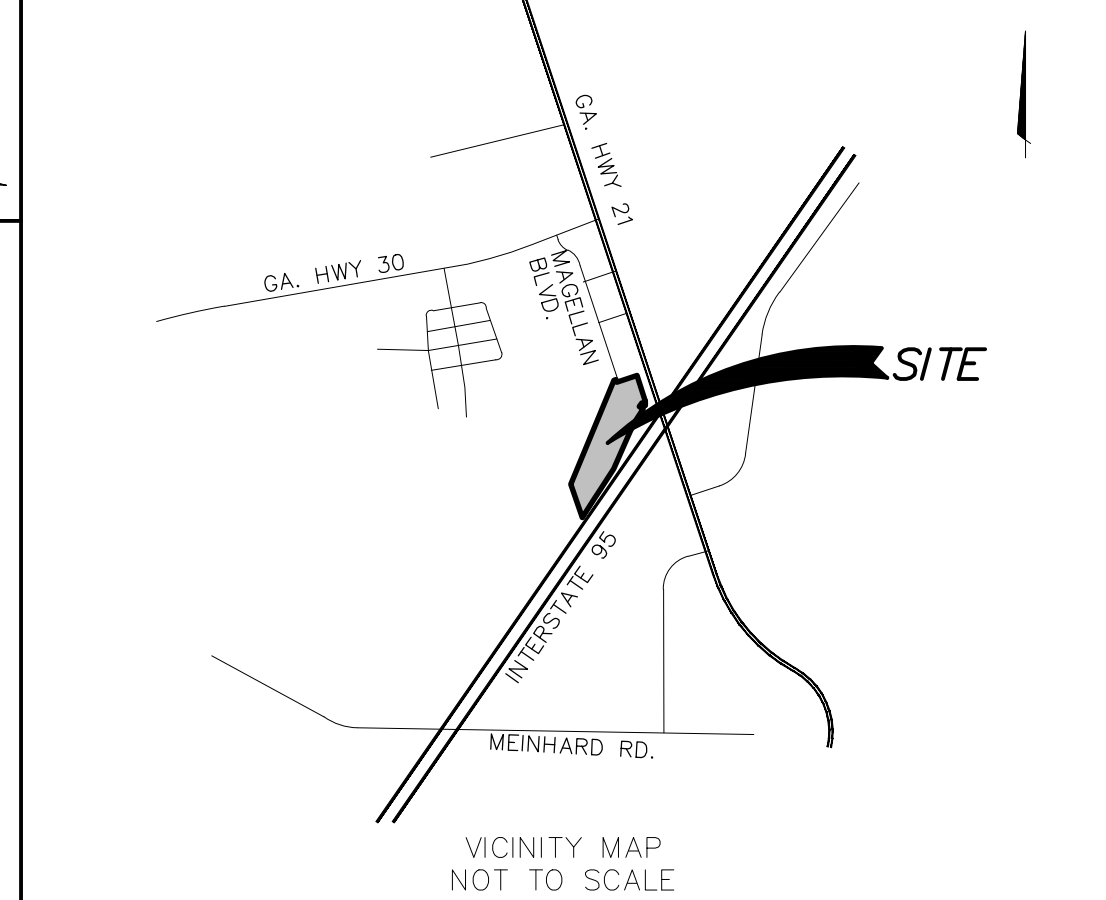
CURRENTLY ZONED P-C-3



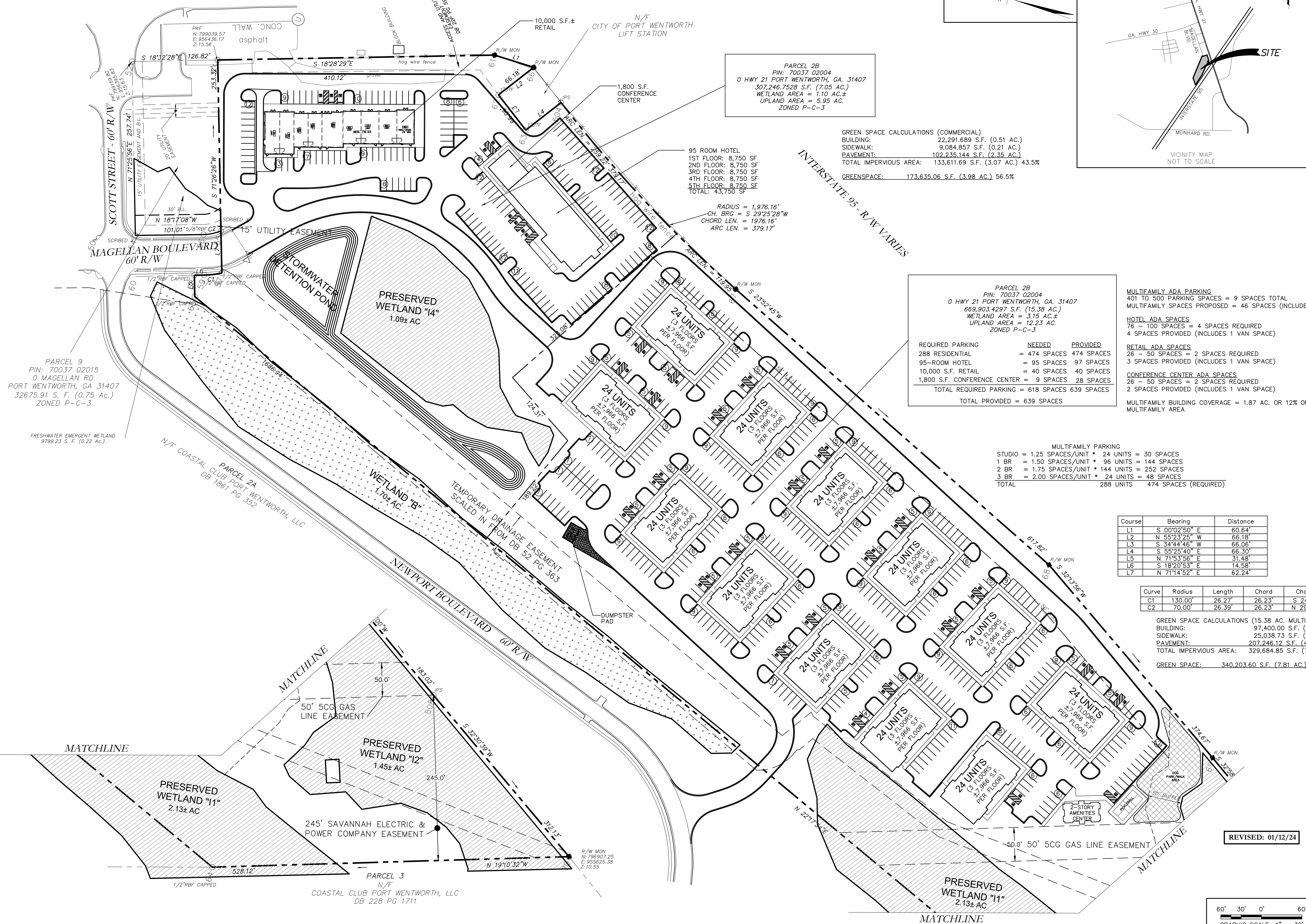
PROPOSED ZONING R5

**SAVANNAH GATEWAY WEST LOT 2 'B'
REZONING EXHIBIT**





GEORGIA HIGHWAY 21/ AUGUSTA ROAD - 300' R/W



PARCEL 2B
PIN: 70037 02004
0 HWY 21 PORT WENTWORTH, GA. 31407
307,246.7528 S.F. (7.05 AC.)
WETLAND AREA = 1.10 AC.±
UPLAND AREA = 5.95 AC.
ZONED P-C-3

GREEN SPACE CALCULATIONS (COMMERCIAL)
BUILDING: 22,291.689 S.F. (0.51 AC.)
SIDEWALK: 9,084.857 S.F. (0.21 AC.)
PAVEMENT: 102,235.144 S.F. (2.35 AC.)
TOTAL IMPERVIOUS AREA: 133,611.69 S.F. (3.07 AC.) 43.5%
GREENSPACE: 173,635.06 S.F. (3.98 AC.) 56.5%

95 ROOM HOTEL
1ST FLOOR: 8,750 SF
2ND FLOOR: 8,750 SF
3RD FLOOR: 8,750 SF
4TH FLOOR: 8,750 SF
5TH FLOOR: 8,750 SF
TOTAL: 43,750 SF

RADIUS = 1,976.16'
CH. BRG = S 29°25'28"W
CHORD LEN. = 1976.16'
ARC LEN. = 379.17'

PARCEL 2B
PIN: 70037 02004
0 HWY 21 PORT WENTWORTH, GA. 31407
669,903.4297 S.F. (15.38 AC.)
WETLAND AREA = 3.15 AC.±
UPLAND AREA = 12.23 AC.
ZONED P-C-3

REQUIRED PARKING	NEEDED	PROVIDED
288 RESIDENTIAL	= 474 SPACES	474 SPACES
95-ROOM HOTEL	= 95 SPACES	97 SPACES
10,000 S.F. RETAIL	= 40 SPACES	40 SPACES
1,800 S.F. CONFERENCE CENTER	= 9 SPACES	28 SPACES
TOTAL REQUIRED PARKING	= 618 SPACES	639 SPACES
		TOTAL PROVIDED = 639 SPACES

MULTIFAMILY ADA PARKING
401 TO 500 PARKING SPACES = 9 SPACES TOTAL
MULTIFAMILY SPACES PROPOSED = 46 SPACES (INCLUDES 22 VAN SPACES)

HOTEL ADA SPACES
76 - 100 SPACES = 4 SPACES REQUIRED
4 SPACES PROVIDED (INCLUDES 1 VAN SPACE)

RETAIL ADA SPACES
26 - 50 SPACES = 2 SPACES REQUIRED
3 SPACES PROVIDED (INCLUDES 1 VAN SPACE)

CONFERENCE CENTER ADA SPACES
26 - 50 SPACES = 2 SPACES REQUIRED
2 SPACES PROVIDED (INCLUDES 1 VAN SPACE)

MULTIFAMILY BUILDING COVERAGE = 1.87 AC. OR 12% OF TOTAL MULTIFAMILY AREA

MULTIFAMILY PARKING

STUDIO = 1.25 SPACES/UNIT * 24 UNITS	= 30 SPACES
1 BR = 1.50 SPACES/UNIT * 96 UNITS	= 144 SPACES
2 BR = 1.75 SPACES/UNIT * 144 UNITS	= 252 SPACES
3 BR = 2.00 SPACES/UNIT * 24 UNITS	= 48 SPACES
TOTAL	288 UNITS 474 SPACES (REQUIRED)

Course	Bearing	Distance
L1	S 00°02'50" E	60.64'
L2	N 55°23'25" W	66.18'
L3	S 34°44'48" W	66.06'
L4	S 55°23'40" E	66.30'
L5	N 71°53'56" E	31.48'
L6	S 18°20'53" E	14.58'
L7	N 71°14'52" E	62.24'

Curve	Radius	Length	Chord	Chord Bear.
C1	130.00'	26.27'	26.23'	S 24°10'16" E
C2	70.00'	26.39'	26.23'	N 29°13'58" W

GREEN SPACE CALCULATIONS (15.38 AC. MULTIFAMILY)
BUILDING: 97,400.00 S.F. (2.24 AC.)
SIDEWALK: 25,038.73 S.F. (0.57 AC.)
PAVEMENT: 207,246.12 S.F. (4.76 AC.)
TOTAL IMPERVIOUS AREA: 329,684.85 S.F. (7.57 AC.) 49.2%
GREEN SPACE: 340,203.60 S.F. (7.81 AC.) 50.8%

REVISED: 01/12/24

60' 30' 0' 60'
GRAPHIC SCALE: 1" = 30'

Attachment: ZMA HWY 21 7-0037-02-004-2023-Site Plan 1:22.24 (2399 - ZMA 70037 02004 Hwy 21 C2-R5 FEB 24)



Planning Commission
305 South Coastal Highway
Port Wentworth, GA 31407

Meeting: 02/12/24 03:30 PM
Department: Development Services
Category: Planning/Zoning Item
Prepared By: Melanie Ellis
Department Head: Melanie Ellis

SCHEDULED

AGENDA ITEM (ID # 2941)

DOC ID: 2941

Zoning Map Amendment Application submitted by City of Port Wentworth, requesting to rezone 20.85 acres from R-3 to PUD, to allow for residential development. PIN # 7-0014-06-001, located in the 2nd Council District, between Coleraine Drive and Barnsley Road

Issue/Item: Zoning Map Amendment Application submitted by City of Port Wentworth, requesting to rezone 20.85 acres from R-3 to PUD, to allow for residential development. PIN # 7-0014-06-001, located in the 2nd Council District, between Coleraine Drive and Barnsley Road

Background:

- The applicant proposes to create a residential PUD. The submitted concept plan shows up to 92 units with a mix of single-family dwellings and townhomes. Community features are shown to include open space, walking trails, a pond, and connectivity to Port Wentworth soccer fields.
- A portion of approximately 2 acres is reserved to continue as undeveloped land for use by the adjacent police department.
- The surrounding properties to the North, East, and South are within the R-3 (Old Town Residential) zoning district; their uses are single-family residential, and a City-owned parcel with recreation fields and a police station. The western side of the property borders a 30' strip of industrial land owned by Georgia Ports Authority, which could reasonably serve to expand the adjacent railway.
- Water and sewer are to be provided by City of Port Wentworth.
- Access to the PUD is proposed at two points (Barnsley Road and Coleraine Road) by means of extending Falkirk Street through the entirety of the development.
- The PUD will be developed by Habitat for Humanity.
- At a townhall meeting on January 24, 2024, neighboring residents expressed concerns about the proposed rezoning. The concerns specific to the rezoning request included:
 - Increased traffic
 - Potential drainage issues to surrounding properties
 - Loss of existing buffering from railway noise
 - Lack of existing commercial resources and local schools to support the residential development

Facts and Findings:

- Adjacent, non-industrial, properties are within the R-3 zoning district. The Port Wentworth Zoning Ordinance, Section 3.20c describes the R-3 district as "*...intended for a range of detached single-family dwellings, two-family dwellings, and attached single-family townhomes within the Old Town area of Port Wentworth. This district recognizes the Old Towns as a traditional urban village where infill or redevelopment projects may occur. Characteristics of lands zoned R-3 include established neighborhoods on traditional grid pattern street systems with sidewalks, or the feasibility of sidewalks, as it is a walkable traditional neighborhood.*"
 - The proposed PUD is complimentary to surrounding zoning and is consistent with

intended area use.

- The qualifying conditions for a PUD are stated in Section 5.20 of the Port Wentworth Zoning Ordinance. These conditions include the demonstration of at least 3 purposes as outlined in Section 5.10, including the following:
 - *"preserve existing natural assets, such as stands of trees, floodplains, open fields, marshes, rivers, streams, and the like"*
 - The submitted concept plan demonstrates preservation of wetlands, as well as the inclusion of widespread green space.
 - *"encourage the use of lands in ways that are most in accord with their character and adaptability"*
 - The proposed PUD is consistent with and complementary to surrounding zoning and use.
 - *"result in recognizable public benefits to the community-at-large"*
 - The submitted concept plan shows *"a complementary mix of land uses of housing types that address a demonstrated community need"*.
 - The Habitat for Humanity program may aid with the continual reduction of mortgaged cost burdened housing (as identified in Section 5.4 of the 2021-2021 Comprehensive Plan)
- The 2021-2041 Comprehensive Plan specifically identifies the addition of mixed-use housing in the vicinity of police and fire station, including under the Implementation Strategies component of the Traditional Village Character Area (in which this property is located) section.

Funding: N/A

Recommendation: The proposed rezoning meets applicable zoning criteria and is consistent with the City Comprehensive Plan. The PUD must continue to adhere, in all ways, to the City Ordinance during all stages of review and development. Council may wish to consider specific conditions for approval, to address appropriate buffering and/or screening of the nearby railway.

ATTACHMENTS:

- Habitat for Humanity Project 2024-Application (PDF)
- Habitat for Humanity Project 2024-APO (PDF)
- Habitat for Humanity Project 2024-Deed (PDF)
- Habitat for Humanity Project 2024-Exhibit Opts. 1 and 2 (PDF)
- Habitat Narrative (DOCX)
- Drawing1-Model (1) (PDF)

APPLICATION TO AMEND THE ZONING MAP OF PORT WENTWORTH, GEORGIA

Applicant: City of Port Wentworth Phone # 912-964-4379
Mailing Address: 7224 GA Hwy 21, Port Wentworth, GA 31407
Property Owner: City of Port Wentworth Phone #
Use back if more than one owner
Owner Address: Coleraine DR / Barnsley Rd., Port Wentworth, GA 314
PIN #(s): 7-0014-06-001 # of Acres 20.85

Zoning Classification: Present R-3 Requested PUD
Use of Property: Present Old Town Residential Requested Planned United Develop

If the requested change is to extend an existing adjacent zoning district to include this property, explain below why the proposed change should be made.

X If the requested change is not to extend an adjacent zoning district, explain below why this property should be placed in a different zoning district than all adjoining properties. (How does it differ from adjoining properties and why should it be subject to different restrictions than those applying to adjoining properties?)

Property requested to Rezone is to be used for the Habitat for Humanity Housing Development Project.

Attach the following documents:

- 1. Written legal description of the property (e.g. copy of deed) - full metes and bounds description rather than plat reference.
2. Name, PIN #, property address and mailing address of property owners within 300 feet of this property.
3. Plat showing property lines with lengths and bearings, adjoining streets, locations of existing buildings, north arrow and scale. Submit three (3) copies of in 11" x 17", one 1 copy in 8.5" x 11", and a PDF on a flash drive.
4. Site Plan of proposed use of property. Submit three (3) copies in 11" x 17", one 1 copy in 8.5" x 11", and a PDF on a flash drive.
5. Disclosure of Campaign Contributions and Gifts form.
6. Disclosure of Financial Interests form
7. If property owner and applicant are not the same, Authorization by Property Owner form or Authorizations of Attorney form.
8. Filing fee of \$500.00 + \$50.00 per acre + \$75.00 Administrative Fee, payable to the City of Port Wentworth.

APPLICATION MUST BE FILED 20 BUSINESS DAYS PRIOR TO THE PLANNING COMMISSION MEETING AT WHICH THEY ARE TO BE CONSIDERED.

I hereby authorize the staff of the City of Port Wentworth to inspect the premises of the above described property and to post this property with the duly required notices. I hereby depose and say that all statements herein and attached statements submitted are true and correct to the best of my knowledge and belief.

Sworn to and subscribed before me this 24 day of January, 2024.

[Signature]
Notary Public

[Signature]
Signature of Applicant

Attachment: Habitat for Humanity Project 2024-Application (2941 : ZMA 70014 06001 Habitat Project R3-PUD Feb 24)

PIN	Owner	Mailing Address	City	State	Zip
10729 01002	GEORGIA PORTS AUTHORITY	PO BOX 2406	SAVANNAH	GA	31402
70013 01001	DAVID W & KAREN M AYRES	901 BARNSLEY RD	PORT WENTWORTH	GA	31407
70013 01002	PORT WENTWORTH METHODIST CHURC	C/O REV VEAL 827 CROSSGATE RD	SAVANNAH	GA	31407
70013 01003	PORT WENTWORTH UNITED METHODIST CHURCH	201 TURNBERRY ST	PORT WENTWORTH	GA	31407
70013 02001	GARNASIA L & JERRY A BOGUS	908 BARNSLEY RD	SAVANNAH	GA	31407
70013 02002	PORT WENTWORTH ALLIANCE CHURCH	906 BARNSLEY RD	SAVANNAH	GA	31407
70013 02003	ANTHONY T & PATRICIA L DAVIS TRUSTEES	904 BARNSLEY RD	PT WENTWORTH	GA	31407
70013 02004	MAX DUNIGAN	902 BARNSLEY RD	SAVANNAH	GA	31407
70013 19006	JAMIE L COOMBE	314 CANTYRE STREET	PORT WENTWORTH	GA	31407
70013 19007	SARA ANN HARRELL BROWNING	316 CANTYRE STREET	PORT WENTWORTH	GA	31407
70013 19008	OLIVIA CONSTANCE BROWN	318 CANTYRE STREET	PORT WENTWORTH	GA	31407
70013 19009	JOHN BERRY	215 SHEAROUSE RD	GUYTON	GA	31312
70013 19010	DONNA LATHAM JACKSON	PO BOX 7244	GARDEN CITY	GA	31408
70013 19013	GARY G BRAZELL	PO BOX 4073	SAVANNAH	GA	31407
70013 21021	LIZABETH A GOODSON	832 BARNSLEY RD	PT WENTWORTH	GA	31407
70013 21022	FREDDIE PAUL SALTER	43 FARNSLEIGH AVE	BLUFFTON	SC	29910
70013 21023	EDDIE H & LINDA M SMITH	828 BARNSLEY RD	PORT WENTWORTH	GA	31407
70013 21024	SHIRLEY HARRELL WOODS	827 BARNSLEY RD	SAVANNAH	GA	31407
70013 21025	DERRICK R & STACI L POOLE	10 SHELBY RD	SAVANNAH	GA	31405
70013 21026	LAUREE M SANJUAN	831 BARNSLEY RD	PT WENTWORTH	GA	31407
70014 02010	LAURIE LEE NORMAN	400 CANTYRE STREET	PORT WENTWORTH	GA	31407
70014 02011	LESLIE R HARLEY	P O BOX 8755	SAVANNAH	GA	31412
70014 03015	BOARD OF EDUCATION	208 BULL ST	SAVANNAH	GA	31401
70014 03016	LULA MANN	201 COLERAINE DR	PT WENTWORTH	GA	31407
70014 03017	BRANDON LEE MILLER & CHRISTINA HAMPTON	203 COLERAINE DR	PORT WENTWORTH	GA	31407
70014 03018	BRENDA V HUBBARD	2 HORNE PLACE	PORT WENTWORTH	GA	31407
70014 04002	ANGEL C BROWN-HUTCHINSON	3 HORNE PL	PT WENTWORTH	GA	31407
70014 04003	BRENDA BOULWARE	1 HORNE PL	SAVANNAH	GA	31407
70014 04004	STEVEN H YOUNG	5 HORNE PL	SAVANNAH	GA	31407
70014 05001	TJ A BARNWELL	114 COLERAINE DR	SAVANNAH	GA	31407
70014 05002	BETTY SUE DAVIS	112 COLERAINE DR	SAVANNAH	GA	31407
70014 05012	DORIS WALLACE	409 PHILLIPS AVE	PORT WENTWORTH	GA	31407
70014 05013	GENE A BURN	406 CANTYRE ST	PT WENTWORTH	GA	31407
70014 06002	BRANDON WATERS LLC	PO BOX 23	GLENNVILLE	GA	30427
70014 06003	FAYE W LOVE	206 COLERAINE DR	SAVANNAH	GA	31407
70014 06004	MICHAEL W. MCDUGALD	202 COLERAINE DRIVE	PORT WENTWORTH	GA	31407
70014 06005	MICHAEL E QUINNEY	415 CANTYRE ST	PORT WENTWORTH	GA	31407
70014 06006	KENYATTA BRUEN	413 CANTYRE STREET	PORT WENTWORTH	GA	31407
70014 06007	GREGORY A WILLINGHAM	411 CANTYRE ST	PORT WENTWORTH	GA	31407
70014 06008	JAMES FREDERICK DUNIGAN JR	317 BIRKENHEAD RD	PORT WENTWORTH	GA	31407
70014 06009	ALICE C HOWARD	407 CANTYRE ST	PORT WENTWORTH	GA	31407
70014 06010	TPR INVESTMENTS LLC	28 CLARENDON ROAD	SAVANNAH	GA	31410
70014 06011	STEPHEN LEE PHILLIPS	403 CANTYRE ST	PORT WENTWORTH	GA	31407
70014 06012	VIRGINIA K JACKSON	401 CANTYRE STREET	PORT WENTWORTH	GA	31407
70014 06013	JOHN W & JACKIE R MCMILLAN	401 CANTYRE ST	SAVANNAH	GA	31407
70033 01004	LRE CROSSGATE SOUTH, LLC	TRIAD 1828 CENTRE 10TH FLR 2 COOPER STREET	CAMDEN	NJ	08102

Attachment: Habitat for Humanity Project 2024-APO (2941 : ZMA 70014 06001 Habitat Project R3-PUD Feb 24)



Doc ID: 033013880003 Type: WD
 Recorded: 04/14/2021 at 04:00:50 PM
 Fee Amt: \$25.00 Page 1 of 3
 Chatham, Ga. Clerk Superior Court
 Tammie Mosley Clerk Superior Court

BK **2325** PG **498-500**

Space Above This Line for Recorder's Use

After recording, please return to:
 McCorkle & Johnson, LLP
 319 Tattnell Street
 Savannah, Georgia 31401
 Attn: Phillip R. McCorkle

STATE OF PENNSYLVANIA

COUNTY OF PHILADELPHIA

GIFT DEED

THIS INDENTURE is made this 21st day of November, 2019, by and between L-A SAVANNAH-CROSSGATE, LLC, as "Grantor", and CITY OF PORT WENTWORTH, as "Grantee".

WITNESSETH:

THAT, for and in consideration of Grantor's charitable giving plans and goals, Grantor has given, granted and conveyed its entire interest in, and by these presents does give, grant and confirm unto the said Grantee the following described real property, to wit:

A certain parcel of land situate, lying and being south of Crossgate Road, approximately 900 feet southeast of the intersection of Crossgate Road and Norfolk Southern Railway Company (50-foot right-of-way), and being in the 8th G.M. District, City of Port Wentworth, Chatham County, Georgia, and further described as follows:

Commencing at a right-of-way concrete monument (found) at the intersection of the southerly right-of-way line of Crossgate Road (80-foot right-of-way) and the easterly right-of-way line of U. S. Highway 21 (Augusta Road 150-foot right-of-way); thence, with the southerly right-of-way line of Crossgate Road, North 58°09'48" East, a distance of 91.77 feet

Q:\DATA\WPDATA\6400\6422\6422-14 gift deed.docx

Attachment: Habitat for Humanity Project 2024-Deed (2941 : ZMA 70014 06001 Habitat Project R3-PUD Feb 24)

to a right-of-way concrete monument (found); thence, North 77°02'18" East, a distance of 140.05 feet to an iron pipe (set); thence, North 77°04'02" East, a distance of 2,648.88 feet to a point in the easterly right-of-way line of Norfolk Southern Railway Company and corner to Port Wentworth Church of Christ; thence; leaving the southerly right-of-way line of Crossgate Road with the easterly right-of-way line of Norfolk Southern Railway Company, South 27°37'47" East, a distance of 899.74 feet to a point; thence, leaving the easterly right-of-way line of Norfolk Southern Railway Company, North 77°02'46" East, a distance of 31.01 feet to an iron pipe (set) in the line of Tompkins Crossgate Subdivision which is the POINT OF BEGINNING;

Thence leaving the POINT OF BEGINNING with the line of Thompkins Crossgate Subdivision, North 77°02'46" East, a distance of 566.45 feet to a concrete monument (found) and corner to lands of the City of Port Wentworth; thence, with the line of Port Wentworth, South 12°49'51" East, a distance of 126.55 feet to an iron rebar (found); thence, South 77°02'46" West, a distance of 86.70 feet to an iron pipe (set); thence, South 12°56'12" East a distance of 120,77 feet to an iron pipe (set); thence, North 77°02'46" East, a distance of 123.10 feet to an iron rebar (found); thence, South 12°50'32" East, a distance of 147.89 feet to an iron pipe (set); thence, North 77°05'20" East, a distance of 313.12 feet to an iron rebar (found); thence, South 12°54'40" East, a distance of 274.99 feet to an iron pipe (set) in the line of John and Jackie McMillan; thence, North 77°05'20" East, a distance of 20.00 feet to an iron pipe (set); thence, leaving the line of Port Wentworth with the line of various owners, South 12°48'19" East, a distance of 69.72 feet to an iron rebar (found); thence, South 12°25'43" East, a distance of 190.23 feet to an iron pipe (found); thence, South 13°29'33" East, a distance of 59.91 feet to an iron pipe (found); thence, South 13°36'19" East, a distance of 159.77 feet to an iron rebar (found); thence, South 12°55'12" East, a distance of 60.09 feet to an iron rebar (found); thence, South 12°20'52" East, a distance of 100.64 feet to an iron rebar (found); thence, South 77°32'37" West, a distance of 129.20 feet to an iron pipe (set); thence, South 13°13'55" East, a distance of 146.30 feet to a concrete monument (found) in the northerly right-of-way line of Colleraine Drive (80-foot right-of-way); thence, with the northerly right-of-way line of Colleraine Drive, South 77°12'31" West, a distance of 425.04 feet to a point in the line of the Georgia Ports Authority; thence, with the line of the Georgia Ports Authority North 27°37'47" West, a distance of 1503.82 feet to an iron pipe (set) which is

the POINT OF BEGINNING, having an area of 908,052 square feet, or 20.846 acres.

TITLE NOT EXAMINED OR CERTIFIED BY AN ATTORNEY

TOGETHER WITH ALL AND SINGULAR, the improvements, easements, rights, members, hereditaments and appurtenances to the same belonging or in anywise appertaining.

TO HAVE AND TO HOLD the said property and premises above described and conveyed unto the said Grantee, its successors and assigns, forever, in fee simple.

IN WITNESS WHEREOF, the said Grantor has hereto set its hand and affixed its seal on the day and year first above written as the date hereof.

GRANTOR:

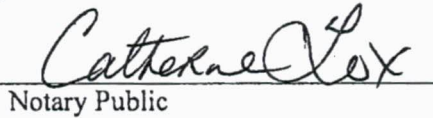
L-A SAVANNAH-CROSSGATE, LLC,
a Georgia limited liability company

By: L-A Savannah-Crossgate Manager, LLC,
a Georgia limited liability company
Its: Manager

Signed, sealed and delivered in the presence of:



Witness




Notary Public

My Commission Expires:
12/22/2024

[Notary Seal]

Commonwealth of Pennsylvania - Notary Seal
Catherine Fox, Notary Public
Philadelphia County
My commission expires December 22, 2024
Commission number 1212369
Member, Pennsylvania Association of Notaries

By:  (SEAL)
Name: _____
Title: R. Eric Errich
CFO, Treasurer & Principal

- LEGEND**
- A** Community Trail
 - B** Single-Family Housing
 - C** Town Homes
 - D** Pond
 - E** Preserved Wetland
 - F** Pump Station



- LEGEND**
- A** Community Trail
 - B** Single-Family Housing
 - C** Town Homes
 - D** Pond
 - E** Preserved Wetland
 - F** Pump Station



SEMENT
G. 163
50'

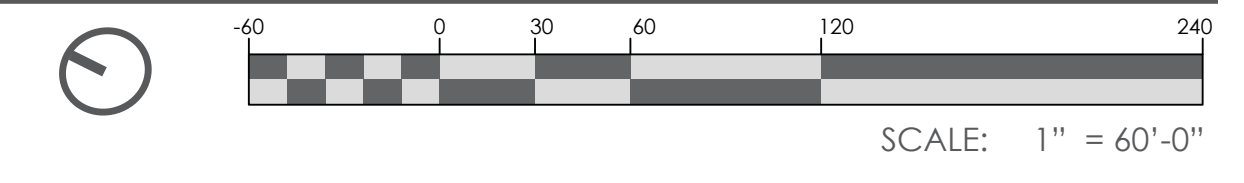
HABITAT FOR HUMANITY

HABITAT FOR HUMANITY HOUSING DEVELOPMENT - OPTION 2

JANUARY 12, 2024

THOMAS & HUTTON
This map illustrates a general plan of the development which is for discussion purposes only, does not limit or bind the owner/developer, and is subject to change and revision without prior written notice to the holder. Dimensions, boundaries, and position locations are for illustrative purposes only and are subject to an accurate survey and proper description.

PORT WENTWORTH, GA





CITY OF PORT WENTWORTH

7224 GA Highway 21 | Port Wentworth, Georgia 31407

Phone (912) 964-4379 | Fax (912) 966-7429

www.cityofportwentworth.com

ELECTED OFFICIALS

MAYOR

Gary Norton

COUNCIL MEMBERS

Gabrielle Nelson

District 1

Mark Stephens

District 2

Rufus Bright

District 3

Nishant Randerwala

District 4

Thomas Barbee

At-Large

Artlise Alston-Cone

At-Large

City Manager

Steve Davis

PUD Project Narrative: PIN# 7-0014-06-001

General:

The proposed PUD identifies 2 acres as undeveloped land, for use by the City of Port Wentworth Police Department. The majority of acreage (18.65 acres) is planned as mixed residential development, to include both single-family and townhome units, up to 92 units in total. The residential component will offer amenities such as walking trails which connect to adjacent public recreation assets.

Property Owner Association:

A Property Owners Association shall be established to ensure proper use and maintenance of the PUD property.

Covenants shall include that future development within the property be required to first present the proposal to City of Port Wentworth Development Services in anticipation that an amendment of the PUD will be required prior to development. Installation of amenities (such as pools, playground equipment, dog parks) shall be at the discretion of the POA but must be properly evaluated and permitted prior to construction.

The POA shall accept responsibility for maintenance, appearance, repair, and improvement to all common areas, multi-unit building facades, drainage, landscaping, and all other community components. The right of way connecting points of access between Barnsley Road and Coleraine Drive is to be dedicated to the City of Port Wentworth at the time of final plat approval.

Deviations from Zoning Requirements:

There are no requested deviations. Residential development is to comply with the R-5 zoning district as described in Appendix B, Article III of the City of Port Wentworth Code of Ordinances.

Density of Residential Development:

Overall proposed density for residential development of this PUD is:

Gross Density: 4.9 dwelling units per acre

Net Density: Approximated at 10 dwelling units per acre.

Common Open Space:

Total: +/-11 acres, accounting for approximately 59% of residential development area.

W:\Way\2024\Port Wentworth\landscapes\architectural\habitat\habitat_r3.pud

- A Community Trail
- B Single-Family Housing
- C Town Homes
- D Pond
- E Preserved Wetland
- F Pump Station



HABITAT FOR HUMANITY

HABITAT FOR HUMANITY HOUSING DEVELOPMENT - OPTION 2

JANUARY 12, 2024

THOMAS & HUTTON

This map illustrates a general plan of the development which is for discussion purposes only. It does not constitute a contract. The owner/developer, user is advised to change and modify without notice and without liability. Dimensions, boundaries and position locations are for illustrative purposes only and are subject to an accurate survey and property description.

PORT WENTWORTH, GA



Attachment: Drawing1-Model (1) (2941 : ZMA 70014 06001 Habitat Project R3-PUD Feb 24)