



CITY OF PORT WENTWORTH

CITY COUNCIL

FEBRUARY 15, 2024

Council Meeting Room

Regular Meeting

7:00 PM

7224 GA HIGHWAY 21
PORT WENTWORTH, GA 31407

1. **CALL MEETING TO ORDER**
2. **PRAYER AND PLEDGE OF ALLEGIANCE**
3. **ROLL CALL - CLERK OF COUNCIL**
4. **APPROVAL OF AGENDA**
5. **PUBLIC COMMENTS - REGISTERED SPEAKERS**
6. **RECOGNITION OF SPECIAL GUESTS**
7. **ELECTIONS & APPOINTMENTS**
8. **ADOPTION OF MINUTES**
 - A. Regular Council Meeting Minutes - January 18, 2023
9. **COMMUNICATIONS & PETITIONS**
 - A. Black History Month Proclamation
10. **COMMITTEE REPORTS**
11. **CONSENT AGENDA**
 - A. Recommended State Wide Mutual Aid Agreement
 - B. Well Permit Application for Danny McSpaddew at 1128 Meinhard Rd
 - C. CORE MPO MOU
12. **UNFINISHED BUSINESS**
 - A. Budget Amendment For The Years Ending 6/30/2023 and 6/30/2024- 2nd Reading
 - B. Budget Amendment For The Years Ending 6/30/2024- 2nd Reading
13. **NEW BUSINESS**
 - 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 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

- C. 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

14. RESOLUTIONS/ORDINANCES/PROCLAMATIONS

15. EXECUTIVE SESSION

- A. Litigation
B. Personnel
C. Real Estate

16. ADJOURNMENT



City Council
7224 GA Highway 21
Port Wentworth, GA 31407

Meeting: 02/15/24 07:00 PM
Department: All
Category: Agreement
Prepared By: Zahnay Smoak
Department Head: Lance Moore

DRAFT

AGENDA ITEM (ID # 2946)

DOC ID: 2946

Recommended State Wide Mutual Aid Agreement

Issue/Item: We are recommending renewing our current statewide mutual aid agreement that is reviewed every four (4) years.

Background: Pre-existing agreements for mutual aid assistance in emergency help to ensure the timely provision of mutual aid assistance and reimbursement of costs incurred by those parties who render such assistance.

Facts and Findings: This agreement provides the framework to support mutual assistance in managing an emergency or disaster occurring within any political subdivision that is a participating party, whether arising from natural disasters, technological hazard, human caused disaster, civil emergency, community disorders, insurgency, enemy attack, acts of terrorism, or any other significant event.

Funding: N/A

Recommendation: Approval of Statewide Mutual Aid Agreement from March 1, 2024-March 1, 2028.

ATTACHMENTS:

- Aid Agreement (PDF)



Chatham Emergency Management Agency
 124 Bull Street, Room 140
 Savannah, Georgia 31401
 Office: 912-201-4500



January 8, 2024

Steve Davis
 City Manager
 City of Port Wentworth
 7224 GA Highway 21
 Port Wentworth, GA 31407

Dear Mr. Davis,

Every four years, the Georgia Emergency Management Agency (GEMA) renews Statewide Mutual Aid Agreements (SWMAA) between political jurisdictions throughout Georgia. The current SWMAA is set to expire on March 1, 2024. This SWMAA supports and compliments the existing Local Disaster Mutual Aid Agreement between your jurisdiction and Chatham County.

These agreements, collectively, solidify cooperative relationships and define how assistance to and from your jurisdiction will be coordinated and managed when requested. These Agreements are also designed to ensure connectivity for resources from CEMA and GEMA during emergency and disaster situations. Both documents are in line with the Georgia Emergency Management Act O.C.G.A §38-3-29 and the Chatham County Emergency Management Ordinance §4-304.1.c.

Attached, please find 1) A fact sheet providing more information about the SWMAA; 2) the previous SWMAA signed by your jurisdiction in 2020, and 3) the current SWMAA as distributed by GEMA.

Thank you for your continued support. We are one community, and the efforts you have taken ensure the whole community will be as prepared as possible. If I can answer any questions, please don't hesitate to contact me at 912-201-4500.

Best,

Dennis Jones, CEM, GAPEM
 Director
 Chatham Emergency Management Agency

Enclosures

Attachment: Aid Agreement (2946 : Recommended State Wide Mutual Aid Agreement)



Chatham Emergency Management Agency
 124 Bull Street, Room 140
 Savannah, Georgia 31401
 Office: 912-201-4500



Statewide Mutual Aid Agreement (SWMAA) FAQs

Why do I need to do this?

Pre-existing agreements for mutual aid assistance in emergencies help to ensure the timely provision of mutual aid assistance and reimbursement of costs incurred by those parties who render such assistance. This agreement also provides the framework to support mutual assistance in managing an emergency or disaster occurring within any political subdivision that is a Participating Party, whether arising from natural disaster, technological hazard, human caused disaster, civil emergency, community disorders, insurgency, enemy attack, acts of terrorism, or other significant events or homeland security activities.

What other jurisdictions are involved?

Participating Party means a county or municipality of the State of Georgia that has become party to this Agreement by its approval and execution of this agreement. Your GEMA/HS EM Field Coordinator can assist you with this.

What kind of assistance are we talking about?

"Assistance" includes personnel, equipment, facilities, services, supplies and other resources furnished to a Requesting Party pursuant to this Agreement during an emergency or disaster.

Who will our resources be working for?

The Assisting Party's mutual aid resources will continue under the command and control of their own supervisors, but the organizational units will be under the operational control of the emergency services authorities of the Requesting Party unless the Assisting Party approves an alternative.

What if my jurisdiction doesn't want to send resources?

A jurisdiction may withhold resources to the extent necessary to meet the current or anticipated needs of the jurisdiction's own political subdivision.

What about liability and reimbursement?

Those issues are covered in Article VI Liability and Immunity, and Article VIII Reimbursement in the Agreement.

What if my jurisdiction wants to withdraw from this agreement?

Any Participating Party may withdraw from this Agreement by mailing notice of withdrawal, approved by the governing authority of such political subdivision, but no such withdrawal shall take effect until 30 days after the governing authority of the withdrawing political subdivision has given notice in writing of such withdrawal to the governing authorities of all other Participating Parties. Such action shall not relieve the withdrawing political subdivision from obligations assumed hereunder prior to the effective date of withdrawal.

STATEWIDE MUTUAL AID AND ASSISTANCE AGREEMENT

County/Municipality: CITY OF PORT WENTWORTH

The State of Georgia is vulnerable to a wide range of natural and man-made disasters and emergencies. The Georgia Emergency Management Act, as amended (The Act) gives the local governments of the State the authority to make agreements for mutual aid assistance in emergencies. Pre-existing agreements for mutual aid assistance in emergencies help to ensure the timely provision of mutual aid assistance and the reimbursement of costs incurred by those parties who render such assistance.

This mutual aid agreement is entered pursuant to authorities contained in Articles I through III, Chapter 3, Title 38, Official Code of Georgia Annotated.

ARTICLE I STATEMENT OF AGREEMENT, DEFINITIONS AND AUTHORITIES

This Agreement is made and entered into between the participating political subdivisions, which approve and execute this Agreement, hereinafter called "Participating Parties" and the Georgia Emergency Management and Homeland Security Agency (GEMA/HS). For purposes of this Agreement, the following terms and expressions shall apply:

- (1) "Agreement" means this agreement, generally referred to as the "Statewide Mutual Aid Agreement" (SWMAA).
- (2) "Assistance" includes personnel, equipment, facilities, services, supplies and other resources furnished to a Requesting Party pursuant to this Agreement during an emergency or disaster.
- (3) "Assisting Party" means a party that provides assistance pursuant to this Agreement during an emergency or disaster.
- (4) "Authorized Representative" means a Participating Party's elected or appointed official or employee who has been authorized in writing by that party to request, to offer, or otherwise to provide mutual aid assistance.
- (5) "Participating Party" means a county or municipality of the State of Georgia that has become party to this Agreement by its approval and execution of this agreement.
- (6) "Participating Parties" means the combination of counties and municipalities that have become parties to this Agreement by their approval and execution of this Agreement.
- (7) "Requesting Party" means a party that requests assistance pursuant to this Agreement during an emergency or disaster.

Any term or expression not defined in this Agreement shall have the meaning specified in the Georgia Emergency Management Act, as amended (the Act) and rules promulgated thereunder, unless used in a context that clearly suggests a different meaning.

Attachment: Aid Agreement (2946 : Recommended State Wide Mutual Aid Agreement)

ARTICLE II
GENERAL PURPOSE

The purpose of this Agreement is to:

1. Provide the framework to support mutual assistance in managing an emergency or disaster occurring within any political subdivision that is a Participating Party, whether arising from natural disaster, technological hazard, human caused disaster, civil emergency, community disorders, insurgency, enemy attack, acts of terrorism, other significant events or homeland security activity; and
2. Identify those persons who are authorized to act on behalf of the Participating Party signing this Agreement as their Authorized Representative(s) concerning the provision of mutual aid resources and requests for mutual aid resources related to any mutual aid assistance sought from another Participating Party, or from or through the State of Georgia. Appendix A of this Agreement shall contain the name(s) of the Participating Party's Authorized Representative for purposes of this Agreement. Appendix A can be amended by the authorizing Participating Party as needed with no effect on the entire Agreement. All such amendments to Appendix A shall be done in writing and the Participating Party shall notify GEMA/HS and all other Participating Parties of such amendment within thirty (30) days.

ARTICLE III
ACKNOWLEDGEMENT OF PRINCIPLES

The prompt, full and effective utilization of resources of the Participating Parties, including any resources on hand or available from the State or Federal Government or any other source, that are essential to the safety, care and welfare of the people shall be the underlying principle on which all articles of this Agreement shall be understood.

In the event of a conflict between any provision of this Agreement and any existing intrastate mutual aid agreement affecting a Participating Party, the provisions of this Agreement shall be controlling.

On behalf of the governing authority of each political subdivision of this State participating in the Agreement, the director of emergency management of such political subdivision will be responsible for formulation of the appropriate mutual aid plans and procedures necessary to implement this Agreement.

ARTICLE IV
PARTICIPATING PARTY RESPONSIBILITIES

(a) It shall be the responsibility of each Participating Party to formulate procedures and programs for intergovernmental cooperation in the performance of the responsibilities listed in this Article. In formulating such plans, and in carrying them out, each Participating Party, insofar as practical, shall:

- (1) Protect and assure uninterrupted delivery of services, medicines, water, food, energy and fuel, search and rescue, and critical lifeline equipment, services, and resources, both human and material; and

(2) Inventory and set procedures for the loan and delivery of human and material resources, together with procedures for reimbursement.

(b) Whenever a Participating Party requires mutual aid assistance from another Participating Party and/or the State of Georgia, the Requesting Party may request assistance by:

(1) Contacting the Participating Party who is the owner/operator/employer of the supplies, equipment and/or personnel being sought for mutual aid assistance (the Assisting Party); or

(2) Contacting GEMA/HS to serve as the facilitator of such request for those resources being sought for mutual aid that are owned/operated/employed by Participating Parties (where such Participating Parties have submitted a record of those resources to GEMA/HS for such use); and/or, when such resources being sought for mutual aid are owned/operated/employed directly by the State of Georgia.

The provisions of this Agreement shall only apply to requests for assistance made by an Authorized Representative. Requests may be verbal or in writing. If verbal, the request must be confirmed in writing within 30 days of the verbal request. Requests shall provide the following information:

(1) A description of the emergency service function for which assistance is needed, such as but not limited to fire services, law enforcement, emergency medical, transportation, communications, public works and engineering, building inspection, planning and information assistance, mass care, resource support, health and medical services, damage assessment, volunteer and donated goods and search and rescue; and

(2) The amount and type of personnel, equipment, materials and supplies needed, and a reasonable estimate of the length of time each will be needed; and

(3) The specific place and time for staging of the Assisting Party's response and a point of contact at that location.

The Assisting Party will (a) maintain daily personnel time records, material records and a log of equipment hours (or miles, if appropriate) and (b) report work progress to the Requesting Party at mutually agreed upon intervals.

ARTICLE V LIMITATIONS

Any Participating Party requested to render mutual aid shall take such action as is necessary to provide and make available the resources covered by this Agreement in accordance with the terms hereof; provided that it is understood that the Participating Party who is asked to render aid may withhold resources to the extent necessary to meet the current or anticipated needs of the Participating Party's own political subdivision to remain in compliance with such Participating Party's policy, rule or law.

The Assisting Party's mutual aid resources will continue under the command and control of their own

supervisors, but the organizational units will be under the operational control of the emergency services authorities of the Requesting Party unless the Assisting Party approves an alternative.

In the event the Governor should declare a State of Emergency, any and all provisions of this Agreement which may conflict with the declared State of Emergency shall be superseded by the terms and conditions contained within the State of Emergency.

ARTICLE VI
LIABILITY AND IMMUNITY

(a) In accordance with O.C.G.A. § 38-3-35(a), no political subdivision of the state, nor the agents or representatives of the state or any political subdivision thereof, shall be liable for personal injury or property damage sustained by any person appointed or acting as a volunteer emergency management worker or member of any agency engaged in emergency management activity. The foregoing shall not affect the right of any person to receive benefits or compensation to which he might otherwise be entitled under Chapter 9 of Title 34, Code Section 38-3-30, any pension law, or any act of Congress.

(b) In accordance with O.C.G.A. § 38-3-35(b), no political subdivision of the state nor, except in cases of willful misconduct, gross negligence, or bad faith, the employees, agents, or representatives of the state or any political subdivision thereof, nor any volunteer or auxiliary emergency management worker or member of any agency engaged in any emergency management activity complying with or reasonably attempting to comply with Articles 1 through 3, Chapter 3, Title 38, Official Code of Georgia Annotated; or any order, rule, or regulation promulgated pursuant to Articles 1 through 3 of title, or pursuant to any ordinance relating to precautionary measures enacted by any political provisions of Articles 1 through 3 of said chapter and title, or pursuant to any ordinance relating to precautionary measures enacted by any political subdivision of the state shall be liable for the death of or the injury to person or for damage to property as a result of any such activity.

(c) It is the express intent of the parties that the immunities specified in accordance with O.C.G.A. § 38-3-35 shall apply in addition to any other immunity provided by statute or case law.

ARTICLE VII
RIGHTS AND PRIVILEGES

In accordance with O.C.G.A. § 38-3-30(a), whenever the employees of any Assisting Party or political subdivision are rendering outside aid pursuant to this agreement and the authority contained in Code Section 38-3-27, the employees shall have the same powers, duties, rights, privileges and immunities as if they were performing their duties in the political subdivisions in which they are normally employed.

ARTICLE VIII
REIMBURSEMENT

In accordance with O.C.G.A. § 38-3-30(b), The Requesting Party shall be liable for any loss of or damage to equipment used or placed within the jurisdiction of the Requesting Party and shall pay any expense incurred in the operation and maintenance thereof. No claim for the loss, damage or expense shall be allowed unless, within 60 days after the same is sustained or incurred, an itemized notice of

the claim under oath is served by mail or otherwise upon the designated fiscal officer of the Requesting Party. Appendix B of this Agreement shall contain the name(s) of the Participating Party's designated fiscal officer for purposes of this Agreement. Appendix B can be amended by the authorizing Participating Party as needed with no effect on the entire Agreement. Appendix B can be amended by the authorizing Participating Party as needed with no effect on the entire Agreement. All such amendments to Appendix B shall be done in writing and the Participating Party shall notify GEMA/HS and all other Participating Parties of such amendment within thirty (30) days.

The Requesting Party shall also pay and reimburse the Assisting Party for the compensation paid to employees furnished by the Assisting Party during the time of the rendition of the aid, as well as the actual travel and per diem expenses of such employees while they are rendering the aid. The reimbursement shall include any amounts paid or due for compensation due to personal injury or death while the employees are engaged in rendering the aid. The term "employee," as used herein, shall mean, and this provision shall apply with equal effect to, paid, volunteer and auxiliary employees and emergency management workers.

Expenses to be reimbursed by the Requesting Party shall include the following:

- (1) Labor costs, which shall include all usual wages, salaries, compensation for hours worked, mobilization and demobilization, the Assisting Party's portion of payroll taxes (as employer), insurance, accrued paid leave and other fringe benefits, but not those amounts paid or due as a benefit to the Assisting Parties personnel under the terms of the Georgia Workers Compensation Act; and
- (2) Equipment costs, which shall include the fair rental value, the cost of fuel and other consumable supplies, service and repairs. If the equipment is damaged while in use under this Agreement and the Assisting Party receives payment for such damage under any contract for insurance, the Requesting Party may deduct such payment from any item or items invoiced; and
- (3) Material costs, which shall include the total reasonable cost for the use and consumption of any and all consumable supplies delivered by the Assisting Party for the benefit of the Requesting Party; and
- (4) Meals, lodging and other related expenses, which shall include charges for meals, lodging and other expenses relating to the provision of assistance pursuant to this Agreement shall be the actual and reasonable costs incurred by the Assisting Party.

The Assisting Party shall maintain records and submit invoices within 60 days for reimbursement as specified hereinabove and the Requesting Party shall pay the invoice no later than 30 days following the invoice date.

ARTICLE IX IMPLEMENTATION

This Agreement shall become operative immediately upon its approval and execution by GEMA/HS and any two political subdivisions of this State; thereafter, this Agreement shall become effective as to any other political subdivision of this State upon its approval and execution by such political subdivision.

Any Participating Party may withdraw from this Agreement by mailing notice of withdrawal, approved by the governing authority of such political subdivision, but no such withdrawal shall take effect until 30 days after the governing authority of the withdrawing political subdivision has given notice in writing of such withdrawal to the governing authorities of all other Participating Parties. Such action shall not relieve the withdrawing political subdivision from obligations assumed hereunder prior to the effective date of withdrawal.

Copies of this Agreement shall, at the time of their approval, be deposited with each of the respective Participating Parties and with GEMA/HS.

ARTICLE X
TERM OF AGREEMENT

This Agreement, once executed, is valid until March 1, 2028. Agreement of the Participating Parties to extend the term of this agreement at any time during the last year of its original term or the last year of any subsequent four-year term shall extend the term of this agreement for four years. Each four-year extension shall constitute a separate agreement.

ARTICLE XI
VALIDITY

If any provision of this Agreement is declared unconstitutional, or the applicability thereof to any person or circumstances is held invalid, the constitutionality of the remainder of this Agreement and the applicability thereof to other persons and circumstances shall not be affected thereby.

Agreed:

Chief Executive Officer - Signature

Chief Executive Officer – Print Name

County/Municipality: CITY OF PORT WENTWORTH

Date: _____ / _____ / _____

GEMA/HS Director – Signature

GEMA/HS Director – Print Name

Date: _____ / _____ / _____

APPENDIX A
AUTHORIZED REPRESENTATIVE

The below named individual(s), in addition to the chief executive officer, is/are the “Authorized Representative(s)” for CITY OF PORT WENTWORTH (county/municipality), and are authorized to request, offer, or otherwise provide and coordinate mutual aid assistance on behalf of the above- named county/municipality:

DENNIS T. JONES

CEMA DIRECTOR

Print Name

Job Title/Position

Signature of Above Individual

Lance Moore
Print Name

Fire Chief
Job Title/Position

[Signature]
Signature of Above Individual

Print Name

Job Title/Position

Signature of Above Individual

Chief Executive Officer - Signature

Date: ____/____/____

Chief Executive Officer – Print Name



City Council
7224 GA Highway 21
Port Wentworth, GA 31407

Meeting: 02/15/24 07:00 PM
Department: Public Services
Category: Planning/Zoning Item
Prepared By: Omar Senati-Martinez
Department Head: Omar Senati-Martinez

SUBMITTED

AGENDA ITEM (ID # 2945)

DOC ID: 2945

Well Permit Application for Danny McSpaddeu at 1128 Meinhard Rd

Issue/Item: Well Permit Application for Danny McSpaddeu at 1128 Meinhard Rd

Background: Currently the resident is using a shared private well for water to the property. The current shared well is located on the next door property and has been sold. Danny McSpaddeu is requesting to install a well on property.

Facts and Findings: This property does not have access to City utilities at 1128 Meinhard Rd. Danny McSpaddeu has retained a well driller who will, upon City approval, install the a new well on the property.

Funding: N/A

Recommendation: Approval

ATTACHMENTS:

- 1128 Meinhard Rd (PDF)

City of Port Wentworth
7306 Highway 21 Suite 301 • Port Wentworth, Georgia 31407 • (912) 999-2084

BUILDING AND DEVELOPMENT PERMIT APPLICATION

TYPE OF PERMIT			
<input type="checkbox"/> Single Family	<input type="checkbox"/> Fire Sprinkler	<input type="checkbox"/> Driveway Pipe	<input type="checkbox"/> Electrical
<input type="checkbox"/> Multi-Family	<input type="checkbox"/> Pool	<input type="checkbox"/> Air Curtain Destructor	<input type="checkbox"/> Plumbing
<input type="checkbox"/> Commercial	<input type="checkbox"/> Landfills, Mining, Ponds	<input type="checkbox"/> Addition	<input type="checkbox"/> Mechanical
<input type="checkbox"/> Fire Alarm	<input type="checkbox"/> Accessory Building	<input type="checkbox"/> Moving of House	<input checked="" type="checkbox"/> Other <u>Deep Well</u>
<input type="checkbox"/> Demolition	<input type="checkbox"/> Dock	<input type="checkbox"/> Moving of Bldg/Structure	_____
<input type="checkbox"/> Manufactured Home – Year _____	Model _____	_____	_____

Date: 1-17-24 Estimated Value*: 10,500.00 Permit No: 240043

**If in the opinion of the Building Inspector or City Administrator, the valuation of the building, alteration or structure appears to be underestimated on the application, the City will utilize the Marshall and Swift's Residential Cost Handbook and Marshall and Swift Valuation Service to determine the valuation. The valuation from Marshall and Swift will be the basis for permit issuance. Valuation from Marshall and Swift is determined by final cost to the buyer/owner of the structure.*

Address of Building/Structure: 1128 Meinhard Rd

Lot #: 1 Subdivision: _____

PIN #: _____ Zoning: _____ Flood Zone: _____

Setbacks: F _____ R _____ S _____ Total Sq. Ft. of Lot: _____

Heated Sq. Ft.: _____ Non-Heated Sq. Ft.: _____

Total Sq. Ft. of Building / Addition: _____ No. of Stories: _____

Bedrooms: _____ Bathrooms: _____ Fireplaces: _____

- Sewer
- Septic**
- Sprinkler System
- Fire Alarm
- Public Water
- Private Well
- Automatic Fire Control System

USE:

- Single Family Residence
- Office
- Duplex
- Factory
- Screen Rm.
- Apartment
- Warehouse
- Private Garage
- Auto Storage
- Svc. Change
- Storage Building
- Repair Garage
- Church
- Service Station
- Pressure
- Accessory Building
- Hotel / Motel
- Other: _____

TYPE OF CONSTRUCTION:

- Erect
- Repair
- Alter
- Make Addition To
- Demolish
- Move

Please provide Name, Address & Phone Number for the following: (Should be filled out completely before review)

OWNER: Danny McSpadden Phone #: 912-677-6580

Address: 1128 Meinhard Rd City, State, Zip: Port Wentworth, GA

Attachment: 1128 Meinhard Rd (2945 : 1128 Meinhard Rd Well Permit Application)

ARCHITECT: _____ Phone #: _____

Address: _____ City, State, Zip: _____

CONTRACTOR: _____ Phone #: _____

Address: _____ City, State, Zip: _____

ELECTRICAL CONTRACTOR: _____ Phone #: _____

Address: _____ City, State, Zip: _____

PLUMBING CONTRACTOR: Sheppard Well Drilling Services Phone #: 912-857-354

Address: 290 Sheppard Switzer Rd City, State, Zip: Sylvania GA 30

MECHANICAL CONTRACTOR: _____ Phone #: _____

Address: _____ City, State, Zip: _____

A Site Plan and two (2) complete sets of plans must accompany this application. This form must be filled out completely before consideration of application. Construction in some areas may impact wetlands and require a 404 permit from the Corps of Engineers. Permit Holder agrees to hold the City of Port Wentworth harmless on any construction covered by this permit resulting in construction in wetlands. This permit becomes null and void if work or construction authorized is not commenced within a one (1) year period.

In consideration of the granting of the above requested permit, I do hereby agree that I will in all respects construct the work in accordance with the above statement and the Plans and Specifications herewith submitted, and filed with the City of Port Wentworth, and in compliance with all the state and local laws and ordinances.

Danny McSpadden
Signature of Applicant

Danny McSpadden
Print Name

1128 Meinhard Rd
Address

Portwentworth, GA 31407
City, State & Zip Code

912 677-6580
Contact Number

mcspadden@bellsouth.net
Email Address

FEES:

Permit Fee:	\$ _____
Admin Fee:	\$ _____
Plan Check Fee:	\$ _____
Tap Fee:	\$ _____
Aid-to-Const:	\$ _____
Other:	\$ _____
Total:	\$ _____
Date	_____

APPROVED:

Building Inspector

Date: _____

NOTES:

Attachment: 1128 Meinhard Rd (2945 : 1128 Meinhard Rd Well Permit Application)



City Council
7224 GA Highway 21
Port Wentworth, GA 31407

Meeting: 02/15/24 07:00 PM
Department: All
Category: Amendment
Prepared By: Zahnay Smoak
Department Head: Steve Davis

12.A

DRAFT

AGENDA ITEM (ID # 2948)

DOC ID: 2948

Budget Amendment For The Years Ending 6/30/2023 and 6/30/2024- 2nd Reading

Issue/Item: Budget Amendment

Background: The City approved the FY 23 and FY 24 budget for lease and technology expenses. This amendment aligns the recording/reporting of those expenses with the Government Finance Officers Association Guidance on Leases (GASB 87) effective date 6/15/2021 and Subscription Based Information Technology Arrangements (GASB 96) effective date 6/15/2022.

Facts and Findings:

1. The City historical budgeted and recorded lease and technology subscription by line expense and annually adjusted the reporting of those expenses in accordance with GASB 87 and 96 Guidance.
2. The City will record/report GASB 87 and 96 expenses for FY 23 and FY 24.
3. Going forward, the City will budget these expenses in alignment with the guidance, implementing classification of expenses thru the budget process to provide consistent accounting and financial reporting, and more comparable information about SBITAs are significant and justify the perceived costs of implementation and ongoing compliance.

Funding:

No increase or decrease in funding or expenditures: Reclassification of exiting expenses.

Recommendation: Approve

ATTACHMENTS:

- BUDGET AMENDMENT - JANUARY 18 2024 MEETING GASB (PDF)

City of Port Wentworth
Budget amendment for GASB 87 & 96 (reclass of expense)
FY24

GASB 87 Effect: Amount is moved from rent expense to debt service expense

7306 Hwy 21 Suites 301 & 302

	44,545.95	Payment
	<u>6,274.05</u>	Interest on 12 month amortization of Payment
Dept 7200	50,820.00	Total

2 Magnolia Blvd Units F&G

	45,576.43	Payment
	<u>1,277.57</u>	Interest on 12 month amortization of Payment
Dept 1500	46,854.00	Total

2 Magnolia Blvd Units C,D,E

	63,135.72	Payment
	<u>17,252.28</u>	Interest on 12 month amortization of Payment
Dept 3200 33%; Dept 1600 67%	80,388.00	Total

GASB 96 Effect: Amount is moved from software expense to debt service expense

Tyler software

	54,696.00	Payment
	<u>1,116.60</u>	Interest on 12 month amortization of Payment
	55,812.60	Total

IAPro software

	19,500.00	Payment
	<u>398.04</u>	Interest on 12 month amortization of Payment
	19,898.04	Total

City of Port Wentworth
 Budget amendment for GASB 87 & 96 (reclass of expense)
 FY23

GASB 87 Effect: Amount is moved from rent expense to debt service expense

7306 Hwy 21 Suites 301 & 302

	40,599.97	Payment
	<u>7,800.03</u>	Interest on 12 month amortization of Payment
Dept 7200	48,400.00	Total

2 Magnolia Blvd Units F&G

	39,246.92	Payment
	<u>2,553.08</u>	Interest on 12 month amortization of Payment
Dept 1500	41,800.00	Total

2 Magnolia Blvd Units C,D,E

	41,483.60	Payment
	<u>11,316.40</u>	Interest on 12 month amortization of Payment
Dept 3200 33%; Dept 1600 67%	52,800.00	Total

GASB 96 Effect: Amount is moved from software expense to debt service expense

Tyler software

	44,012.72	Payment
	<u>1,243.64</u>	Interest on 12 month amortization of Payment
	45,256.36	Total

IAPro software

	11,300.25	Payment
	<u>-</u>	Interest on 6 month amortization of Payment
	11,300.25	Total

Recording of leases and SBITAs in accordance with GASB 87 and 96

GASB 87	547,619.00
GASB 96	<u>74,196.00</u>
Other financing sources	621,815.00
General administration	302,606.00



DRAFT

AGENDA ITEM (ID # 2947)

DOC ID: 2947

Budget Amendment For The Years Ending 6/30/2024- 2nd Reading

Issue/Item: Budget Amendment - New Revenue

Background: The City approved the FY 24 budget on June 22, 2023. Since the adoption of the authorized budget, additional unprojected revenue and a GDOT grant have been received. The amendment both recognizes and authorizes the use of funds as presented.

Facts and Findings:

General Fund (100)

1. GDOT LMIG Grant Award totaling \$ 128,219.
2. Sale of two parcels of land and received totaling of \$800,000.
3. Interest Income of \$306,500 and miscellaneous revenue of \$65,500.
4. Total Revenue: \$1,300,219.
5. Unbudgeted expenses impacted four (4) departments.
- 6.

Water/Sewer/Sanitation Fund (505)

1. Interest Income of \$ 204,639 and miscellaneous revenue of \$161,000
2. Reclassify Landfill Host Fee revenue from General Fund \$80,000.
3. Projection of Water Meter Revenue \$155,800.
4. Total Revenue \$601,439
5. Unbudgeted expenses impacted four (4) departments.

Funding:

General Fund (100)

Revenue \$1,300,219

Reduction of Fund Balance, W/S transfers and Landfill Host fees \$945,500

Expenditures: \$354,719

Department	Total
Legislative	\$25,500
Technology	\$90,000
Public Works	\$139,219
Economic Development	\$100,000
	<u>\$354,719</u>

Water/Sewer/Sanitation Fund (505)

Revenue \$601,439

Reduction of Revenue and Fund Balance \$233,960

Expenditures: \$82,118

Department	Total
Sewer	\$1,547
WWTP	\$51,546
Water	\$21,185
Sanitation	\$7,840
	<u>\$82,118</u>

Recap of Fund 100 and 505

Fund	Revenue	FB/Transfer Reduction	Transfers	Expense Increases
100	1,300,219	(945,500)	-	354,719
505	601,439	(223,960)	(295,361)	82,118

This amendment removes the use of Prior Year Fund Balance and all interfund transfers for FY24.

Recommendation: Approve



City Council
7224 GA Highway 21
Port Wentworth, GA 31407

Meeting: 02/15/24 07:00 PM
Department: Development Services
Category: Ordinance
Prepared By: Melanie Ellis
Department Head: Melanie Ellis

SUBMITTED

AGENDA ITEM (ID # 2942)

DOC ID: 2942 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.

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 Flonnel 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

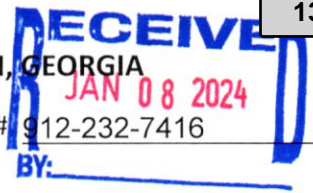
Recommendation: The proposed rezoning meets applicable zoning criteria and the intended use is consistent with Port Wentworth's Comprehensive Plan.

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. The Planning Commission will hear this application on February 12, 2024 at 3:30 PM.

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

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.

[Handwritten Signature]

Signature of Applicant

[Handwritten Signature]
Notary Public



Attachment: ZMA 324 FLONNEL AVE 7-0003-01-006 2023-Application (2942 : ZMA 70003 01006 324 Flonnel Ave R1-I1 FEB 24)

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 (2942 : 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

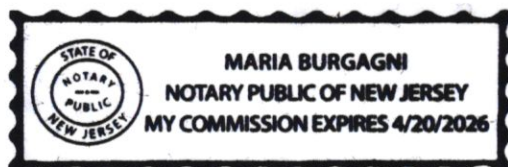
who swears that the information contained in this authorization is true and correct to the best of his or her knowledge and belief.

[Signature]

Notary Public

11/30/2023

Date



Attachment: ZMA 324 FLONNEL AVE 7-0003-01-006 2023-Application (2942 : 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 (2942 : 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 Tattnell 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 (2942 : 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]

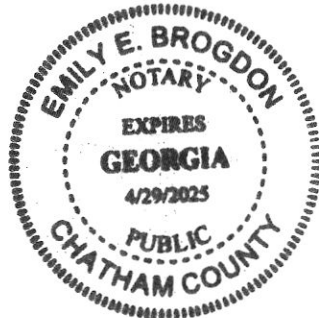
Witness

[Signature]
Notary Public

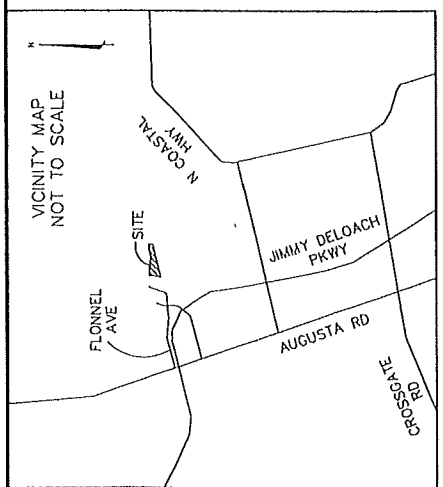
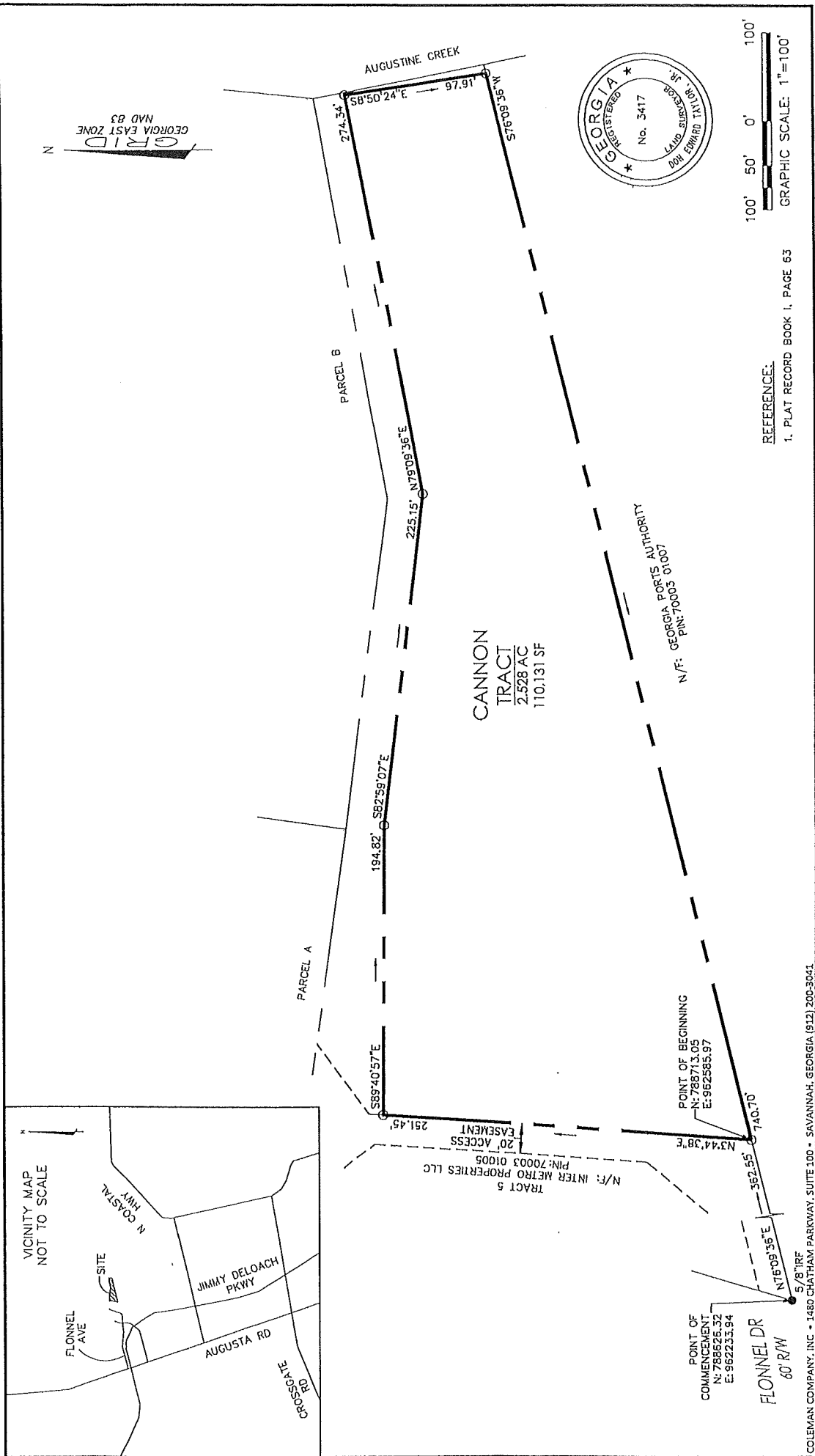
Sheryl Cannon

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

(Notary Seal)



Attachment: ZMA 324 FLONNEL AVE 7-0003-01-006 2023-Warranty Deed (2942 : ZMA 70003 01006 324 Flonnel Ave R1-I1 FEB 24)

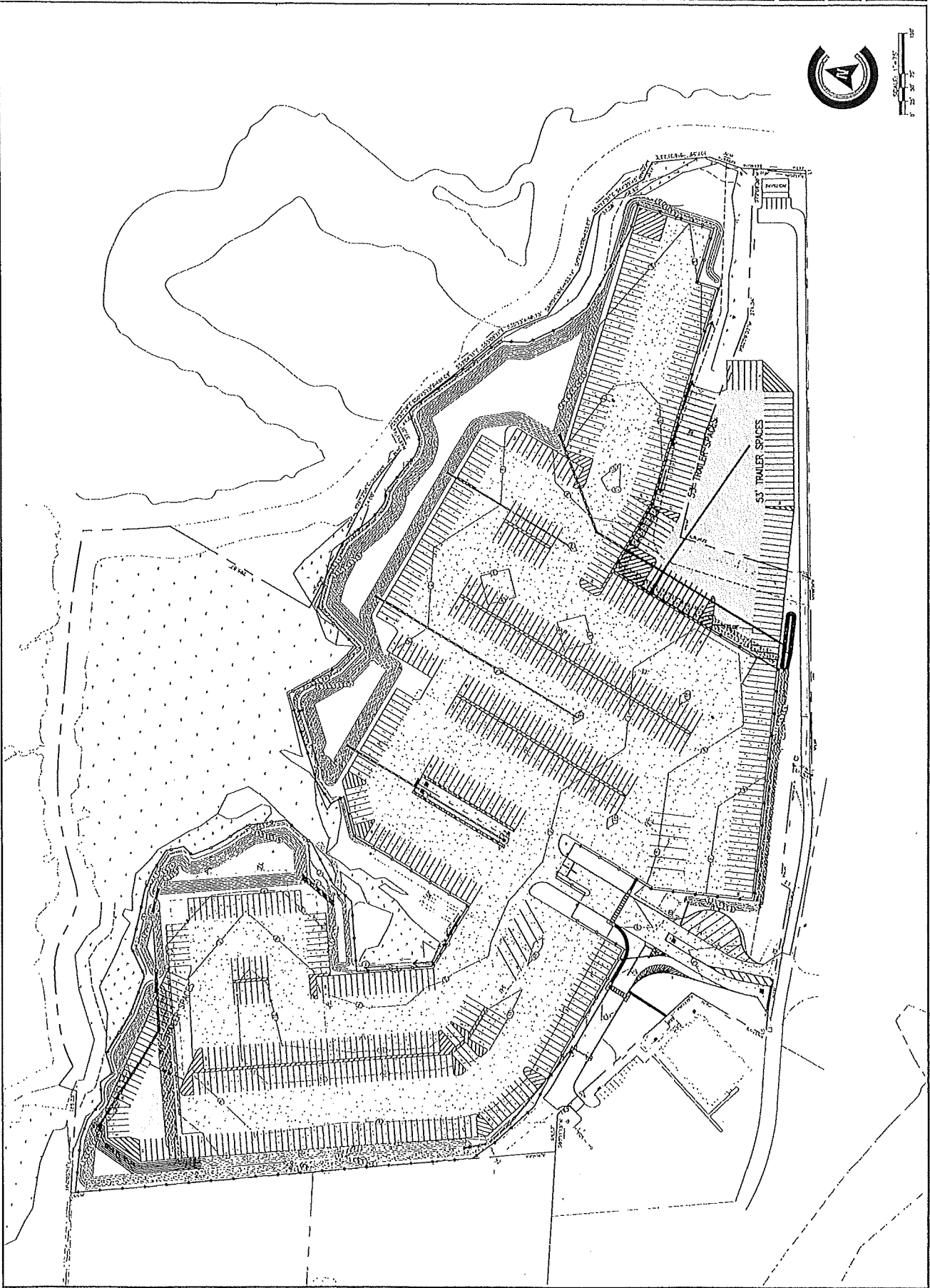


COLEMAN COMPANY
ENGINEERS - SURVEYORS

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

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



Attachment: 20240108112213402 (2942 : ZMA 70003 01006 324 Flonnel Ave R1-I1 FEB 24)



City Council
7224 GA Highway 21
Port Wentworth, GA 31407

Meeting: 02/15/24 07:00 PM
Department: Development Services
Category: Ordinance
Prepared By: Melanie Ellis
Department Head: Melanie Ellis

SUBMITTED

AGENDA ITEM (ID # 2944)

DOC ID: 2944 A

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. The Planning Commission will hear this application on February 12, 2024 at 3:30 PM.

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 (2944 : 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. MCDOUGALD	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 (2944 : 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 (2944 : 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:

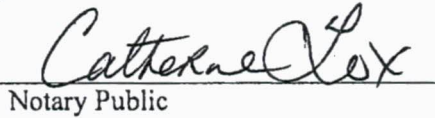
L-A SAVANNAH-CROSSGATE, LLC,
a Georgia limited liability company

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





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.

Attachment: Habitat Narrative (2944 : ZMA 70014 06001 Habitat Project R3-PUD Feb 24)

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



SEMENT
G. 163
50'

HABITAT FOR HUMANITY HOUSING DEVELOPMENT - OPTION 2

PORT WENTWORTH, GA

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.



Attachment: Drawing1-Model (1) (2944 - ZMA 70014 06001 Habitat Project R3-PUD Feb 24)



City Council
7224 GA Highway 21
Port Wentworth, GA 31407

Meeting: 02/15/24 07:00 PM
Department: Development Services
Category: Ordinance
Prepared By: Melanie Ellis
Department Head: Melanie Ellis

SUBMITTED

AGENDA ITEM (ID # 2943)

DOC ID: 2943

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. The Planning Commission will hear this application on February 12, 2024 at 3:30 PM.

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



13.C.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 (2943 : 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.

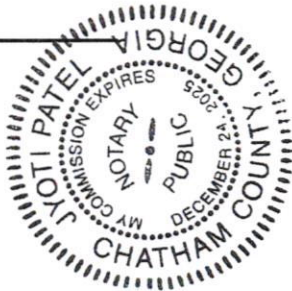
No contributions made

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.

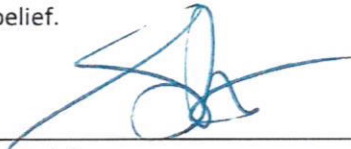
Address: 118 Pipemakers Circle, Ste 100, Pooler, GA 31312

Telephone Number: 912-398-0280


Signature of Owner

Personally appeared before me


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



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

[Handwritten signature]

Notary Public

[Handwritten signature]

Notary Public

Updated 8/25/2023



Attachment: ZMA HWY 21 7-0037-02-004 2023-Application (2943 : 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 (2943 : 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 plat 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, page 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.

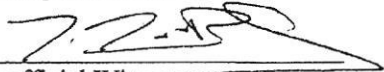
Attachment: ZMA HWY 21 7-0037-02-004 2023-Limited Warranty Deed (2943 : ZMA 70037 02004 Hwy 21 C2-R5 FEB 24)

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]

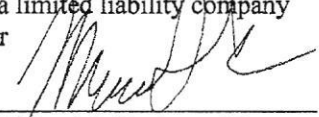


GRANTOR:

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

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'

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.



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

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

PARCEL 2A
 NF
 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
 NF
 COASTAL CLUB PORT WENTWORTH, LLC
 DB 228 PG 1711

INTERSTATE 95 - R/W VARIES

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.



- 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.

SURVEY FOR: SOUTHERN WOOD COMPANY LLC	
C.M.D.:	DATE
8	8/18/2022
DISTRICT:	SCALE
SECTION:	1" = 100'
COUNTY:	JOB NO.
CHATHAM	2022-119

GARMON
 LAND SURVEYING
 1920 Railroad Street Statham Ga 30666
 678-726-7582
 garmonsurveying@gmail.com



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

GA GRID NORTH

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

INTERSTATE 95

PREPARED FOR:

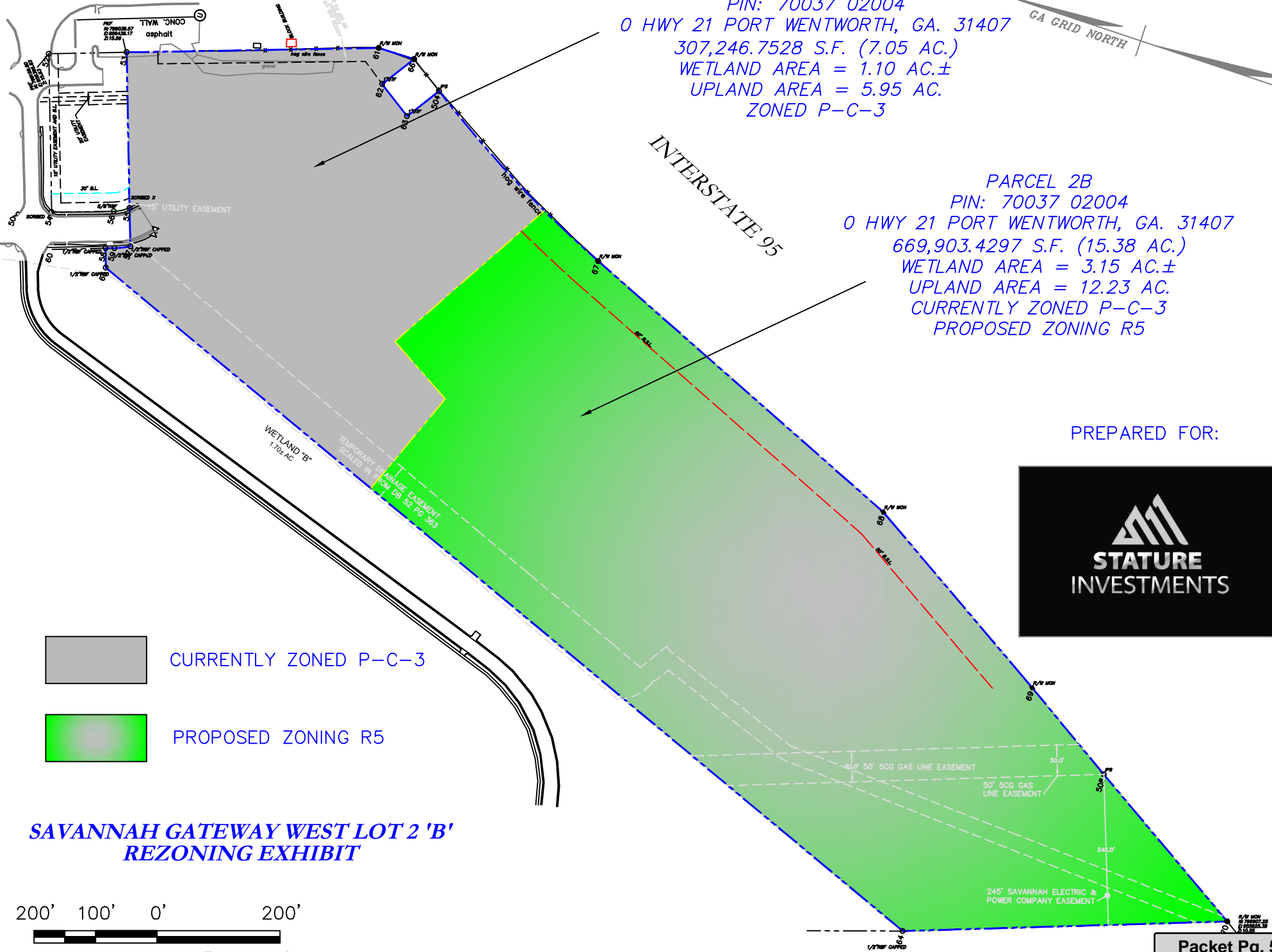
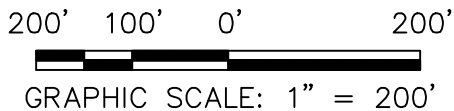


CURRENTLY ZONED P-C-3



PROPOSED ZONING R5

SAVANNAH GATEWAY WEST LOT 2 'B'
REZONING EXHIBIT





118 PIPEMAKERS CIRCLE SUITE 100 POOLER, GEORGIA 31322 PH: (812) 228-2882 ydesai@statureinvestments.com former@statureinvestments.com



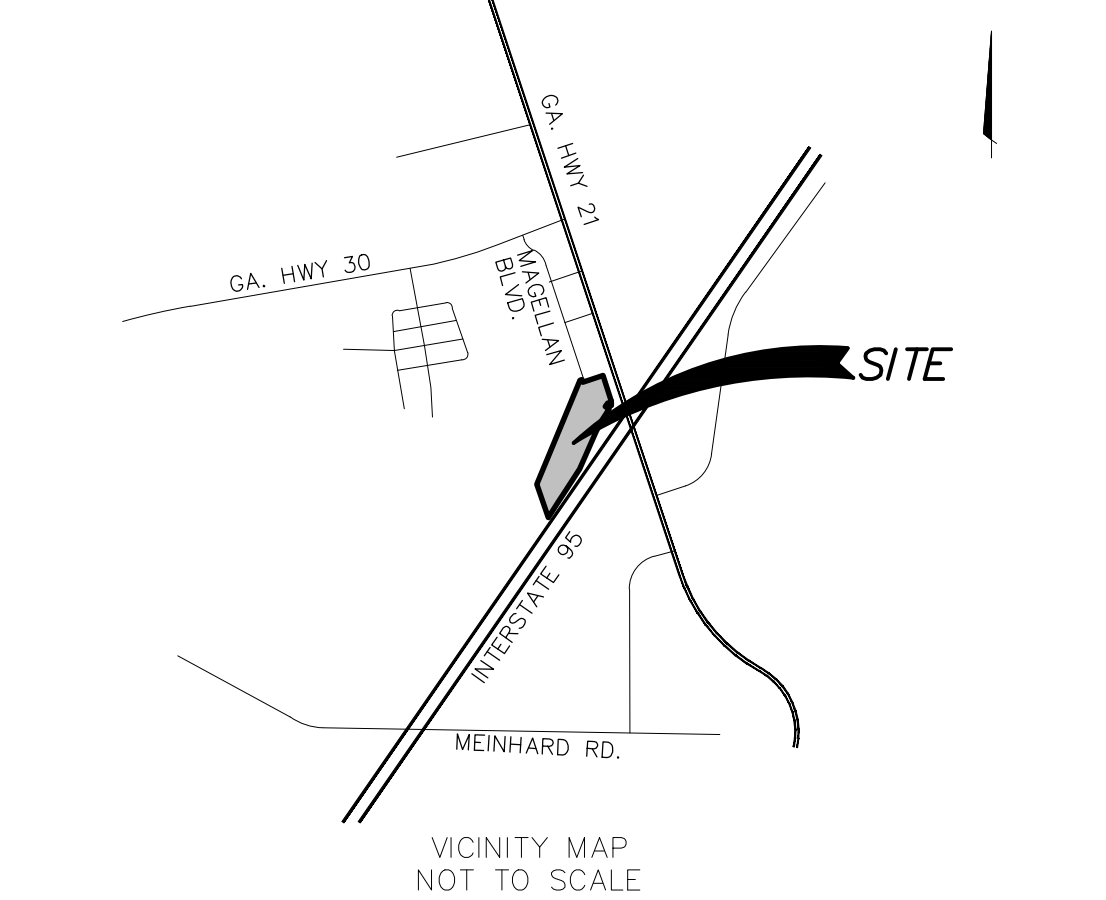
LEVEL II CERTIFIED DESIGN PROFESSIONAL #8750



KNOW WHAT'S BELOW CALL BEFORE YOU DIG DIAL 811 OR CALL 1-800-282-7411

No.	Revision/Issue	Date

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%

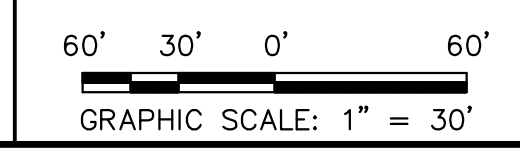
PARCEL 9
 PIN: 70037 02015
 0 MAGELLAN RD.
 PORT WENTWORTH, GA 31407
 32675.91 S. F. (0.75 Ac.)
 ZONED P-C-3

FRESHWATER EMERGENT WETLAND
 9799.23 S. F. (0.22 Ac.)

PARCEL 2A
 DB 1861 PG 352
 N/F COASTAL CLUB PORT WENTWORTH, LLC

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

REVISED: 01/12/24



PROJECT TITLE:
INTERSTATE 95 & HWY 21 SAVANNAH GATEWAY WEST DEVELOPMENT

OWNER:
 MR. YASH DESAI
 STATURE INVESTMENTS

PREPARED FOR:
 STATURE INVESTMENTS

PROJECT LOCATION:
 INTERSTATE 95 & HWY 21
 MAGELLAN BLVD.
 PORT WENTWORTH, GEORGIA

SHEET TITLE:
CONCEPT PLAN

SCALE: 1" = 30'
 PROJECT NO.: 03
 DATE: NOVEMBER 29, 2023
 DRAWN BY:
 CHECKED BY:
 SHEET **1** OF **1**
 Packet Pg. 59

Attachment: ZMA HWY 21 7-0007-02-004-2023-Site Plan 1:22.24 (2943 - ZMA 70037 02004 Hwy 21 C2-R5 FEB 24)