



CITY OF PORT WENTWORTH

PLANNING COMMISSION

MAY 13, 2024

Council Meeting Room

Regular Meeting

3:30 PM

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

1. CALL MEETING TO ORDER

2. PRAYER AND PLEDGE OF ALLEGIANCE

3. ROLL CALL - SECRETARY

4. APPROVAL OF AGENDA

5. ADOPTION OF MINUTES

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

6. ZONING MAP AMENDMENTS (REZONING)

A. A Zoning Map Amendment Application has been submitted by Philip R. McCorkle as Agent for Sainamo, LLC, requesting to rezone 10.172 acres from R-1 to C-2, to allow for hospitality and commercial development. PIN # 7-0976B-01-002, 7-0976B-01-003, 7-0976B-01-018, & 7-0976-02-028, located in the 1st Council District, on Georgia Highway 21.

- Public Hearing
- Action

B. A Zoning Map Amendment Application has been submitted by Philip R. McCorkle as Agent for Angela J. Anderson, Andrea J. Anderson, and Sparkman Properties, LLC, requesting to rezone 200.9 of 223.3 acres from R-1 to I-1, to allow for warehouse development. PIN# 7-0975-01-001 located in the 1st Council District, on Saussy Road.

- Public Hearing
- Action

C. A Zoning Map Amendment Application has been submitted by Philip R. McCorkle as Agent for Angela J. Anderson, Andrea J. Anderson, and Sparkman Properties, LLC, requesting to rezone 22.4 of 223.3 acres from R-1 to I-1. PIN# 7-0975-01-001 located in the 1st Council District, off Saussy Road.

- Public Hearing
- Action

D. A Zoning Map Amendment Application has been submitted by Philip R. McCorkle as Agent for Angela J. Anderson, Andrea J. Anderson, and Sparkman Properties, LLC, requesting to rezone +/- 1.62 acres from R-1 to I-1. PINs # 7-0976D-03-002, 7-0976D-04-003, 7-0976D-04-006, 7-0976D-10-001 located in the 1st Council District, on 3rd Street, 4th Street, and Highway 30.

- Public Hearing
- Action

7. ZONING TEXT AMENDMENTS (ORDINANCES)**8. SITE PLAN/SUBDIVISION APPROVAL**

- A. A Special Use Permit Application has been submitted by Will Rushing as Agent for Bonzo C. Reddick, Trustee of Addison Irrevocable Settlement Trust, to allow for a service station in the C-3 zoning district. PINs # 7-0033-01-002 located in the 2nd Council District, 5990 Georgia Highway 21.

- Public Hearing
- Action

- B. Will Rushing as Agent for Bonzo C. Reddick, Trustee of Addison Irrevocable Settlement Trust, requests approval of a General Site Plan for a service station in the C-3 zoning district. PINs # 7-0033-01-002 located in the 2nd Council District, 5990 Georgia Highway 21.

9. NEW BUSINESS**10. ADJOURNMENT****11. AGENDA ITEMS**



CITY OF PORT WENTWORTH

PLANNING COMMISSION

APRIL 8, 2024

Council Meeting Room

Regular Meeting

3:30 PM

7224 GA HIGHWAY 21
PORT WENTWORTH, GA 31407

1. CALL MEETING TO ORDER

2. PRAYER AND PLEDGE OF ALLEGIANCE

Mr. Sean Register gave the invocation. Mr. Jason Stewart led the Pledge of Allegiance.

3. ROLL CALL - SECRETARY

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

4. APPROVAL OF AGENDA

1. Approval of Agenda

Items 6.A and 7.C were withdrawn.

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

5. ADOPTION OF MINUTES

A. Planning Commission - Regular Meeting - Mar 11, 2024 6:30 PM

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

6. SITE PLAN/SUBDIVISION APPROVAL

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

- A. An application for approval of a General Site Plan has been submitted by John Northup as Agent for William K. Pfeiffer et al. for "Meinhard Road". PINs # 7-0976-01-038,039,040,041Y, & 055 located in the 3rd Council District, on Meinhard Road, zoned R-5.

Scott Weathers of Advenir-Oakley was present to speak on behalf of the site plan.

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

7. ZONING MAP AMENDMENTS (REZONING)

- A. A Zoning Map Amendment Application has been submitted by Yash Development, LLC as Agent for William Grainger and Yash Development, LLC, requesting to rezone 11.87 acres from R-1 to C-1, to allow for multifamily development with retail. PINs # 7-0976-01-004, 7-0976-01-005, located in the 1st Council District at 920 and 924 Highway 30.

Mr. Josh Yellin was present to speak on behalf of Yash Development. Mr. Yellin outlined details of the proposed development. Mr. Senati-Martinez asked if there were elevation drawings of future buildings and if space at the north of the property would house amenity structures. Mr. Yellin replied that more details would be included at time of site plan and the common area west of the cell tower would be vacant recreation/amenity space.

Ms. Avril Roy-Smith (16 Roseberry Circle) was present and expressed concern regarding a potential increase in traffic.

Ms. Georgia Benton (135 Saussy Road) was present and stated that she did not feel there was not enough information provided on the project and that location was difficult to identify in the presentation.

Annette Hickey was present to speak on behalf of the owner, William Grainger, and expressed that residential development of the type of the proposed development was needed in Port Wentworth.

RESULT: APPROVED [UNANIMOUS]
MOVER: Sean Register, Planning Commissioner
SECONDER: Abby Brown, Planning Commissioner
AYES: Moore, Senati-Martinez, Brown, Middleton, Register, Tatum-Howard
ABSENT: Gray

- B. A Zoning Map Amendment Application has been submitted by Philip R. McCorkle as Agent for SPH-21, LLC, requesting to rezone 24.952 of 45.2 acres from R-1 to R-5, to allow for multifamily residential development. PIN # 7-0976-02-035, located in the 1st Council District, on Saussy Road and Georgia Highway 21.

Chief Lance Moore recused himself from this item.

Mr. Phillip McCorkle was present to speak on behalf of the rezoning. Mr. McCorkle presented details of proposed development.

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

Mr. Laray Benton (135 Saussy Road) was present and expressed concern regarding no DRI study having been done as he believed the proposed development to be mixed use. Mr. Benton also expressed concern regarding drainage complications due to new development, and adherence to USACE regulation.

Ms. Georgia Benton (135 Saussy Road) was present and expressed concerns regarding storm water, ground water, and waste water, as well as potential harm to historical and cultural resources.

Avril Roy-Smith (16 Roseberry) was present and expressed concern regarding possible increase in traffic.

RESULT:	APPROVED [5 TO 0]
MOVER:	Charlene Middleton, Planning Commissioner
SECONDER:	Sean Register, Planning Commissioner
AYES:	Senati-Martinez, Brown, Middleton, Register, Tatum-Howard
ABSTAIN:	Moore
ABSENT:	Gray

- C. A Zoning Map Amendment Application has been submitted by GW Investments, LLC as Agent for Edward Johnson and David Wilson, requesting to rezone 1.85 acres from R-1 to C-2, to allow for retail development. PINs # 7-0975-02-011 and 7-0975-02-012 on Georgia Highway 21, in the 1st Council District.

8. ADJOURNMENT

Chairman

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

Secretary

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



Planning Commission
305 South Coastal Highway
Port Wentworth, GA 31407

Meeting: 05/13/24 03:30 PM
Department: Development Services
Category: Planning/Zoning Item
Prepared By: Katie Dunnigan
Department Head: Katie Dunnigan

SCHEDULED

AGENDA ITEM (ID # 2979)

DOC ID: 2979

A Zoning Map Amendment Application has been submitted by Philip R. McCorkle as Agent for Sainamo, LLC, requesting to rezone 10.172 acres from R-1 to C-2, to allow for hospitality and commercial development. PIN # 7-0976B-01-002, 7-0976B-01-003, 7-0976B-01-018, & 7-0976-02-028, located in the 1st Council District, on Georgia Highway 21.

Issue/Item:

A Zoning Map Amendment Application has been submitted by Philip R. McCorkle as Agent for Sainamo, LLC, requesting to rezone 10.172 acres from R-1 to C-2, to allow for hospitality and commercial development. PIN # 7-0976B-01-002, 7-0976B-01-003, 7-0976B-01-018, & 7-0976-02-028, located in the 1st Council District, on Georgia Highway 21.

Background:

- The applicant requests C-2 zoning to allow for commercial development intended to accommodate two hotel sites at approximately 100 rooms each, and potential future retail space.
- The site sketch shows one, right in/right out, point of access on Highway 21, which the applicant proposes to share with an adjacent property owned by Richmond Baptist Church.
- The development will be served by City of Port Wentworth water and sewer.

Facts and Findings:

- The proposed development is approximately 800' north of the intersection of GA Highways 21&30.
 - This site is situated to allow easy access to two State highways and I-95 as well as a concentration of goods and services on Highway 21.
 - The center of the highway 21/30 intersection is within the C-2 zoning district, which extends to the south to I-95.
- Adjacent zoning to the north and south is R-1, R-4 to the west, and the eastern-most boundary fronts Highway 21. R-2 and C-2 zoning districts are in close proximity.
- The 2021-2041 Comprehensive Plan identifies the character area for this parcel as Rural Neighborhood which is partially defined as "rural, undeveloped land with little development pressure for suburban growth". This designation should be considered against:
 - Frontage on Highway 21
 - Close proximity of commercial and mixed residential uses
- Included in the Comprehensive Plan's implementation strategies for development within the Rural Neighborhood character area includes identifying "areas appropriate for development and direct(ing) future growth to those areas, while preserving rural areas and communities".

Funding:

N/A

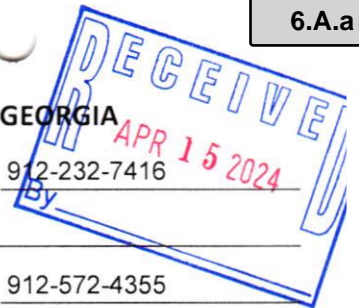
Recommendation:

The proposed rezoning meets applicable zoning criteria, is appropriate to location, and supports appropriate and diverse expansion of the City's commercial center.

ATTACHMENTS:

- ZMA 7-0976B-01-002-003-018-70976 02028 HWY 21 2024-Application (PDF)
- ZMA 7-0976B-01-002-003-018-70976 02028 HWY 21 2024-DEED 7-0976-02-028 (PDF)
- ZMA 7-0976B-01-002-003-018-70976 02028 HWY 21 2024-DEED 7-0976B-01-002 (PDF)
- ZMA 7-0976B-01-002-003-018-70976 02028 HWY 21 2024-DEED 7-0976B-01-003 (PDF)
- ZMA 7-0976B-01-002-003-018-70976 02028 HWY 21 2024-DEED 7-0976B-01-018 (PDF)
- ZMA 7-0976B-01-002-003-018-70976 02028 HWY 21 2024-APO (PDF)
- ZMA 7-0976B-01-002-003-018-70976 02028 HWY 21 2024-Legal Description (PDF)
- ZMA 7-0976B-01-002-003-018-70976 02028 HWY 21 2024-Land Survey (PDF)
- ZMA 7-0976B-01-002-003-018-70976 02028 HWY 21 2024-Site Plan 04.22.24 (PDF)
- ZMA 7-0976B-01-002-003-018-70976 02028 HWY 21 2024-Site Plan (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: Sainamo, LLC

Phone # 912-572-4355

Use back if more than one owner

Owner Address: 112 Parkside Blvd., Port Wentworth, Georgia 31407

PIN #'s: 7-0976B-01-003; 7-0976B01-018; 7-0976B-01-002; portion of 7-0976-02-028

of Acres 10.172

Zoning Classification: Present R-1 Requested C-2

Use of Property: Present Vacant Requested Motels/Commercial

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?)

The northwest quadrant of the 21/30 intersection is the only quadrant not zoned for commercial use. Port Wentworth is in need for more commercially zoned property. The proposed development benefits the Richmond Baptist Church, with which it will share the entrance to Highway 21.

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 15th day of April, 2024.

[Handwritten Signature]

Signature of Applicant

[Handwritten Signature: Krystal DeGn...

Notary Public



Attachment: ZMA 7-0976B-01-002-003-018-70976 02028 HWY 21 2024-Application (2979 : Sainamo Rezoning)

RECEIVED
APR 15 2024

6.A.a

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

Reference: Application filed on _____, 20_____, to rezone real property described as follows:

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.

NONE

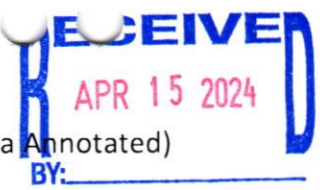
I hereby depose and say that all statements herein are true, correct and complete to the best of my knowledge and belief.

Sworn to and subscribed before me this 15th day of April, 2024.

Signature of Applicant

Notary Public





DISCLOSURE OF FINANCIAL INTERESTS

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

Reference: Application filed on _____, 20_____, to rezone real property described as follows:

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

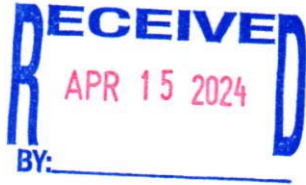
I hereby depose and say that all statements herein are true, correct and complete to the best of my knowledge and belief.

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

Signature of Official

Notary Public
Updated 8/25/2023

Attachment: ZMA 7-0976B-01-002-003-018-70976 02028 HWY 21 2024-Application (2979 : Sainamo Rezoning)



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

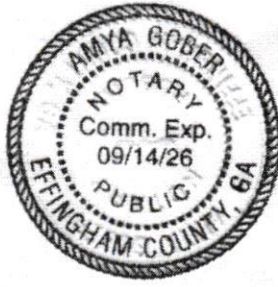
SAINAMO, LLC
By: [Signature]
Signature of Owner

Personally appeared before me
Maheshkumar Randernala

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

04/09/2024
Date



Updated 7/13/2023

Attachment: ZMA 7-0976B-01-002-003-018-70976 02028 HWY 21 2024-Application (2979 : Sainamo Rezoning)

Type: WD
Kind: WARRANTY DEED
Recorded: 10/11/2023 4:19:00 PM
Fee Amt: \$25.00 Page 1 of 4
Transfer Tax: \$0.00
Chatham, Ga. Clerk Superior Court
Tammie Mosley Clerk Superior Court

Participant ID(s): 4878462932,
7067927936

BK 3216 PG 127 - 130

ABOVE SPACE FOR RECORDING INFORMATION ONLY

Prepared by:

**BOUHAN
FALLIGANT**
ATTORNEYS & COUNSELORS AT LAW
One West Park Avenue
Savannah, Georgia 31401
ATTN: Heather H. Lundy
(912) 232-7000
File No.: 21682-0009

LIMITED WARRANTY DEED

THIS INDENTURE, made and entered into as of October 10, 2023, by and between **City of Port Wentworth, Georgia**, a Georgia municipal organization (“Grantor”), and **Sainamo, 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 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 7-0976B-01-002-003-018-70976 02028 HWY 21 2024-DEED 7-0976-02-028 (2979 : Sainamo Rezoning)

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:

GRANTOR:

City of Port Wentworth, Georgia,
a Georgia municipal organization

By: Thomas Borbee
~~Gary Norton~~

Its: Mayor Pro-Tem

[Signature]
Unofficial Witness
Murray Roth
Notary Public

My Commission Expires:
My Commission Expires April 26, 2027

[NOTARY SEAL]



EXHIBIT "A"

All that lot, tract or parcel of land designated as "Parcel B-1B," and consisting of 2.24 acres, as shown on that certain survey entitled "Minor Subdivision Survey, Parcel B-1, Being a Subdivision of Parcel "B-1" of the Former Gregg Howze Tract, 8th G. M. District, Port Wentworth, Chatham County, Georgia," prepared by Michael A. Hussey, G.R.L.S. No. 2509, of Sundial Land Surveying, P.C., dated February 22, 2023, and recorded in Plat Book 54, page 36, Chatham County, Georgia, records.

Attachment: ZMA 7-0976B-01-002-003-018-70976 02028 HWY 21 2024-DEED 7-0976-02-028 (2979 : Sainamo Rezoning)

EXHIBIT "B"

1. Ad valorem property taxes for the year 2023, and subsequent years, which are liens not currently due and payable.
2. All matters shown on that certain survey entitled "Minor Subdivision Survey, Parcel B, Being a Subdivision of Parcel "B" of the Former Gregg Howze Tract, 8th G. M. District, Port Wentworth, Chatham County, Georgia," prepared by Michael A. Hussey, G.R.L.S. No. 2509, of Sundial Land Surveying, P.C., dated November 4, 2022, and recorded in Plat Book 53, page 560, Chatham County, Georgia, records.
3. All matters shown on that certain survey entitled "Minor Subdivision Survey, Parcel B-1, Being a Subdivision of Parcel "B-1" of the Former Gregg Howze Tract, 8th G. M. District, Port Wentworth, Chatham County, Georgia," prepared by Michael A. Hussey, G.R.L.S. No. 2509, of Sundial Land Surveying, P.C., dated February 22, 2023, and recorded in Plat Book 54, page 36, Chatham County, Georgia, records.

PT-61 (Rev. 2/18)

To be filed in **CHATHAM COUNTY**

PT-61 025-2023-010453

SECTION A – SELLER'S INFORMATION (Do not use agent's information)				SECTION C – TAX COMPUTATION	
SELLER'S BUSINESS / ORGANIZATION / OTHER NAME City of Port Wentworth, Georgia				Exempt Code If no exempt code enter NONE	Govt/NonProfit Public Corp
MAILING ADDRESS (STREET & NUMBER) 7224 GA Highway 21				1. Actual Value of consideration received by seller Complete Line 1A if actual value unknown	\$67,200.00
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY Port Wentworth, GA 31407 USA		DATE OF SALE 10/10/2023		1A. Estimated fair market value of Real and Personal property	\$0.00
SECTION B – BUYER'S INFORMATION (Do not use agent's information)				2. Fair market value of Personal Property only	\$0.00
BUYER'S BUSINESS / ORGANIZATION / OTHER NAME Sainamo, LLC				3. Amount of liens and encumbrances not removed by transfer	\$0.00
MAILING ADDRESS (Must use buyer's address for tax billing & notice purposes) 112 Parkside Boulevard				4. Net Taxable Value (Line 1 or 1A less Lines 2 and 3)	\$0.00
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY Port Wentworth, GA 31407 USA		Check Buyers Intended Use () Residential () Commercial () Agricultural () Industrial		5. TAX DUE at .10 per \$100 or fraction thereof (Minimum \$1.00)	\$0.00
SECTION D – PROPERTY INFORMATION (Location of Property (Street, Route, Hwy, etc))					
HOUSE NUMBER & EXTENSION (ex 265A)		PRE-DIRECTION, STREET NAME AND TYPE, POST DIRECTION Portion of 201 Berrien Road			SUITE NUMBER
COUNTY CHATHAM		CITY (IF APPLICABLE) Savannah		MAP & PARCEL NUMBER 7-0976 -02-028	ACCOUNT NUMBER
TAX DISTRICT	GMD	LAND DISTRICT	ACRES	LAND LOT	SUB LOT & BLOCK Parcel B-1B,2. ...*
SECTION E – RECORDING INFORMATION (Official Use Only)					
DATE	DEED BOOK	DEED PAGE	PLAT BOOK	PLAT PAGE	

ADDITIONAL BUYERS
None

...* This symbol signifies that the data was too big for the field. The original values are shown below.
SUB LOT & BLOCK: Parcel B-1B,2.24acres,Minor Subd.Survey,Parcel B-1

Attachment: ZMA 7-0976B-01-002-003-018-70976 02028 HWY 21 2024-DEED 7-0976-02-028 (2979 : Sainamo Rezoning)

Prepared by and, after recording, return to:

WILLIAMS
TRANSACTIONS & ESTATES, LLC
6205 Abercorn Street, Suite 201
Savannah, Georgia 31405
(912) 356-5550
File #: WT-23-6985

Type: ESTD
Kind: DEED - FROM ESTATE
Recorded: 3/8/2023 2:08:00 PM
Fee Amt: \$90.00 Page 1 of 2
Transfer Tax: \$65.00
Chatham, Ga. Clerk Superior Court
Tammie Mosley Clerk Superior Court

Participant ID: 3602506218

BK 3041 PG 26 - 27

STATE OF GEORGIA

COUNTY OF CHATHAM

Administrator's Deed

THIS INDENTURE, made and entered this 8TH day of MARCH, 2023, by and between **GEORGE JONES**, as Administrator of the Estate of **ROSELLA JONES**, deceased of CHATHAM County, Georgia, as Party of the First Part, hereinafter referred to as "Grantor," and **SAINAMO, LLC**, as Party of the Second Part, hereinafter referred to as "Grantee."

*** W I T N E S S E T H ***

WHEREAS, **ROSELLA JONES** died intestate on the 30TH day of AUGUST, 1992, having his/her principal place of residence in CHATHAM County, Georgia, seized and possessed of the property hereinafter described; and

WHEREAS, pursuant to the Probate Court of CHATHAM County, Georgia, on FEBRUARY 1, 2023, appointed the said **GEORGE JONES**, as Administrator of the Estate of **ROSELLA JONES**, deceased; and

NOW THEREFORE, the undersigned, as Administrator of the Estate of **ROSELLA JONES**, deceased, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable consideration, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell, convey and quit claim unto Grantee, its heirs, successors and assigns, the following-described property to-wit:

ALL OF THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE 8TH G. M. DISTRICT OF CHATHAM COUNTY, STATE OF GEORGIA, AND BEING KNOWN AND DESIGNATED AS "AREA = 0.553 ACRES" AS SHOWN UPON THAT CERTAIN SURVEY PREPARED BY GLISON LAND SURVEYING, WILLIAM MARK GLISSON - REGISTERED LAND SURVEYOR GEORGIA PLS #3316, WITH A FIELD SURVEY DATE OF FEBRUARY 1, 2023, DATED FEBRUARY 10, 2023, RECORDED FEBRUARY 17, 2023, IN PLAT BOOK 53, AT PAGE 631, IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF CHATHAM COUNTY, GEORGIA, ENTITLED "SURVEY OF PARCEL #:(70976B01002) LOCATED IN THE 8TH G.M. DISTRICT OF CHATHAM COUNTY, GEORGIA". SAID PLAT IS INCORPORATED HEREIN BY SPECIFIC REFERENCE AND MADE A PART HEREOF.

THIS BEING THE SAME PROPERTY AS CONVEYED BY DEED FROM CHARLIE THOMPSON TO ISAAC JONES AND ROSELLA JONES, DATED FEBRUARY 15, 1945, RECORDED MARCH 1, 1945, IN DEED BOOK 41A, AT PAGE 76, IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF CHATHAM COUNTY, GEORGIA, WHICH DEED IS INCORPORATED HEREIN BY SPECIFIC REFERENCE AND MADE A PART HEREOF.

COMMONLY KNOWN AS 0 AUGUSTA ROAD, PORT WENTWORTH, GEORGIA 31407; P.I.N. 7-0976B-01-002.

SUBJECT, HOWEVER, TO ALL VALID EASEMENTS, RESTRICTIONS, AND RIGHTS-OF-WAY OF RECORD.

TO HAVE AND TO HOLD the said above-described tract or parcel of land and premises, together with all and singular the rights, members, hereditaments, improvements, easements and appurtenances thereunto belonging or in any wise appertaining unto Grantee, its heirs, successors and assigns in fee simple forever.

IN WITNESS WHEREOF, the undersigned has hereunto set its hand under seal the day, month and year first above written.

Signed, sealed and delivered in the presence of:

Witness
Print Name: Wallace Williams

George Jones Administrator [L.S.]
GEORGE JONES, as Administrator of the Estate of ROSELLA JONES, deceased

[Signature]
Notary Public
Commission Expiration Date:

[NOTARIAL SEAL]



Attachment: ZMA 7-0976B-01-002-003-018-70976 02028 HWY 21 2024-DEED 7-0976B-01-002 (2979 : Sainamo Rezoning)

PT-61 (Rev. 2/18)

To be filed in **CHATHAM COUNTY**

PT-61 025-2023-002033

SECTION A – SELLER'S INFORMATION (Do not use agent's information)				SECTION C – TAX COMPUTATION	
SELLER'S BUSINESS / ORGANIZATION / OTHER NAME THE ESTATE OF ROSELLA JONES				Exempt Code If no exempt code enter NONE NONE	
MAILING ADDRESS (STREET & NUMBER) 116 VILLAGE LAKE DRIVE				1. Actual Value of consideration received by seller Complete Line 1A if actual value unknown \$65,000.00	
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY POOLER, GA 31322 USA		DATE OF SALE 3/8/2023		1A. Estimated fair market value of Real and Personal property \$0.00	
SECTION B – BUYER'S INFORMATION (Do not use agent's information)				2. Fair market value of Personal Property only \$0.00	
BUYERS'S BUSINESS / ORGANIZATION / OTHER NAME SAINAMO, LLC				3. Amount of liens and encumbrances not removed by transfer \$0.00	
MAILING ADDRESS (Must use buyer's address for tax billing & notice purposes) 112 PARKSIDE BOULEVARD				4. Net Taxable Value (Line 1 or 1A less Lines 2 and 3) \$65,000.00	
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY PORT WENTWORTH, GA 31407 USA		Check Buyers Intended Use () Residential () Commercial () Agricultural () Industrial		5. TAX DUE at .10 per \$100 or fraction thereof (Minimum \$1.00) \$65.00	
SECTION D – PROPERTY INFORMATION (Location of Property (Street, Route, Hwy, etc))					
HOUSE NUMBER & EXTENSION (ex 265A) 0		PRE-DIRECTION, STREET NAME AND TYPE, POST DIRECTION AUGUSTA Road			SUITE NUMBER
COUNTY CHATHAM		CITY (IF APPLICABLE)		MAP & PARCEL NUMBER 70976B01002	ACCOUNT NUMBER
TAX DISTRICT	GMD	LAND DISTRICT	ACRES	LAND LOT	SUB LOT & BLOCK
SECTION E – RECORDING INFORMATION (Official Use Only)					
DATE		DEED BOOK 3041	DEED PAGE 26	PLAT BOOK	PLAT PAGE

ADDITIONAL BUYERS

None

Attachment: ZMA 7-0976B-01-002-003-018-70976 02028 HWY 21 2024-DEED 7-0976B-01-002 (2979 : Sainamo Rezoning)

Type: WD
 Kind: WARRANTY DEED
 Recorded: 3/8/2023 2:08:00 PM
 Fee Amt: \$25.00 Page 1 of 2
 Transfer Tax: \$0.00
 Chatham, Ga. Clerk Superior Court
 Tammie Mosley Clerk Superior Court

Prepared by and, after recording, return to:



6205 Abercorn Street, Suite 201
 Savannah, Georgia 31405
 (912) 356-5550

File #: WT-23-6985

Participant ID: 3602506218

BK 3041 PG 28 - 29

STATE OF GEORGIA

WARRANTY DEED

COUNTY OF CHATHAM

THIS INDENTURE, made and entered into this 8TH day of MARCH, 2023, by and between **GEORGE JONES AND ISABELL M. POLITE AND NETTIE REESE AND EDDIE L. GREEN**, as Parties of the First Part, and **SAINAMO, LLC**, as Party of the Second Part:

*** WITNESSETH ***

PARTIES OF THE FIRST PART, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, do hereby grant, bargain, sell and convey unto Party of the Second Part, its heirs, successors and assigns, the following-described property, to-wit:

ALL OF THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE 8TH G. M. DISTRICT OF CHATHAM COUNTY, STATE OF GEORGIA, AND BEING KNOWN AND DESIGNATED AS "AREA = 0.553 ACRES" AS SHOWN UPON THAT CERTAIN SURVEY PREPARED BY GLISON LAND SURVEYING, WILLIAM MARK GLISSON - REGISTERED LAND SURVEYOR GEORGIA PLS #3316, WITH A FIELD SURVEY DATE OF FEBRUARY 1, 2023, DATED FEBRUARY 10, 2023, RECORDED FEBRUARY 17, 2023, IN PLAT BOOK 53, AT PAGE 631, IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF CHATHAM COUNTY, GEORGIA, ENTITLED "SURVEY OF PARCEL #:(70976B01002) LOCATED IN THE 8TH G.M. DISTRICT OF CHATHAM COUNTY, GEORGIA". SAID PLAT IS INCORPORATED HEREIN BY SPECIFIC REFERENCE AND MADE A PART HEREOF.

THIS BEING THE SAME PROPERTY AS CONVEYED BY DEED FROM CHARLIE THOMPkins TO ISAAC JONES AND ROSELLA JONES, DATED FEBRUARY 15, 1945, RECORDED MARCH 1, 1945, IN DEED BOOK 41A, AT PAGE 76, IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF CHATHAM COUNTY, GEORGIA, WHICH DEED IS INCORPORATED HEREIN BY SPECIFIC REFERENCE AND MADE A PART HEREOF.

COMMONLY KNOWN AS 0 AUGUSTA ROAD, PORT WENTWORTH, GEORGIA 31407; P.I.N. 7-0976B-01-002.

SUBJECT, HOWEVER, TO ALL VALID EASEMENTS, RESTRICTIVE COVENANTS, AND RIGHTS-OF-WAY OF RECORD.

TO HAVE AND TO HOLD the said bargained premises, together with all and singular the rights, members, appurtenances and hereditaments to the same being, belonging or in anywise appertaining, to

the only proper use, benefit and behoof of the Party of the Second Part, its heirs and assigns forever, in FEE SIMPLE. The Parties of the First Part expressly covenant that they are seized of said property in good fee simple title and that they have the full right, power and authority to convey the same; that the said property and the grantor thereof is free and clear of any liens, claims or encumbrances whatever whereby the title to said property may in anywise be charged, changed, impaired or defeated, and that the Parties of the First Part will forever warrant and defend the said premises against the lawful claim of all persons whomsoever.

IN WITNESS WHEREOF, the said Parties of the First Part have hereunto set their hands under seal, this day as aforesaid.

Signed, sealed and delivered in the presence of:

Witness:

Sign: _____

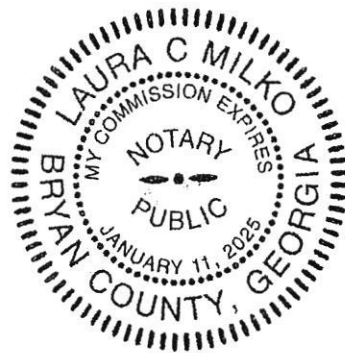
Print: Wallace Williams

[Signature]

Notary Public

Commission Expiration Date:

[NOTARIAL SEAL]



Seller(s):

[Signature]
GEORGE JONES

[Signature], POA
ISABELL M. POLITE BY GEORGE JONES, POA

[Signature], POA
NETTIE REESE BY GEORGE JONES, POA

[Signature], POA
EDDIE L. GREEN BY GEORGE JONES, POA

Attachment: ZMA 7-0976B-01-002-003-018-70976 02028 HWY 21 2024-DEED 7-0976B-01-002 (2979 : Sainamo Rezoning)

Prepared by and, after recording, return to:



6205 Abercorn Street, Suite 201
Savannah, Georgia 31405
(912) 356-5550

File #: WT-22-6867

Type: ESTD
Kind: DEED - FROM ESTATE
Recorded: 3/30/2022 1:06:00 PM
Fee Amt: \$250.00 Page 1 of 2
Transfer Tax: \$225.00
Chatham, Ga. Clerk Superior Court
Tammie Mosley Clerk Superior Court

Participant ID: 3602506218

BK 2756 PG 170 - 171

STATE OF GEORGIA

COUNTY OF CHATHAM

Administrator's Deed

THIS INDENTURE, made and entered this 30TH day of MARCH, 2022, by and between **VERNARD K. STEELE**, as Administrator of the Estate of **WILLIAM STEELE, JR.**, deceased of CHATHAM County, Georgia, as Party of the First Part, hereinafter referred to as "Grantor," and **SAINAMO, LLC**, as Party of the Second Part, hereinafter referred to as "Grantee."

*** W I T N E S S E T H ***

WHEREAS, WILLIAM STEELE, JR died intestate on the 29th day of January, 2015, having his/her principal place of residence in CHATHAM County, Georgia, seized and possessed of the property hereinafter described; and

WHEREAS, pursuant to the Probate Court of CHATHAM County, Georgia, on MARCH 18, 2022, appointed the said **VERNARD K. STEELE**, as Administrator of the Estate of **WILLIAM STEELE, JR**, deceased; and

NOW THEREFORE, the undersigned, as Administrator of the Estate of **WILLIAM STEELE, JR**, deceased, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable consideration, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell, convey and quit claim unto Grantee, its heirs, successors and assigns, the following-described property to-wit:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATE, LYING AND BEING IN CHATHAM COUNTY, GEORGIA, BEING KNOWN UPON A MAP OR PLAN OF SAID COUNTY AS A FIVE (5) ACRE TRACT LOCATED IN THE 8TH G.M. DISTRICT APPROXIMATELY ELEVEN AND ONE-HALF (11 1/2) MILES FROM THE CITY OF SAVANNAH ON THE AUGUSTA ROAD, SAID PARCEL NOW OR FORMERLY HAVING BEEN BOUNDED AS FOLLOWS: ON THE NORTH BY LANDS OF HUBERT KELLER; ON THE EAST BY THE AUGUSTA ROAD; ON THE SOUTH BY LANDS OF MARY DIXON; AND ON THE WEST BY LANDS OF HUBERT KELLER; SAID PARCEL BEING SHOWN IN HISTORIC MAP BOOK 5, PAGE 66, IN THE LAND RECORDS IN THE CLERK'S OFFICE AFORESAID, TO WHICH MAP IS SPECIFICALLY INCORPORATED HEREIN BY SPECIFIC REFERENCE AND MADE A PART HEREOF.

THIS BEING A PORTION OF THE PROPERTY AS CONVEYED BY DEED FROM MURRAY A. GALIN, AS EXECUTOR U/W WILLIAM STEELE TO ELNORA SWEET STEELE FOR AND DURING HER NATURAL LIFE, WITH REMAINDER TO WILLIAM STEELE, JR. AND LAFAYETTE STEELE, DATED APRIL 18, 1990, RECORDED AUGUST 26, 1991, IN DEED BOOK 150R, AT PAGE 231, CHATHAM COUNTY, GEORGIA, RECORDS, WHICH DEED IS INCORPORATED HEREIN BY SPECIFIC REFERENCE AND MADE A PART HEREOF.

COMMONLY KNOWN AS 0 AUGUSTA ROAD, PORT WENTWORTH, GEORGIA 31407; P.I.N. 7-0978B-01-003.

SUBJECT, HOWEVER, TO ALL VALID EASEMENTS, RESTRICTIONS, AND RIGHTS-OF-WAY OF RECORD.

TO HAVE AND TO HOLD the said above-described tract or parcel of land and premises, together with all and singular the rights, members, hereditaments, improvements, easements and appurtenances thereunto belonging or in any wise appertaining unto Grantee, its heirs, successors and assigns in fee simple forever.

IN WITNESS WHEREOF, the undersigned has hereunto set its hand under seal the day, month and year first above written.

Signed, sealed and delivered in the presence of:

Witness [Signature]

[Signature] [L.S.]
VERNARD K. STEELE, as Administrator of the Estate of WILLIAM STEELE, JR, deceased

Print Name: Wallace Williams

[Signature]
Notary Public
Commission Expiration Date:

[NOTARIAL SEAL]



Attachment: ZMA 7-0976B-01-002-003-018-70976 02028 HWY 21 2024-DEED 7-0976B-01-003 (2979 : Sainamo Rezoning)

PT-61 (Rev. 2/18)

To be filed in **CHATHAM COUNTY**

PT-61 025-2022-003658

SECTION A – SELLER'S INFORMATION (Do not use agent's information)				SECTION C – TAX COMPUTATION	
SELLER'S BUSINESS / ORGANIZATION / OTHER NAME THE ESTATE OF WILLIAM STEELE, JR				Exempt Code If no exempt code enter NONE NONE	
MAILING ADDRESS (STREET & NUMBER) 52 LEON VILLAGE DRIVE				1. Actual Value of consideration received by seller Complete Line 1A if actual value unknown \$225,000.00	
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY SAVANNAH, GA 31408 USA		DATE OF SALE 3/30/2022		1A. Estimated fair market value of Real and Personal property \$0.00	
SECTION B – BUYER'S INFORMATION (Do not use agent's information)				2. Fair market value of Personal Property only \$0.00	
BUYERS'S BUSINESS / ORGANIZATION / OTHER NAME SAINAMO, LLC				3. Amount of liens and encumbrances not removed by transfer \$0.00	
MAILING ADDRESS (Must use buyer's address for tax billing & notice purposes) 112 PARKSIDE BOULEVARD				4. Net Taxable Value (Line 1 or 1A less Lines 2 and 3) \$225,000.00	
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY PORT WENTWORTH, GA 31407 USA		Check Buyers Intended Use () Residential () Commercial () Agricultural () Industrial		5. TAX DUE at .10 per \$100 or fraction thereof (Minimum \$1.00) \$225.00	
SECTION D – PROPERTY INFORMATION (Location of Property (Street, Route, Hwy, etc))					
HOUSE NUMBER & EXTENSION (ex 265A) 0		PRE-DIRECTION, STREET NAME AND TYPE, POST DIRECTION AUGUSTA Road			SUITE NUMBER
COUNTY CHATHAM		CITY (IF APPLICABLE)		MAP & PARCEL NUMBER 70976B01003	ACCOUNT NUMBER
TAX DISTRICT	GMD	LAND DISTRICT	ACRES	LAND LOT	SUB LOT & BLOCK
SECTION E – RECORDING INFORMATION (Official Use Only)					
DATE		DEED BOOK	DEED PAGE	PLAT BOOK	PLAT PAGE

ADDITIONAL BUYERS
None

Attachment: ZMA 7-0976B-01-002-003-018-70976 02028 HWY 21 2024-DEED 7-0976B-01-003 (2979 : Sainamo Rezoning)

Prepared by and, after recording, return to:



WILLIAMS
TRANSACTIONS & ESTATES, LLC
6205 Abercorn Street, Suite 201
Savannah, Georgia 31405
(912) 356-5550

File #: WT-22-6897

Type: WD
Kind: WARRANTY DEED
Recorded: 6/3/2022 1:04:00 PM
Fee Amt: \$200.00 Page 1 of 2
Transfer Tax: \$175.00
Chatham, Ga. Clerk Superior Court
Tammie Mosley Clerk Superior Court

Participant ID: 3602506218

BK 2822 PG 405 - 406

STATE OF GEORGIA

WARRANTY DEED

COUNTY OF CHATHAM

THIS INDENTURE, made and entered into this 3rd day of JUNE, 2022, by and between **EDDIE GREENE AKA EDDIE LEE GREEN**, as Party of the First Part, and **SAINAMO, LLC**, as Party of the Second Part:

* WITNESSETH *

PARTY OF THE FIRST PART, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell and convey unto Party of the Second Part, its heirs, successors and assigns, the following-described property, to-wit:

ALL OF THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE 8TH G.M. DISTRICT OF CHATHAM COUNTY, GEORGIA, AND BEING KNOWN AND DESIGNATED AS "AREA = 2.319 ACRES" ON A SURVEY PREPARED BY GLISSON LAND SURVEYING, WILLIAM MARK GLISSON - REGISTERED LAND SURVEYOR GEORGIA PLS #3316, WITH A FIELD SURVEY DATE OF ~~MAY 20, 2022~~, DATED MAY 23, 2022, RECORDED MAY 24, 2022, IN PLAT BOOK 53, AT PAGE 375; AS REVISED ON JUNE 1, 2022 AND RE-RECORDED ON JUNE 1, 2022, IN PLAT BOOK 53, AT PAGE 385, CHATHAM COUNTY, GEORGIA RECORDS, ENTITLED "SURVEY OF 2.319 ACRES OF LAND LOCATED IN THE 8TH G.M. DISTRICT OF CHATHAM COUNTY, GEORGIA". SAID PLATS ARE INCORPORATED HEREIN BY SPECIFIC REFERENCE AND MADE A PART HEREOF.

THIS BEING THE SAME PROPERTY AS CONVEYED BY ASSENT TO DEVISE FROM NATHANIEL GREEN, AS EXECUTOR OF THE LAST WILL & TESTAMENT OF MARY LOU THOMPkins TO EDDIE LEE GREEN, DATED JUNE 22, 1998, RECORDED JUNE 23, 1998, IN DEED BOOK 194I, AT PAGE 628, IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF CHATHAM COUNTY, GEORGIA, WHICH DEED IS INCORPORATED HEREIN BY SPECIFIC REFERENCE AND MADE A PART HEREOF.

COMMONLY KNOWN AS 0 HIGHWAY 21, PORT WENTWORTH, GEORGIA 31407;
P.I.N. 7-0976B-01-018.

SUBJECT, HOWEVER, TO ALL VALID EASEMENTS, RESTRICTIVE COVENANTS, AND RIGHTS-OF-WAY OF RECORD.

TO HAVE AND TO HOLD the said bargained premises, together with all and singular the rights, members, appurtenances and hereditaments to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of the Party of the Second Part, its heirs and assigns forever, in **FEE SIMPLE**. The Party of the First Part expressly covenants that it is seized of said property in good fee simple title and that it has the full right, power and authority to convey the same; that the said property and the grantor thereof is free and clear of any liens, claims or encumbrances whatever whereby the title to said property may in anywise be charged, changed, impaired or defeated, and that the Party of the First Part will forever warrant and defend the said premises against the lawful claim of all persons whomsoever.

IN WITNESS WHEREOF, the said Party of the First Part has hereunto set its hand under seal, this day as aforesaid.

Signed, sealed and delivered in the presence of:

Witness:

Sign:

Print: Wallace Williams

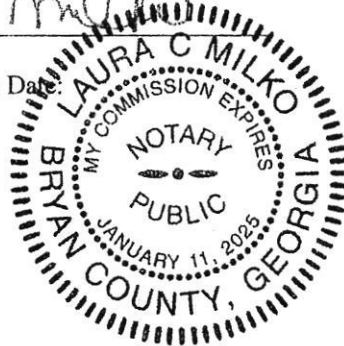
Seller(s):

+ Eddie

EDDIE GREENE AKA EDDIE LEE GREEN

Laura C Milko

Notary Public
Commission Expiration Date:
[NOTARIAL SEAL]



PT-61 (Rev. 2/18)

To be filed in **CHATHAM COUNTY**

PT-61 025-2022-006582

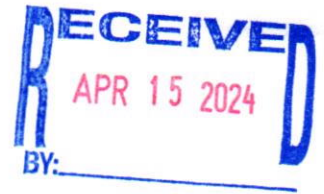
SECTION A – SELLER'S INFORMATION (Do not use agent's information)			SECTION C – TAX COMPUTATION		
SELLER'S LAST NAME GREEN	FIRST NAME EDDIE	MIDDLE LEE	Exempt Code If no exempt code enter NONE	NONE	
MAILING ADDRESS (STREET & NUMBER) 7317 GA HWY 21			1. Actual Value of consideration received by seller Complete Line 1A if actual value unknown	\$175,000.00	
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY PORT WENTWORTH, GA 31407 USA		DATE OF SALE 6/3/2022	1A. Estimated fair market value of Real and Personal property	\$0.00	
SECTION B – BUYER'S INFORMATION (Do not use agent's information)			2. Fair market value of Personal Property only	\$0.00	
BUYER'S BUSINESS / ORGANIZATION / OTHER NAME SAINAMO, LLC			3. Amount of liens and encumbrances not removed by transfer	\$0.00	
MAILING ADDRESS (Must use buyer's address for tax billing & notice purposes) 112 PARKSIDE BOULEVARD			4. Net Taxable Value (Line 1 or 1A less Lines 2 and 3)	\$175,000.00	
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY PORT WENTWORTH, GA 31407 USA		Check Buyers Intended Use () Residential () Commercial () Agricultural () Industrial	5. TAX DUE at .10 per \$100 or fraction thereof (Minimum \$1.00)	\$175.00	
SECTION D – PROPERTY INFORMATION (Location of Property (Street, Route, Hwy, etc))					
HOUSE NUMBER & EXTENSION (ex 265A) 0		PRE-DIRECTION, STREET NAME AND TYPE, POST DIRECTION HIGHWAY 21			SUITE NUMBER
COUNTY CHATHAM		CITY (IF APPLICABLE)	MAP & PARCEL NUMBER 70976B01018		ACCOUNT NUMBER
TAX DISTRICT	GMD	LAND DISTRICT	ACRES	LAND LOT	SUB LOT & BLOCK
SECTION E – RECORDING INFORMATION (Official Use Only)					
DATE	DEED BOOK	DEED PAGE	PLAT BOOK	PLAT PAGE	

ADDITIONAL BUYERS

None

Attachment: ZMA 7-0976B-01-002-003-018-70976 02028 HWY 21 2024-DEED 7-0976B-01-018 (2979 : Sainamo Rezoning)

Surrounding Property Owners Within 300 Feet



Richmond Baptist Church, Inc.,
 PIN: 70976 02047
 Property Address: Berrien Road, Port Wentworth, Georgia 31407
 Mailing Address: 7351 Highway 21 N, Port Wentworth, Georgia 31407

Richmond Baptist Church, Inc.,
 PIN: 70976B01005
 Property Address: 7351 Highway 21 N, Port Wentworth, Georgia 31407
 Mailing Address: 7351 Highway 21 N, Port Wentworth, Georgia 31407

Anthony Steele
 PIN: 70976B01016
 Property Address: Augusta Road, Port Wentworth, Georgia 31407
 Mailing Address: 207 Stephanie Avenue, Rincon, Georgia 31326

Glenn Allen Steele
 PIN: 70976B01015
 Property Address: Augusta Road, Port Wentworth, Georgia 31407
 Mailing Address: 1541 Ft. Howard Road, Rincon, Georgia 31326

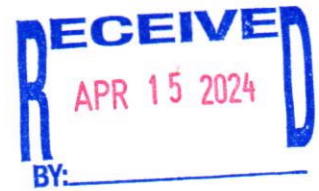
Moses Roberts & Annie Pearl Roberts
 PIN: 70976B01008
 Property Address: Roberts Road, Port Wentworth, Georgia 31407
 Mailing Address: 134 White Dogwood Lane, Pooler, Georgia 31322

Sheldon Richard Roberts
 PIN: 70976B01007
 Property Address: 100 Roberts Road, Port Wentworth, Georgia 31407
 Mailing Address: 100 Roberts Road, Port Wentworth, Georgia 31407

City of Port Wentworth
 PIN: 70976 02028
 Property Address: 201 Berrien Road, Port Wentworth, Georgia 31407
 Mailing Address: 305 South Coastal Highway, Port Wentworth, Georgia 31407

Port Wentworth Townhomes GA, LLC
 PIN: 70976 02027
 Property Address: 300 Highway 30, Port Wentworth, Georgia 31407
 Mailing Address: 1776 Peachtree Street NW, Suite 100, Atlanta, Georgia 30309

Shirley Price
 PIN: 70976B01014
 Property Address: Augusta Road, Port Wentworth, Georgia 31407
 Mailing Address: 522 W. Victory Drive, Savannah, Georgia 31405



Colleen Lynette Brady-Hohnerlein
 PIN: 70976 02034
 Property Address: 0 Highway 30, Port Wentworth, Georgia 31407
 Mailing Address: 83 Falkland Avenue, Port Wentworth, Georgia 31407

Judy Sigley Floyd
 PIN: 70976 02033
 Property Address: 0 Highway 30, Port Wentworth, Georgia 31407
 Mailing Address: 119 N. Center Street, Winder, Georgia 30680

Charles Lynn Floyd
 PIN: 70976 02032
 Property Address: 0 Highway 30, Port Wentworth, Georgia 31407
 Mailing Address: 4092 GA Highway 119 S, Guyton, Georgia 31312

Frank Neville Floyd
 PIN: 70976B01001B
 Property Address: Augusta Road, Port Wentworth, Georgia 31407
 Mailing Address: 120 Highway 30, Port Wentworth, Georgia 31407

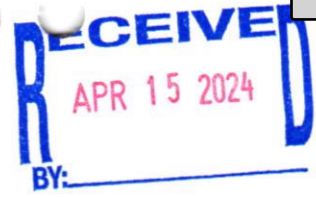
Frank and Reita's II, LLC
 PIN: 70976 02031
 Property Address: 0 Highway 30, Port Wentworth, Georgia 31407
 Mailing Address: 1716 E. Highway 80, Bloomingdale, Georgia 31302

Frank and Reita's, LLC
 PIN: 70976 02030
 Property Address: 134 Highway 30, Port Wentworth, Georgia 31407
 Mailing Address: 1716 E. Highway 80, Bloomingdale, Georgia 31302

Frank Neville Floyd
 PIN: 70976 02003
 Property Address: 120 Highway 30, Port Wentworth, Georgia 31407
 Mailing Address: 120 State Road 30, Savannah, Georgia 31407

Frank Neville Floyd
 PIN: 70976 02029
 Property Address: 0 Highway 30, Port Wentworth, Georgia 31407
 Mailing Address: 120 State Road 30, Savannah, Georgia 31407

Charles E. Hunter, Et Al.
 PIN: 70976B01011
 Property Address: Augusta Road, Port Wentworth, Georgia 31407
 Mailing Address: 7229 Highway 21, Port Wentworth, Georgia 31407



Eddie Lee Green
 PIN: 70976B01019
 Property Address: Highway 21, Port Wentworth, Georgia 31407
 Mailing Address: c/o Nathaniel Green, 7317 GA HWY 21, Port Wentworth, Georgia 31407

Charles E. Hunter, Et Al.
 PIN: 70976B01001A
 Property Address: 7229 Highway 21, Port Wentworth, Georgia 31407
 Mailing Address: 7229 Highway 21, Port Wentworth, Georgia 31407

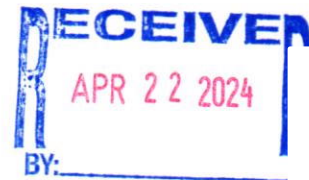
Sally J Mitchell & David G. Mitchell, Jr.
 PIN: 70907A05003
 Property Address: 1 Ponderosa Drive, Port Wentworth, Georgia 31407
 Mailing Address: 179 Kathy Street, Bloomingdale, Georgia 31302

Michael W. Clay and Angela K. Clay
 PIN: 70907A05002 and 70907A05001
 Property Address: 103 Providence Drive, Port Wentworth, Georgia 31407
 Mailing Address: 103 Providence Drive, Port Wentworth, Georgia 31407

Port Wentworth Fee Owner, LLC
 PIN: 70907 01004
 Property Address: 7306 Highway 21, #103, Port Wentworth, Georgia 31407
 Mailing Address: 3735 Beam Road, Suite B, Charlotte, North Carolina 28217

GPM RE, LLC
 PIN: 70907 01007
 Property Address: 7308 Highway 21, Port Wentworth, Georgia 31407
 Mailing Address: 8565 Magellan Parkway, Suite 400, Richmond, Virginia 23227

**LEGAL DESCRIPTION FOR PORT WENTWORTH
ZONING APPLICATION SAINAMO, LLC PROPERTY**



ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 8th G.M. DISTRICT, PORT WENTWORTH, CHATHAM COUNTY, CONTAINING 10.12 ACRES, MORE OR LESS, AS SHOWN ON THE SURVEY ENTITLED SAINAMO, LLC ZONING APPLICATION EXHIBIT AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN IRON ROD FOUND ON THE WESTERN RIGHT OF WAY LINE OF GA HIGHWAY NO. 21 AKA AUGUSTA ROAD AND HAVING GEORGIA STATE PLANE EAST ZONE COORDINATES, NORTH 801,782.56 AND EAST 955,585.04; EXTEND THENCE SOUTH 18 DEGREES 00 MINUTES 31 SECONDS EAST A DISTANCE OF 125.00 FEET TO A POINT; EXTEND THENCE SOUTH 17 DEGREES 39 MINUTES 13 SECONDS EAST A DISTANCE OF 110.18 FEET TO A POINT; EXTEND THENCE SOUTH 72 DEGREES 20 MINUTES 10 SECONDS WEST A DISTANCE OF 220.97 FEET TO A POINT; EXTEND THENCE NORTH 17 DEGREES 34 MINUTES 43 SECONDS WEST A DISTANCE OF 108.34 FEET TO A POINT; EXTEND THENCE SOUTH 71 DEGREES 51 MINUTES 35 SECONDS WEST A DISTANCE OF 286.18 FEET TO A POINT; EXTEND THENCE SOUTH 17 DEGREES 57 MINUTES 07 SECONDS EAST ADISTANCE OF 134.11 FEET TO A POINT; EXTEND THENCE SOUTH 71 DEGREES 55 MINUTES 25 SECONDS WEST ADISTANCE OF 742.98 FEET TO A POINT; EXTEND THENCE NORTH 17 DEGREES 50 MINUTES 33 SECONDS WEST ADISTANCE OF 137.89 FEET TO A POINT; EXTEND THENCE SOUTH 71 DEGREES 36 MINUTES 19 SECONDS WEST ADISTANCE OF 67.95 FEET TO A POINT; EXTEND THENCE SOUTH 72 DEGREES 15 MINUTES 34 SECONDS WEST ADISTANCE OF 199.41 FEET TO A POINT; EXTEND THENCE SOUTH 72 DEGREES 05 MINUTES 09 SECONDS WEST ADISTANCE OF 244.79 FEET TO A POINT; EXTEND THENCE NORTH 05 DEGREES 25 MINUTES 43 SECONDS WEST ADISTANCE OF 127.11 FEET TO A POINT; EXTEND THENCE NORTH 71 DEGREES 52 MINUTES 30 SECONDS EAST ADISTANCE OF 137.75 FEET TO A POINT; EXTEND THENCE NORTH 72 DEGREES 08 MINUTES 57 SECONDS EAST ADISTANCE OF 504.85 FEET TO A POINT; EXTEND THENCE NORTH 17 DEGREES 51 MINUTES 16 SECONDS WEST ADISTANCE OF 276.19 FEET TO A POINT EXTEND THENCE NORTH 74 DEGREES 24 MINUTES 34 SECONDS EAST ADISTANCE OF 268.49 FEET TO A POINT; EXTEND THENCE SOUTH 10 DEGREES 11 MINUTES 02 SECONDS EAST ADISTANCE OF 118.13 FEET TO A POINT; EXTEND THENCE NORTH 73 DEGREES 28 MINUTES 46 SECONDS EAST ADISTANCE OF 195.65 FEET TO A POINT;

Attachment: ZMA 7-0976B-01-002-003-018-70976 02028 HWY 21 2024-Legal Description (2979 : Sainamo Rezoning)

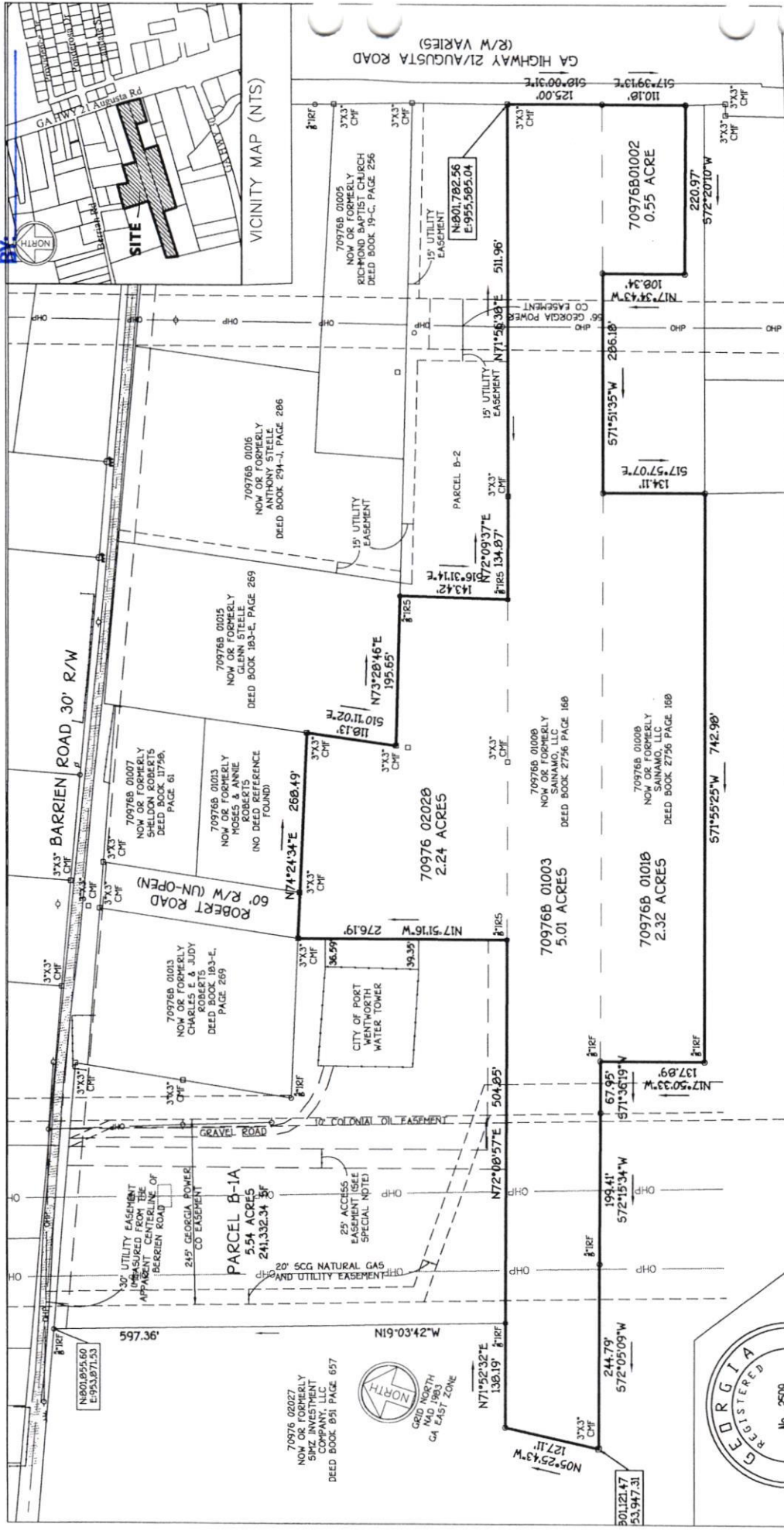
EXTEND THENCE SOUTH 16 DEGREES 31 MINUTES 14 SECONDS EAST
ADISTANCE OF 143.42 FEET TO A POINT;
EXTEND THENCE NORTH 72 DEGREES 09 MINUTES 37 SECONDS EAST
ADISTANCE OF 134.87 FEET TO A POINT;
EXTEND THENCE NORTH 71 DEGREES 56 MINUTES 38 SECONDS EAST
ADISTANCE OF 511.96 FEET TO THE POINT OF BEGINNING.

THE ABOVE-DESCRIBED PARCEL CONTAINS 10.12 ACRES.

RECEIVED
APR 22 2024
BY: _____

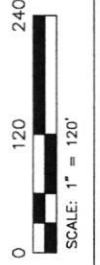
Attachment: ZMA 7-0976B-01-002-003-018-70976 02028 HWY 21 2024-Legal Description (2979 : Sainamo Rezoning)

RECEIVED
APR 22 2024



SAINAMO, LLC ZONING MAP EXHIBIT
 BEING LANDS OF SAINAMO LLC, CONTAINING A
 TOTAL OF 10.12 ACRES, AND INCLUDING THE
 FOLLOWING PIN'S: 7096 02028, 70976B 01002, 7096B
 01003 AND 70976B 01018, 8TH G.M. DISTRICT, PORT
 WENTWORTH, CHATHAM COUNTY, GEORGIA

SUNDIAL LAND SURVEYING, PC
 L5F000957
 1410 WEST U.S. HIGHWAY 80, SUITE 2
 BLOOMINGDALE, GA 31302
 912-235-2477
 mhussay@sundiallandsurveying.com
 sundiallandsurveying.com



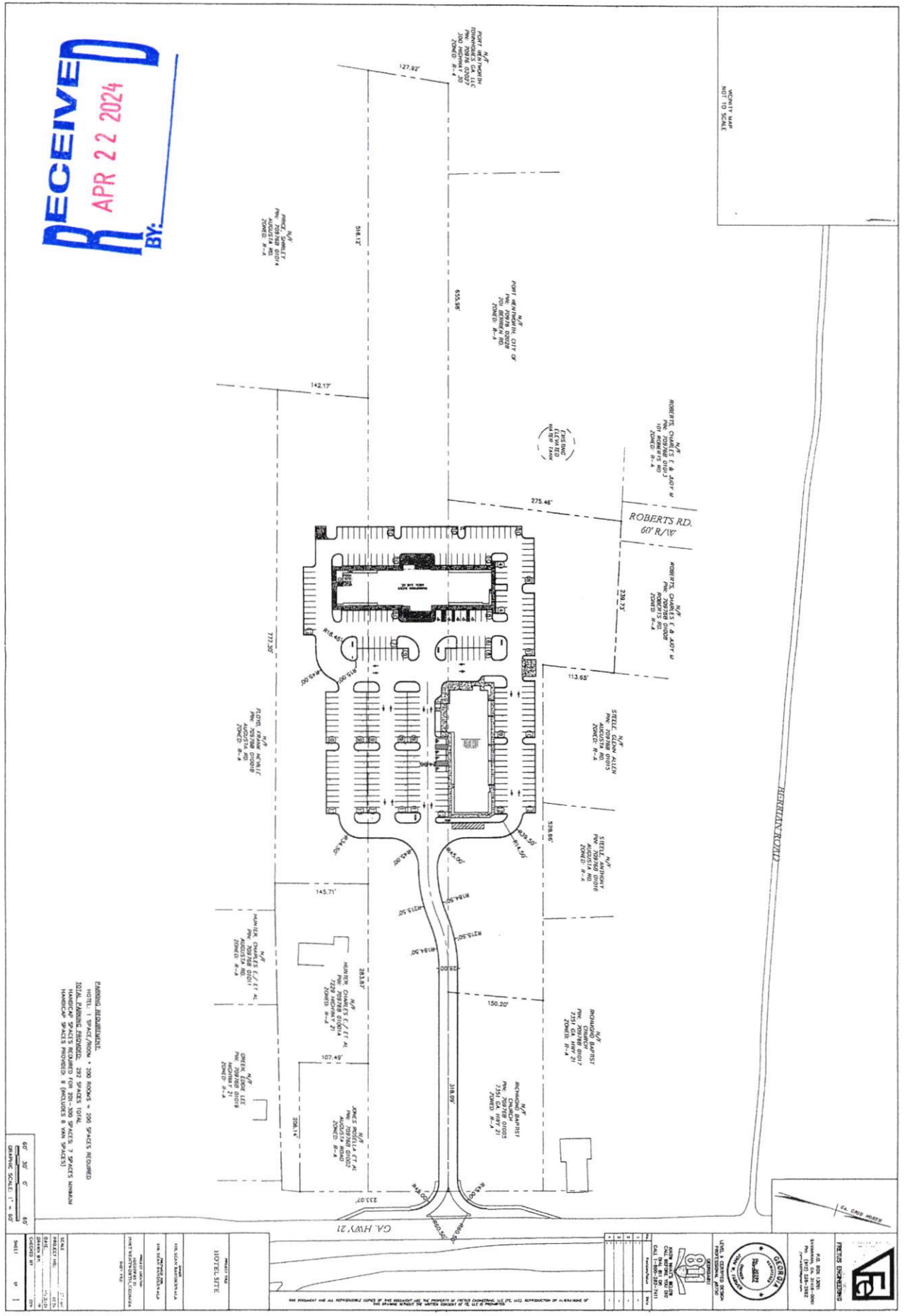
MICHAEL A. HUSSEY
 GA REG NO 2509



for
 SAINAMO LLC
 112 PARKSIDE BOULEVARD
 PORT WENTWORTH, GA 31407

DATE: 04-09, 2024

RECEIVED
APR 22 2024
 BY: _____



PARKING REQUIREMENTS:
 HOTEL: 1 SPACE/ROOM • 200 ROOMS = 200 SPACES REQUIRED
 TOTAL PARKING PROVIDED: 292 SPACES TOTAL
 NUMBER SPACES REMOVED FOR 200 ROOMS: 7 SPACES (NON-ADJACENT)
 NUMBER SPACES REMOVED FOR 200 ROOMS: 7 SPACES (NON-ADJACENT)

DATE: 04/11/24
 GRAPHIC SCALE: 1" = 60'
 SHEET: 1 OF 1

PROJECT NO.	24-0000000000
PROJECT NAME	HOTEL SITE
DATE	04/11/24
SCALE	AS SHOWN
DESIGNED BY	_____
CHECKED BY	_____
DATE	_____

DATE	04/11/24
SCALE	AS SHOWN
DESIGNED BY	_____
CHECKED BY	_____
DATE	_____

DATE: 04/11/24
 SCALE: AS SHOWN
 DESIGNED BY: _____
 CHECKED BY: _____
 DATE: _____

PROFESSIONAL ENGINEER
 STATE OF CALIFORNIA
 LICENSE NO. 55080
 NAME: [Signature]
 ADDRESS: [Address]
 CITY: [City] STATE: [State] ZIP: [ZIP]

PROFESSIONAL ARCHITECT
 STATE OF CALIFORNIA
 LICENSE NO. 12345
 NAME: [Signature]
 ADDRESS: [Address]
 CITY: [City] STATE: [State] ZIP: [ZIP]



Planning Commission
305 South Coastal Highway
Port Wentworth, GA 31407

Meeting: 05/13/24 03:30 PM
Department: Development Services
Category: Planning/Zoning Item
Prepared By: Katie Dunnigan
Department Head: Katie Dunnigan

SCHEDULED

AGENDA ITEM (ID # 2980)

DOC ID: 2980

A Zoning Map Amendment Application has been submitted by Philip R. McCorkle as Agent for Angela J. Anderson, Andrea J. Anderson, and Sparkman Properties, LLC, requesting to rezone 200.9 of 223.3 acres from R-1 to I-1, to allow for warehouse development. PIN# 7-0975-01-001 located in the 1st Council District, on Saussy Road.

Issue/Item:

A Zoning Map Amendment Application has been submitted by Philip R. McCorkle as Agent for Angela J. Anderson, Andrea J. Anderson, and Sparkman Properties, LLC, requesting to rezone 200.9 of 223.3 acres from R-1 to I-1, to allow for warehouse development. PIN# 7-0975-01-001 located in the 1st Council District, on Saussy Road.

Background:

- The applicant requests I-1 zoning for the future development of approximately 2,033,000 square feet of warehousing.
- Consistent with surveyor drawing submitted by the applicant, the 200.9-acre portion east of the railway will be referred to as Parcel A, the 22.4-acre portion being evaluated in this report will be referred to as Parcel B.
- The proposed development will become the western-most portion of a planned industrial park with future signaled access via Highway 21.
- This project has completed DRI review (DRI# 4159). The final report was issued by the Coastal Regional Commission on March 28, 2024.

Facts and Findings:

- Adjacent properties to the north and east are in the I-1 zoning district, properties to the southeast and south are zoned R-1, the western boundary of Parcel A abuts the Seaboard Coastline Railroad.
- Article 4, Section 4.20 of the City of Port Wentworth Code of Ordinances, Zoning Ordinance describes the intent and purpose of the industrial zoning district as: *intended for large and intensive warehousing, distribution, and manufacturing, as well as heavier commercial uses and support services that provide the backbone for economic development and job creation. Sites in this district should have ready access to necessary utilities and direct access to major truck transportation routes with significant separation and buffering from residential areas. Characteristics of uses and land in I-1 may include outdoor storage areas, truck traffic, manufacturing, large buildings, and multiple worker shifts.*
 - Future development proposes to adjoin existing warehousing
 - The property is of adequate size to provide necessary buffering to adjacent residential properties.
- The 2021-2041 Comprehensive Plan identifies the character area for this parcel as Rural Neighborhood which is partially defined as "rural, undeveloped land with little development pressure for suburban growth". This designation should be considered against existing adjacent land use, proposed retainment of wetlands, and limited access points.
- Included in the Comprehensive Plan's implementation strategies for development within the Rural Neighborhood character area includes identifying "areas appropriate for development

and direct(ing) future growth to those areas, while preserving rural areas and communities”.

Funding:

N/A

Recommendation:

The proposed rezoning for Parcel A of PIN# 7-0975-01-001 is consistent with City of Port Wentworth Ordinances and aligns with current adjacent zoning and development.

ATTACHMENTS:

- ZMA Sparkman-Anderson Tract Saussy Rd 2024-Application (PDF)
- ZMA Sparkman-Anderson Tract Saussy Rd 2024-APO (CSV)
- DRI_4159 Final Report (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: Angela J. Anderson, Andrea J. Anderson, and Sparkman Properties, LLC Phone #

Owner Address: See attached Exhibit A

PIN #(s): See attached Exhibit B # of Acres 224.39

Zoning Classification: Present R-1 Requested I-1

Use of Property: Present Vacant Requested Warehouses

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 property is adjacent to a large warehouse development currently under development and is a natural extension of the development.

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.
4. Site Plan of proposed use of property.
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 26th day of January, 2021.

Krystal Deane
Notary Public



Signature of Applicant

Updated 8/25/2023

Attachment: ZMA Sparkman-Anderson Tract Saussy Rd 2024-Application (2980 : Sparkman-Anderson 1)

Exhibit A

Address of Property Owners

Angela J. Anderson and Andrea J. Anderson
120 Danbury Court
Pooler, Georgia 31322

Sparkman Properties, LLC
Attention: Maria T. Sparkman
242 Lyman Hall Road
Savannah, Georgia 31410

Attachment: ZMA Sparkman-Anderson Tract Saussy Rd 2024-Application (2980 : Sparkman-Anderson 1)

PARCEL A

7-0975-01-001

BEGINNING AT A 3x3" CONCRETE MONUMENT FOUND ON THE NORTHERLY PORTION OF THE VARIABLE WIDTH RIGHT OF WAY FOR GEORGIA HIGHWAY 30, BEARING THE GEORGIA STATE PLANE COORDINATE SYSTEM (SPC 83), EAST.ZONE, COORDINATES OF (Y)799,561.77' USFT, (X)949,568.66' USFT; THENCE S 68°00'56" W A DISTANCE OF 47.02' TO A 3x3" CONCRETE MONUMENT FOUND; THENCE N 27°27'17" W A DISTANCE OF 766.59' TO A 4x4" CONCRETE MONUMENT FOUND BROKEN; THENCE N 25°48'10" W A DISTANCE OF 533.74' TO A 3x3" CONCRETE MONUMENT FOUND; THENCE N 20°36'39" W A DISTANCE OF 530.09' TO A 3x3" CONCRETE MONUMENT FOUND; THENCE N 14°58'58" W A DISTANCE OF 530.52' TO A 3x3" CONCRETE MONUMENT FOUND; THENCE N 09°59'43" W A DISTANCE OF 533.64' TO A 3x3" CONCRETE MONUMENT FOUND; THENCE N 08°17'19" W A DISTANCE OF 3343.60' TO A 3x3" CONCRETE MONUMENT FOUND; THENCE N 70°48'20" E A DISTANCE OF 1158.50' TO A 3x3" CONCRETE MONUMENT FOUND; THENCE S 26°55'15" E A DISTANCE OF 769.14' TO A 5/8" IRON REBAR FOUND; THENCE S 24°00'56" E A DISTANCE OF 976.95' TO A 4x4" CONCRETE MONUMENT FOUND DISTURBED; THENCE S 20°42'00" E A DISTANCE OF 327.79' TO A 3x3" CONCRETE MONUMENT FOUND; THENCE S 13°05'18" E A DISTANCE OF 660.80' TO A 5/8" IRON REBAR FOUND WITH A 1" IRON PIPE FOUND DISTURBED WITNESS; THENCE S 11°54'23" E A DISTANCE OF 711.99' TO A RAILROAD IRON FOUND; THENCE S 11°52'03" E A DISTANCE OF 651.25' TO A 3x3" CONCRETE MONUMENT FOUND; THENCE S 21°00'25" W A DISTANCE OF 826.48' TO A 3x3" CONCRETE MONUMENT FOUND DISTURBED; THENCE S 15°31'35" W A DISTANCE OF 865.47' TO A 5/8" IRON REBAR SET WITH CAP; THENCE S 20°10'08" W A DISTANCE OF 509.53' TO A 4x4" CONCRETE MONUMENT FOUND; THENCE S 20°12'30" W A DISTANCE OF 448.37' TO A 3x3" CONCRETE MONUMENT FOUND; WHICH IS ALSO THE TRUE POINT OF BEGINNING, HAVING AN AREA OF 8,751,617 SQUARE FEET, 200.909 ACRES.

PARCEL B

BEGINNING AT A 3x3" CONCRETE MONUMENT FOUND (P.O.B.2) AT THE INTERSECTION OF THE WESTERLY MARGIN OF THE 300' RIGHT OF WAY FOR SEABOARD COASTLINE RAILROAD AND EASTERLY MARGIN OF THE 150' RIGHT OF WAY FOR THE CENTRAL OF GEORGIA RAILROAD (FORMERLY SAVANNAH & ATLANTA RAILROAD), BEARING THE GEORGIA STATE PLANE COORDINATE SYSTEM (SPC 83), EAST ZONE, COORDINATES OF (Y)801,724.16' USFT, (X)948,294.80' USFT; THENCE N 24°41'45" W A DISTANCE OF 2140.68' TO A 3x3" CONCRETE MONUMENT FOUND; THENCE N 18°49'03" E A DISTANCE OF 1326.19' TO A 3x3" CONCRETE MONUMENT FOUND; THENCE S 08°17'45" E A DISTANCE OF 3234.03' TO A 3x3" CONCRETE MONUMENT FOUND; WHICH IS ALSO THE TRUE POINT OF BEGINNING, HAVING AN AREA OF 977,337 SQUARE FEET, 22.437 ACRES.

Exhibit B

Property Identification Numbers

7-0975-01-001
7-0976D-03-002
7-0976D-04-003
7-0976D-04-006
7-0976D-10-001

Attachment: ZMA Sparkman-Anderson Tract Saussy Rd 2024-Application (2980 : Sparkman-Anderson 1)

70976D04003

CLERK SUPERIOR COURT CHATHAM COUNTY GA
 All those certain lots, tracts or parcels of land situate lying and being in Chatham County, Georgia, and being known as Lot Nos. 527 and 528, West Ward, Keller Subdivision, as shown upon a map or plan of the Keller Subdivision made by Percy Sugden and recorded in the office of the Clerk of Superior Court of Chatham County, Georgia, in Historical Map Book 2, Folio 134 and 135, to which reference is hereby made for a more particular description of the property conveyed herein; said Lot Nos. 527 and 28 lying contiguous and being bounded as follows: On the South by Lot No. 529, West Ward, Keller Subdivision; On the East by 4th Street; On the West by Lot No. 526 West Ward of said Keller Subdivision; and on the North by an unnamed road shown on said subdivision map; said property being the same property acquired by Chatham County by a deed recorded in Deed Book 103-N, Page 863, in the records of the Clerk of the Superior Court of Chatham County, Georgia.

70976D03002

CLERK SUPERIOR COURT CHATHAM COUNTY GA
 All those certain lots, tracts or parcels of land situate lying and being in Chatham County, Georgia, and being known as Lot Nos. 388 and 389, West Ward, Keller Subdivision, as shown upon a map or plan of the Keller Subdivision made by Percy Sugden and recorded in the office of the Clerk of Superior Court of Chatham County, Georgia, in Historical Map Book 2, Folio 134 and 135, to which reference is hereby made for a more particular description of the property conveyed herein; said Lot Nos. 388 and 389 lying contiguous and being bounded as follows: On the South by Lot No. 390, West Ward, Keller Subdivision; On the East by 3rd Street; On the West by Lot Nos. 377 and 378, West Ward of said Keller Subdivision; and on the North by Lot No. 387 West Ward, Keller Subdivision; said property being the same property acquired by Chatham County by a deed recorded in Deed Book 104-T, Page 211, in the records of the Clerk of the Superior Court of Chatham County, Georgia.

Attachment: ZMA Sparkman-Anderson Tract Saussy Rd 2024-Application (2980 : Sparkman-Anderson 1)

70976D04006

All those certain lots, tracts or parcels of land situate lying and being in Chatham County, Georgia, and being known as Lot Nos. 516 and 517, West Ward, Keller Subdivision, as shown upon a map or plan of the Keller Subdivision made by Percy Sugden and recorded in the office of the Clerk of Superior Court of Chatham County, Georgia, in Historical Map Book 2, Folio 134 and 135, to which reference is hereby made for a more particular description of the property conveyed herein; said Lot Nos. 516 and 517 lying contiguous and being bounded as follows: On the South by Lot No. 515, West Ward, Keller Subdivision; On the East by Lot Nos. 537 and 538, West Ward, Keller Subdivision; On the West by 3rd Street; and on the North by Lot No. 518, West Ward, Keller Subdivision; said property being the same property acquired by Chatham County by a deed recorded in Deed Book 103-N, Page 861, in the records of the Clerk of the Superior Court of Chatham County, Georgia.

Attachment: ZMA Sparkman-Anderson Tract Saussy Rd 2024-Application (2980 : Sparkman-Anderson 1)

7-0976D-10-001

CLERK SUPERIOR COURT, CHATHAM CO. GA.

All those certain lots, portions of lots, tracts or parcels of land situate lying and being in Chatham County, Georgia, and being known as Lot Nos. 277 through 281, inclusive and Lot Nos. 311 through 315, inclusive, and portions of Lot Nos. 276, 316 and 317 Middle Ward, Keller Subdivision, as shown upon a map or plan of the Keller Subdivision made by Percy Sugden and recorded in the office of the Clerk of Superior Court of Chatham County, Georgia, in Historical Map Book 2, Folio 134 and 135, to which reference is hereby made for identifying said lots and portions of lots; said Lots and portions of lots lying contiguous and having a frontage along the northern right of way line of Georgia Highway No. 30 and being bounded as follows: On the South by Georgia Highway No. 30; On the East by 7th Street; On the West by 6th Street; and on the North by Columbia Avenue; said property being all of the property acquired by Chatham County within said block lying north of Georgia Highway No. 30.

Surrounding Property Owners Within 300 Feet

SPH 21, LLC

PIN: 70976 02044, 70976 02042, 70976 02043, 70976 02039, 70976 02037

Property Address: 0 Saussy Road, Port Wentworth, Georgia 31407

Mailing Address: 5 Concourse Parkway, Suite 200, Atlanta, Georgia 30328

John Henry Hargrove ET AL

PIN: 70975 01002

Property Address: 0 Saussy Road, Port Wentworth, Georgia 31407

Mailing Address: 924 Mill Court, Savannah, Georgia 31419

Brenda Ann Richards

PIN: 70975 01002A

Property Address: 0 Saussy Road, Port Wentworth, Georgia 31407

Mailing Address: 170 Annabelle Lane, Peachtree City, Georgia 30290

Everlina Jones Reynolds & Cliff Reynolds

PIN: 70975 01002B

Property Address: 362 Saussy Road, Port Wentworth, Georgia 31407

Mailing Address: 160 Village Lake Drive, Pooler, Georgia 31322

Ruth W. Thomas

PIN: 70976 02014

Property Address: 0 Saussy Road, Port Wentworth, Georgia 31407

Mailing Address: 788 Hancock Street, Brooklyn, New York 11233

Matthew Jerome Jackson Sr.

PIN: 70976 02014A

Property Address: 0 Saussy Road, Port Wentworth, Georgia 31407

Mailing Address: 3 Winoka Drive, Garden City, Georgia 31408

WILLIE STEELE PLACE, LLC

PIN: 70976 02007

Property Address: 0 Punkin Bridge Road, Port Wentworth, Georgia 31407

Mailing Address: 4 Marsh Harbor Drive N, Savannah, Georgia 31410

Georgia Municipal Association

PIN: 70976C01001

Property Address: 0 Highway 30, Port Wentworth, Georgia 31407

Mailing Address: 201 Pryor Street SW, Atlanta, Georgia 30303

Frank and Irene Hines

PIN: 70976D03003

Property Address: 3rd Street, Port Wentworth, Georgia 31407

Mailing Address: 18 Fluke Street, Savannah, Georgia 31405

Jimme L. Westley
 PIN: 70976D02003
 Property Address: 2nd Street, Port Wentworth, Georgia 31407
 Mailing Address: 39 S. Parkwood Drive, Savannah, Georgia 31404

Angela A. Anderson
 Andrea A. Anderson
 PIN: 70976 01001
 Property Address: Saussy Road, Port Wentworth, Georgia 31407
 Mailing Address: 120 Danbury Court, Pooler, Georgia 31322

Ruth W. Thomas
 PIN: 70976 02014
 Property Address: Saussy Road, Port Wentworth, Georgia 31407
 Mailing Address: 788 Hancock Street, Brooklyn, New York 11233

Charmel Gaulden & Chacana Gaulden
 PIN: 70976D05001, 70976D06001
 Property Address: 0 4th Street, Port Wentworth, Georgia 31407
 Mailing Address: 2402 AP Tureaud Avenue, New Orleans, Louisiana 70119

Delores F. Brown
 PIN: 70976D04002
 Property Address: 0 3rd Street, Port Wentworth, Georgia 31407
 Mailing Address: 1806 Fitzgerald Street, Savannah, Georgia 31405

Jimmie L. Westley
 PIN: 70976D02003
 Property Address: 0 2nd Street, Port Wentworth, Georgia 31407
 Mailing Address: 39 S. Parkwood Drive, Savannah, Georgia 31404

S Williams Jones ET AL
 PIN: 70976D02001
 Property Address: 0 1st Street, Port Wentworth, Georgia 31407
 Mailing Address: 2004 Bona Bella Avenue, Savannah, Georgia 31406

H.C. WILLIAMS ROAD-INVESTMENTS, LLC
 PIN: 70976D01002
 Property Address: 0 1st Street, Port Wentworth, Georgia 31407
 Mailing Address: P.O. Box 845, Eastman, GA, 31023

Joseph S. Carswell
 PIN: 70976D01001
 Property Address: 0 Columbia Avenue, Port Wentworth, Georgia 31407
 Mailing Address: 519 Ashland Drive, Augusta, Georgia 30909

Helen Melvin McCuen
 PIN: 70976D16003
 Property Address: 0 1st Street, Port Wentworth, Georgia 31407
 Mailing Address: 519 Ashland Drive, Augusta, Georgia 30909

Fitzmore and Priscilla Duncan
 PIN: 70976D15002
 Property Address: 0 1st Street, Port Wentworth, Georgia 31407
 Mailing Address: 6423 Hearerbrooks Avenue, Charlotte, North Carolina 28213

Freddy L. Kendrick and Donna A. Kendrick
 PIN: 70976 01051, 70976 01014
 Property Address: 0 & 614 Highway 30, Port Wentworth, Georgia 31407
 Mailing Address: 614 Highway 30, Port Wentworth, Georgia 31407

Heirs of Zike Quarterman ET AL
 c/o Andrew Quarterman, Sr.
 PIN: 70976 01013
 Property Address: 0 Montieth Road, Port Wentworth, Georgia 31407
 Mailing Address: 327 Montieth Road, Port Wentworth, Georgia 31407

Brian P. Orr
 PIN: 70976 01012
 Property Address: 700 Montieth Road, Port Wentworth, Georgia 31407
 Mailing Address: 327 Montieth Road, Port Wentworth, Georgia 31407

David V. Capallo ET AL
 PIN: 70976 01016
 Property Address: 0 Jeffers Road, Port Wentworth, Georgia 31407
 Mailing Address: 475 Butler Avenue, Savannah, Georgia 31406

Parkside Port Wentworth LLC
 PIN: 70976C01004
 Property Address: 436 Highway 30, Port Wentworth, Georgia 31407
 Mailing Address: 3565 Piedmont Road NE, Building One, Suite 200, Atlanta, Georgia 30305

Parkside Port Wentworth LLC
 PIN: 70976D09002
 Property Address: 436 Highway 30, Port Wentworth, Georgia 31407
 Mailing Address: 3565 Piedmont Road NE, Building One, Suite 200, Atlanta, Georgia 30305

Kevin Yunsang Kim
 PIN: 70976D10002
 Property Address: 7th Street, Port Wentworth, Georgia 31407
 Mailing Address: 9104 Kingsmead Lane, Waxhaw, North Carolina 28173

Donald C. Works, III, ET AL

PIN: 70976C01003

Property Address: 0 Highway 30, Port Wentworth, Georgia 31407

Mailing Address: 3648 Farm Bell Place, Lake Mary, Florida 32746

Donald C. Works, III, ET AL

PIN: 70976C04005

Property Address: 3rd Street, Port Wentworth, Georgia 31407

Mailing Address: 3648 Farm Bell Place, Lake Mary, Florida 32746

Exhibit "A"

Property Boundaries (Parcels): 3RD ST

Property Address:	3RD ST
PRC Link:	Print Property Record Card →
Parcel ID (PIN):	70976D03002
Navigation:	View Directions →
Owner Name:	ANDERSON ANGELA A. ANDERSON
Estimated Zoning:	R-A -
Estimated Floodzone:	X
Calculated Acreage:	0.15
Local Historic District:	N/A
Aldermanic District:	PTW 1
County Commission District:	8
Elementary School:	Fort Wentworth Elementary School
Middle School:	Rice Creek School

High School: [Gause Links School](#)

[Zoom to](#)

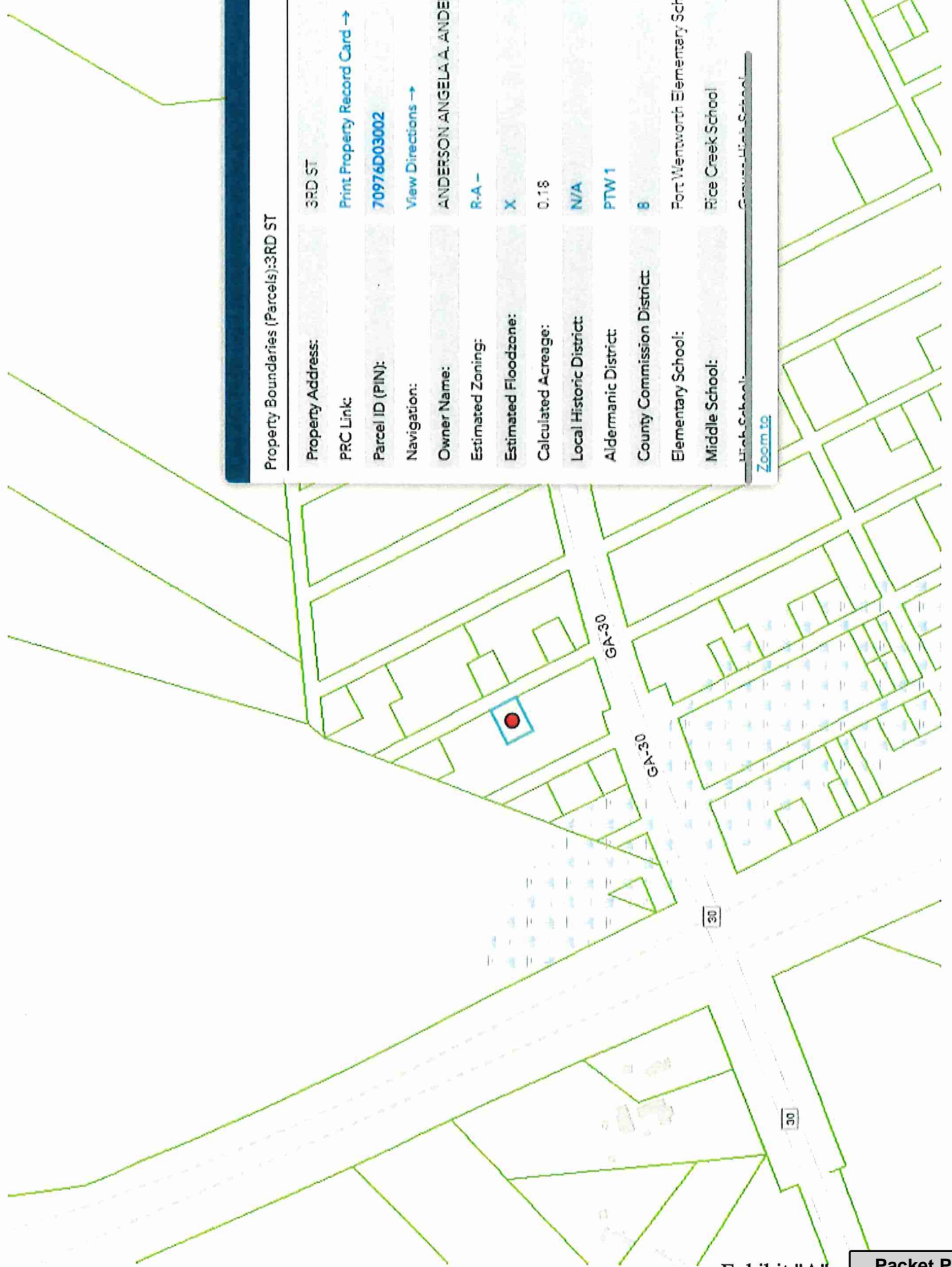


Exhibit "A"

Property Boundaries (Parcels): 3RD ST

Property Address:	3RD ST
PRC Link:	Print Property Record Card →
Parcel ID (PIN):	70976004003
Navigation:	View Directions →
Owner Name:	ANDERSON ANGELA A. ANDERSON
Estimated Zoning:	R-A
Estimated Floodzone:	X
Calculated Acreage:	0.16
Local Historic District:	N/A
Aldermanic District:	PTW 1
County Commission District:	8
Elementary School:	Port Wentworth Elementary School
Middle School:	Rice Creek School
High School:	Cooper High School

[Zoom to](#)

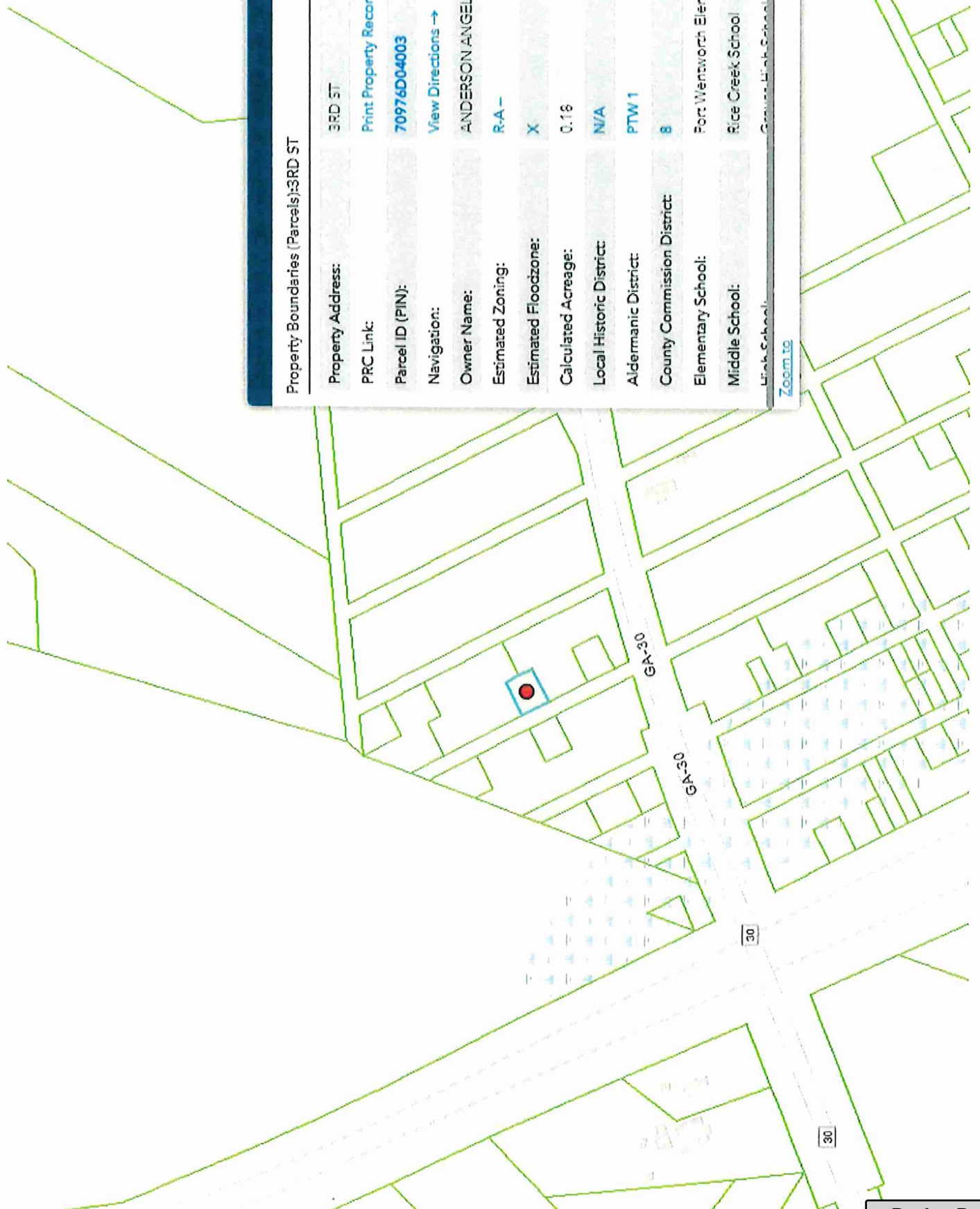


Exhibit "A" ~

Exhibit "A"

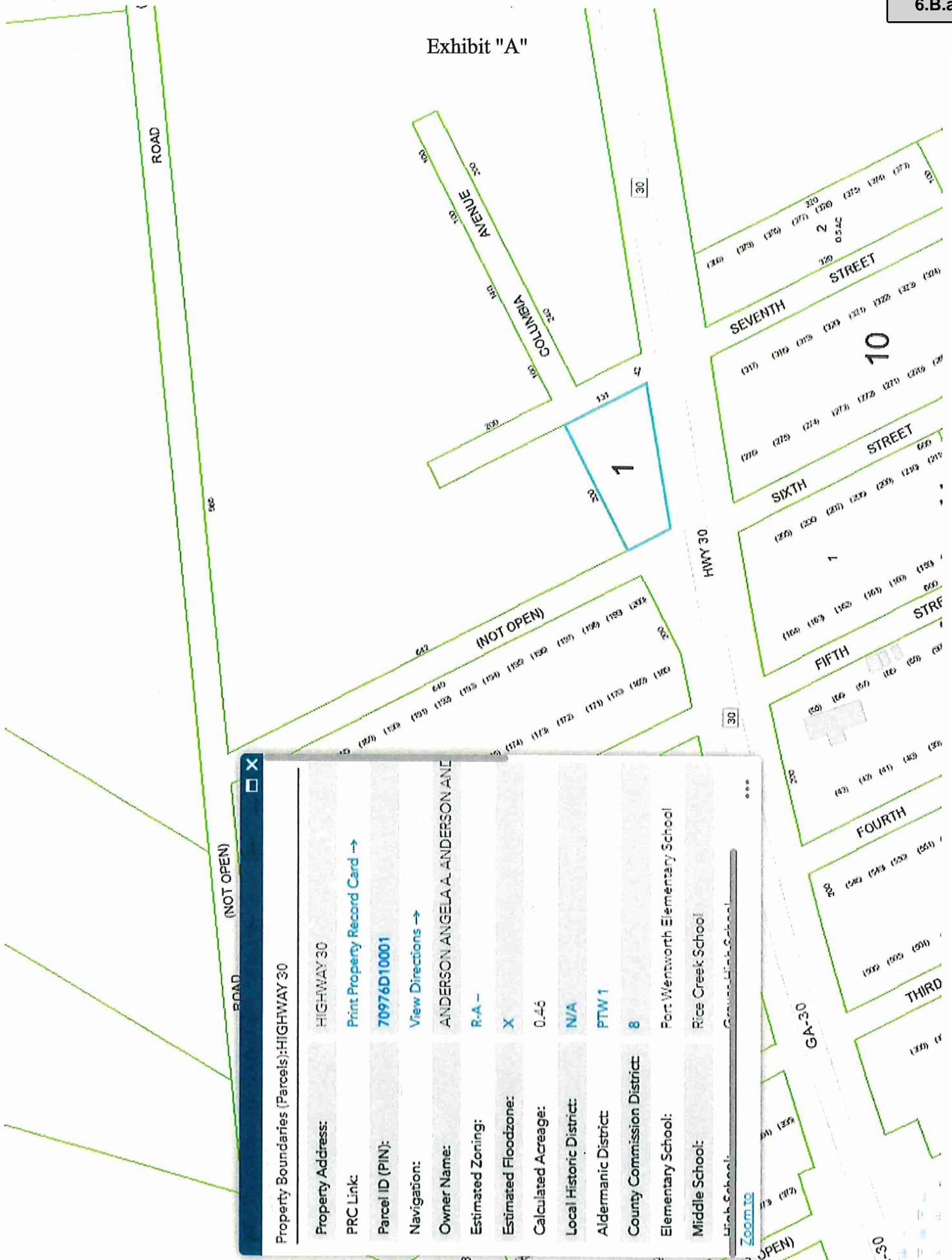
Property Boundaries (Parcels): 4TH ST

Property Address:	4TH ST
PRC Link:	Print Property Record Card →
Parcel ID (PIN):	70976D04006
Navigation:	View Directions →
Owner Name:	ANDERSON ANGELA A. ANDERSON
Estimated Zoning:	R-A-
Estimated Floodzone:	X
Calculated Acreage:	0.22
Local Historic District:	N/A
Aldermanic District:	PTW 1
County Commission District:	8
Elementary School:	Port Wentworth Elementary School
Middle School:	Rice Creek School

[Link School](#) [Zoom to](#)



Exhibit "A"



Property Boundaries (Parcels): HIGHWAY 30

Property Address: HIGHWAY 30

PRC Link: [Print Property Record Card →](#)

Parcel ID (PIN): 70976D10001

Navigation: [View Directions →](#)

Owner Name: ANDERSON ANGELA A. ANDERSON ANE

Estimated Zoning: R-A-

Estimated Floodzone: X

Calculated Acreage: 0.46

Local Historic District: N/A

Aldermanic District: PTW 1

County Commission District: 8

Elementary School: Port Wentworth Elementary School

Middle School: Rice Creek School

High School: Cross-Link School

[Zoom In](#)

Attachment: ZMA Sparkman-Anderson Tract Saussy Rd 2024-Application (2980 : Sparkman-Anderson 1)

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

Reference: Application filed on _____, 20_____, to rezone real property described as follows:

- 7-0975-01-001
- 7-0976D-03-002
- 7-0976D-04-003
- 7-0976D-04-006
- 7-0976D-10-001

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.

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 26th day of January, 2024

Signature of Applicant
Phillip R. McCorkle

Krystal DeGn
Notary Public



Attachment: ZMA Sparkman-Anderson Tract Saussy Rd 2024-Application (2980 : Sparkman-Anderson 1)

DISCLOSURE OF FINANCIAL INTERESTS

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

Reference: Application filed on _____, 20_____, to rezone real property described as follows:

- 7-0975-01-001
- 7-0976D-03-002
- 7-0976D-04-003
- 7-0976D-04-006
- 7-0976D-10-001

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 _____ day of _____, 20____.

Signature of Official

Notary Public

Updated 8/25/2023

Attachment: ZMA Sparkman-Anderson Tract Saussy Rd 2024-Application (2980 : Sparkman-Anderson 1)

AUTHORIZATION OF PROPERTY OWNER

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: Sparkman Properties, LLC

Address: c/o Maria T. Sparkman, 242 Lyman Hall Road, Savannah, Georgia 31410

Telephone Number: 843-639-9370

Maria T. Sparkman
Signature of Owner
Sparkman Properties, LLC

Personally appeared before me

Darion A. Wiggins

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

Darion A. Wiggins
Notary Public

10.30.23
Date



Attachment: ZMA Sparkman-Anderson Tract Saussy Rd 2024-Application (2980 : Sparkman-Anderson 1)

AUTHORIZATION OF PROPERTY OWNER

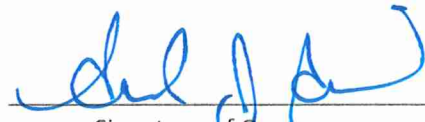
I swear that I am the owner of the property which is the subject matter of the attached application, as is shown in the records of Port Wentworth, Georgia.

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: Angela J. Anderson

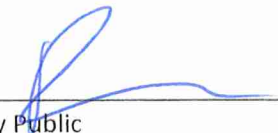
Address: 120 Danbury Court, Pooler, Georgia 31322

Telephone Number: _____

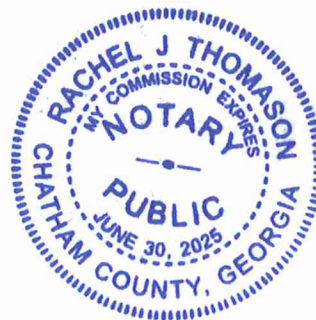

Signature of Owner

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

10-31-2023
Date



Attachment: ZMA Sparkman-Anderson Tract Saussy Rd 2024-Application (2980 : Sparkman-Anderson 1)

AUTHORIZATION OF PROPERTY OWNER

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: Andrea J. Anderson

Address: 120 Danbury Court, Pooler, Georgia 31322

Telephone Number: _____

Andrea J. Anderson
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.

[Signature]
Notary Public

10-31-23
Date



Attachment: ZMA Sparkman-Anderson Tract Saussy Rd 2024-Application (2980 : Sparkman-Anderson 1)

Owner	Mailing Add	City	State	Zip
JOHN HENF	924 MILL C	SAVANNAH	GA	31419
EVERLINA J	160 VILLAG	POOLER	GA	31322
RUTH W TH	788 HANCC	BROOKLYN	NY	11233
MATTHEW J	3 WINOKA I	GARDEN C	GA	31408
FRANK & IR	18 FLUKE S	SAVANNAH	GA	31405
JIMMIE L WI	39 S PARKV	SAVANNAH	GA	31404
CHARMEL	12402 AP TU	NEW ORLE	LA	70119
DELORES F	1806 FITZG	SAVANNAH	GA	31405
WILLIAMS S	2004 BONA	SAVANNAH	GA	31406
H.C. WILLI	PO BOX 84	EASTMAN	GA	31023
JOSEPH S C	519 ASHLA	AUGUSTA	GA	30909
HELEN MEL	315 CENTE	WILMINGT	DE	19807
FITZMORE	16423 HEAR	CHARLOTT	NC	28213
FREDDY L	8614 HIGHW	PORT WEN	GA	31407
HEIRS OF Z	C/O ANDRE	PORT WEN	GA	31407
PARKSIDE F	3565 PIEDM	ATLANTA	GA	30305
KEVIN YUN	9104 KING	WAXHAW	NC	28173
DONALD C	3648 FARM	LAKE MARY	FL	32746
DAVID V CA	475 BUTLEI	SAVANNAH	GA	31406
BRIAN P. OI	204 WILEY	SAVANNAH	GA	31411
BRIAN P. OI	327 MONTI	PORT WEN	GA	31407
BRENDA AM	170 ANNAE	PEACHTREI	GA	30290
SPH 21, LL	5 CONCOU	ATLANTA	GA	30328
WILLIE STEI	4 MARSH H	SAVANNAH	GA	31410
GEORGIA M	201 PRYOR	ATLANTA	GA	30303
ANGELA A.	120 DANBL	POOLER	GA	31322
SPARKMAN	ATTN: MARI	SAVANNAH	GA	31410
PHILLIP MC	319 TATTN	SAVANNAH	GA	31401

VARNEDOE PO BOX 23 TYBEE ISLA GA 31328

Attachment: ZMA Sparkman-Anderson Tract Saussy Rd 2024-APO (2980 : Sparkman-Anderson 1)

RANDLE PE 555 STATE IPORT WEN GA

31407

Attachment: ZIMA Sparkman-Anderson Tract Saussy Rd 2024-APO (2980 : Sparkman-Anderson 1)

DEVELOPMENT OF REGIONAL IMPACT REPORT

Prepared for Port Wentworth
DRI # 4159
Sparkman Anderson Tract – SPH 21
March 28, 2024



Prepared by:
Coastal Regional Commission
1181 Coastal Dr. SW
Darien, GA

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1.0 Applicant Information

1.1 Jurisdiction and Local Government Information

City of Port Wentworth, Georgia

Jason Stewart

jstewart@portwentworthga.gov

912-999-2084

1.2 Applicant

SPH 21, LLC

chris@crossgateconsulting.com

404-358-1178

2.0 Project Description

2.1 Summary

DRI #4159 is a proposed development with 2,033,000 SF of warehouse with associated infrastructure improvements. Parcel involved in this request for rezoning is [70975 01001](#). The action being taken by the local government at this time is a rezoning.

3.0 Parcel Data

3.1 Size of Property

The existing property is approximately 223.4 gross acres.

3.2 General Location

The property is located within the City of Port Wentworth, Georgia, north of GA 30 in a largely undeveloped area.

4.0 Land Use Information

4.1 Site Map

The proposed site plan for the property is attached.

4.2 Built Features

Applicant states that no existing uses will be displaced if the proposed development is approved.

4.3 Future Development Map Designation (Character Area)

According to the City of Porth Wentworth Comprehensive Plan, the Character Area Map indicates that the project site is determined to be within the Rural Neighborhood Character Area.

4.4 Zoning District

The existing zoning of the property in Port Wentworth is R-1.

5.0 Consistency and Compatibility Analysis

5.1 Consistency with the Comprehensive Plan

The [Port Wentworth Comprehensive Plan](#) was adopted in March of 2022. The Character Area map designates the project area Rural Neighborhood. According to the adopted Comprehensive Plan Rural Neighborhoods are “rural, undeveloped land with little development pressure for suburban growth. Development patterns include low pedestrian orientation and access, very large lots, open space, and high degree of building separation.” The plan states that “The City should explore the potential for Purchase/Transfer of Development Rights or other methods that provide a method for people to maintain the existing rural state of their properties, while still allowing for future development.” The proposed warehouses and associated industrial zoning designation is therefore generally inconsistent with the adopted Comprehensive Plan and Character Area map.

6.0 Consistency with the Regional Plan of Coastal Georgia

6.1 Summary

Since 1964, the Coastal Regional Commission of Georgia (CRC) has been dedicated to serving the ten counties and thirty-five cities of Coastal Georgia. The CRC region encompasses Georgia’s eastern shore, stretching almost 100 miles from the northern tip of Savannah to the southern city of St. Marys. The region is home to historic towns, industries, military installations, major ports including the fourth busiest and fastest-growing container terminal in the U.S., and a thriving tourism trade, each driving some part of the region’s economic engine. Equally important, one finds abundant wildlife, beautiful beaches and over 2300 miles of tributaries and salt marsh.

In 2022, the CRC Council adopted the updated [Coastal Georgia Regional Plan](#) to satisfy planning requirements for regional commissions established under the Georgia Planning Act and the Department of Community Affairs' Regional Planning Requirements. The plan aims to secure a successful future for the region's communities and achieve a common vision through comprehensive planning and collaborative implementation.

The CRC recommends that the applicant and local government review the Coastal Georgia Regional Plan to ensure that the proposed development is consistent with the Implementation Program in relation to:

- Water and Wastewater
- Stormwater
- Transportation
- Cultural and Historic Resources
- Natural Resources
- Regional Growth Management
- Economic Development
- Tourism
- Quality of Life
- Coastal Vulnerability and
- Governance

6.2 Regional Land Use Map

The Regional Land Use Map analyzes current development patterns in terms of urbanization. Three categories are used to represent these patterns: *conservation, rural, developing, and developed*.

Conservation areas are to be preserved in order to protect important regional resources or environmentally sensitive areas of the region.

Rural areas are not expected to urbanize or require urban services in the next 20 years. These areas are characterized by sparsely developed non-urban areas where the land is primarily used for farming, forestry, very low density residential or open space uses.

Developing areas are expected to urbanize and require provision of new urban services in the next 20 years. These services will include water and sewer service at a minimum.

Developed areas currently exhibit urban type development patterns, and currently have access to urban services. These areas typically include higher density residential areas, along with industrial and commercial developments.

According to the Regional Land Use Map, the site within DRI #4159 is within a *developing* area.

6.3 Area Requiring Special Attention (ARSA)

The Areas Requiring Special Attention Map was developed by considering the Regional Land Use Map and incorporating local comprehensive plans and the regionally important resources map to evaluate land use trends within the region and identify areas requiring special attention. These areas include:

- *Threatened Regionally Important Resources*: Areas where crucial natural or cultural resources are likely to be impacted by development.
- *Areas of Significant Natural Resources*: where Regionally Important Resources (green infrastructure, groundwater recharge areas, wetlands, priority forests, floodplains, and conservation areas) are likely to be threatened by development.
- *Rapid Development*: Areas where rapid development or change of land uses are likely to occur, especially where the rate of development has and/or may outpace the availability of community facilities and services, including transportation.
- *Redevelopment*: Areas in need of redevelopment and/or significant improvements to aesthetics or attractiveness.

The Areas Requiring Special Attention Defining Narrative includes lists of

- Recommended Development Patterns
- Types of Land Uses, and
- Implementation Measures

According to the ARSA Map, the location of DRI #4159 is in an area of *rapid development*, which is an Area where rapid development or change of land uses are likely to occur, especially where the rate of development has and/or may outpace the availability of community facilities and services, including transportation.

6.4 Green Infrastructure

As part of the Conservation area in the Coastal Land Use Map, areas of Green Infrastructure include, but are not limited to, wetlands, flood plains, streams, endangered species and critical habitat and prime agricultural lands, federal or state listed species. These areas include essential buffers along streams and wetlands, and water bodies that require riparian buffers. Identifying and preserving coastal Georgia's Green Infrastructure network will support biodiversity and functional ecosystems, protect native plant and animal species, lessen the disruption to natural landscapes, limit invasive species, which in turn will enhance and support water quality, provide for quality growth land use planning, support the implementation of stormwater management plans and regulations, encourage the creation of transportation corridors and connections, foster ecotourism, tourism and

outdoor recreation, enhance the business climate, and ensure a high quality of life for coastal residents. According to the Green Infrastructure Map, the location of DRI #4159 does not show wetlands or floodplains, however it is possible that there are wetlands present within the development area. A survey is recommended to verify their presence.

6.5 Wetlands

Wetlands and floodplain may be located within the development site. All necessary wetland permits will be obtained, and mitigation credits purchased. A flood plain analysis will be conducted to assure no net rise of flood plain.

6.6 Coastal Stormwater Supplement

The CRC would recommend that the City of Port Wentworth adopt the CSS Ordinance and/or ensure the Coastal Stormwater Supplement (CSS) is implemented for stormwater management.

The project will utilize ponds and buffering pursuant to local, state, and federal regulations.

7.0 Comprehensive Economic Development Strategy (CEDS)

7.1 Summary

The Coastal Regional Commission serves as the Economic Development District (EDD) for the region’s six coastal counties and four inland counties as designated by the U.S. Department of Commerce, Economic Development Administration (EDA).

In accordance with EDA, a [Comprehensive Economic Development Strategy \(CEDS\)](#) is updated and submitted every five years. This important document sets the regional economic development planning process for 2017–2022. The CEDS brings together public and private sectors to create an economic road map to strengthen Coastal Georgia’s regional economy.

The CEDS documents provides an analysis of the region’s economy which was used as the guide for establishing regional goals and objectives, developing, and implementing a plan of action; and identifying investment priorities and funding sources. By implementing this strategy, the region remains eligible for economic development assistance investment from EDA. This investment can help fund local infrastructure projects, technology–led economic development projects, and strategies to respond to sudden and severe economic situations.

Attachment: DRI_4159 Final Report (2980 : Sparkman-Anderson 1)

7.2 Population and Employment Trends

County	2000	2010	2020	2030
Chatham	232,048	265,896	304,482	339,092

Source: U.S. Census; Georgia Coast 2030: Population Projections for the 10-County Region

The county's population is expected to grow from its 2000 level of 232,048 to 339,092 by 2030, according to the US Census Bureau. The Coastal Region's population in 2030 is projected to be 962,956, which is an increase from the 2000 level of 558,350. Savannah and Chatham County represent over a third of all the residents of coastal Georgia.

The Coastal Georgia region supported 312,400 jobs in 2000 and is expected to support 435,050 jobs in 2030. The Chatham County unemployment rate in December of 2023 was 2.6 percent¹.

7.3 Economic Impact

The estimated value of the project at build-out is \$ 243,000,000. The estimated annual local tax revenues likely to be generated by the proposed development is \$ 3,053,660. The applicant indicates that the regional work force is sufficient to fill the demand created by the proposed project and that it will not displace any existing land uses.

8.0 CRC Resources

8.1 Georgia Coastal Regional Character Design Guidelines

[The Georgia Coastal Regional Character Design Guidelines](#) applies primarily to design elements and improvements that influence the public realm. Generally, focus on those influences that impact viewshed, identity, microclimate, sustainability and in limited cases public safety. It should be understood that these guidelines are recommendations only, not development standards, legal ordinances, or conditions that constitute approval or disapproval. They are a suggested framework to meet the State of Georgia's regional planning goals and implied procedures to implement portions of the *Coastal Georgia Regional Plan*.

The articulation of mass, form, materials, theme, and design methodologies are the primary constituents of the guidelines. The public realm is best represented as those areas associated with public rights-of-way and public space. Highways, streets, roads, corridors, trails, thoroughfares, greenways, blueways and parks are the viewpoint. All areas adjacent to these elements are the viewshed: development parcels, road shoulders and the edges of

¹ Federal Reserve Bank of St. Louis. (2023) FRED, federal reserve economic data. St. Louis, MO. [Unemployment Rate in Chatham County, GA \(GACHAT9URN\) | FRED | St. Louis Fed \(stlouisfed.org\)](#)

private and public lands. In its simplest form, the guideline elements addressed from the viewpoint to the viewshed are as follows:

- Utilizing Vegetation and Landscape
- Signage
- Pavement Surfaces
- Lighting
- Enclosures, Walls, and Fences
- Accessory Structures

According to The Coastal Character Design Guidelines, the proposed development is located in the *Tidewater Hearth* Character Region and may utilize the Character Key for *Farmland and Rural*.

8.2 Regional Commission Recommendations

After reviewing the materials provided, the proposed development is generally inconsistent with [Port Wentworth's adopted Comprehensive Plan](#). The parcel in question currently has a Rural Neighborhood Character Area designation, however the Regional Plan for Coastal Georgia does show this area developing in the future. More generally, the City of Port Wentworth should consider the long-term implications of warehouse developments of this scale.

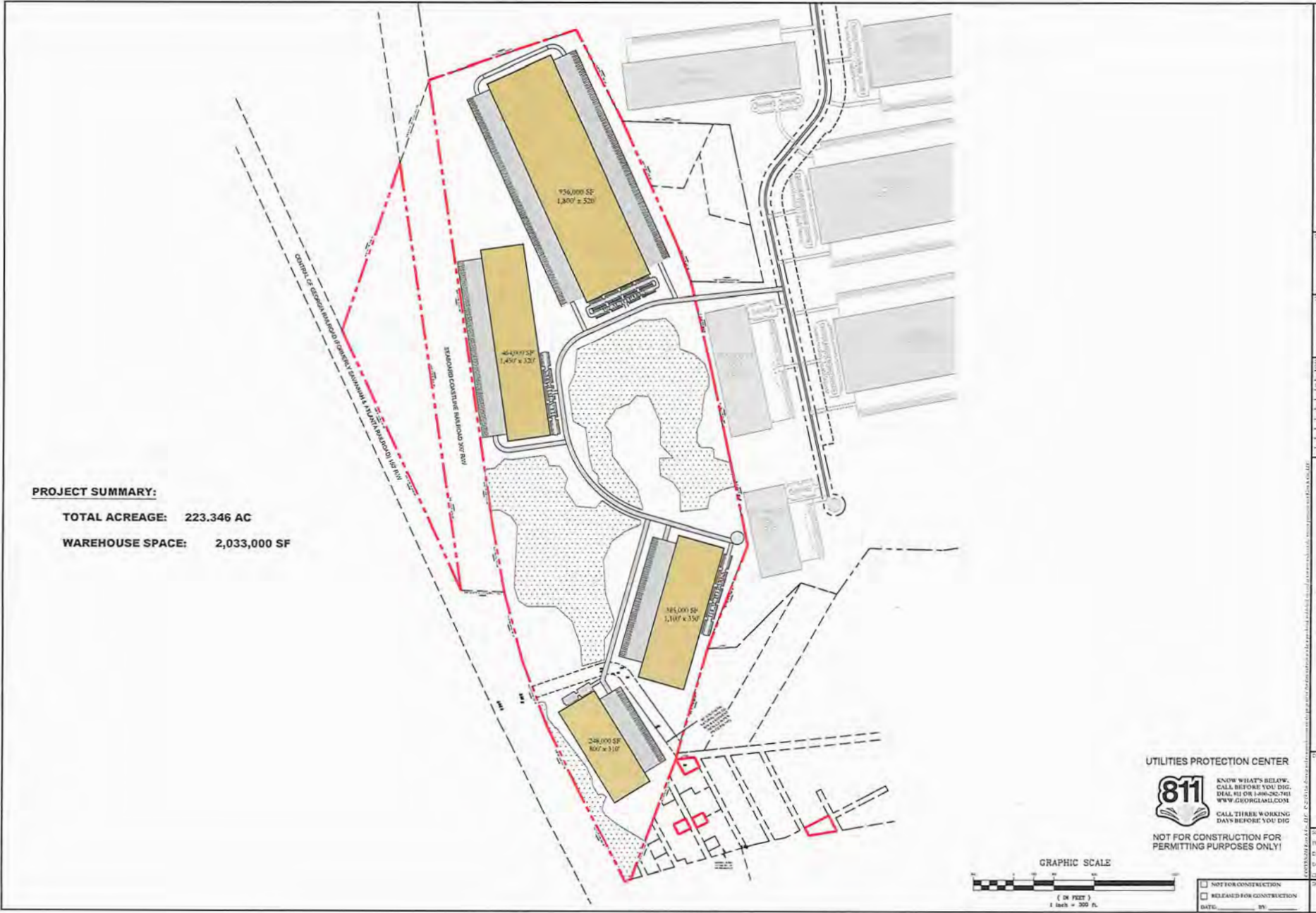
8.3 Public Comment

Public Comment is attached.

For technical assistance contact Simon Hardt, Planning Manager at shardt@crc.ga.gov

CONCPET PLAN – APPLICANT PROVIDED

Attachment: DRI_4159 Final Report (2980 : Sparkman-Anderson 1)



Kern & Co., LLC
 Consulting Engineers & Land Surveyors • Land Planners
 Architects & Landscape Architects • Environmental Scientists
 1300 Peachtree Street, N.E. • DTP# 00495 • License# 00289444

PLANS OF
SPARKMAN-ANDERSON TRACT
 AT
GA HWY 21 - PORT WENTWORTH, GA

DATE: _____
 NO. DATE: _____

SCALE: 1" = 300'
 PROJECT NO.: 0980
 DATE: 01/10
 DRAWN BY: JCB
 CHECKED BY: JCB

SITE PLAN

SHEET NO. **C-1**

Attachment: DRI_4159 Final Report (2980 : Sparkman-Anderson 1)

CHARACTER AREA MAP

Character Areas

City of Port Wentworth Comp Plan



PIN 7-0975-01-001

Port Wentworth

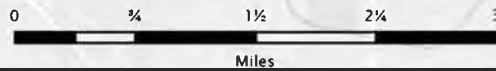
Savannah
Hilton Head
Infl Airport

Ureata
Island

Onslow
Island



Pooler





Garden City



Published: 6/21/2021

Character Areas

-  Highway Commercial Interchange Area
-  Industrial Park

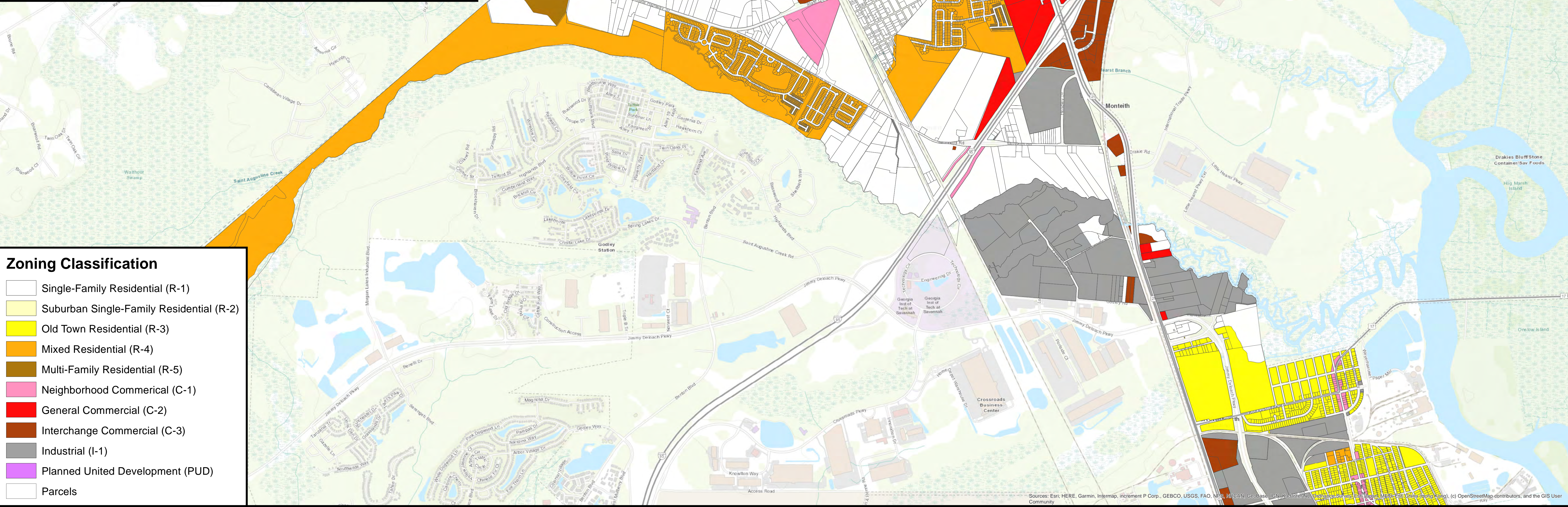
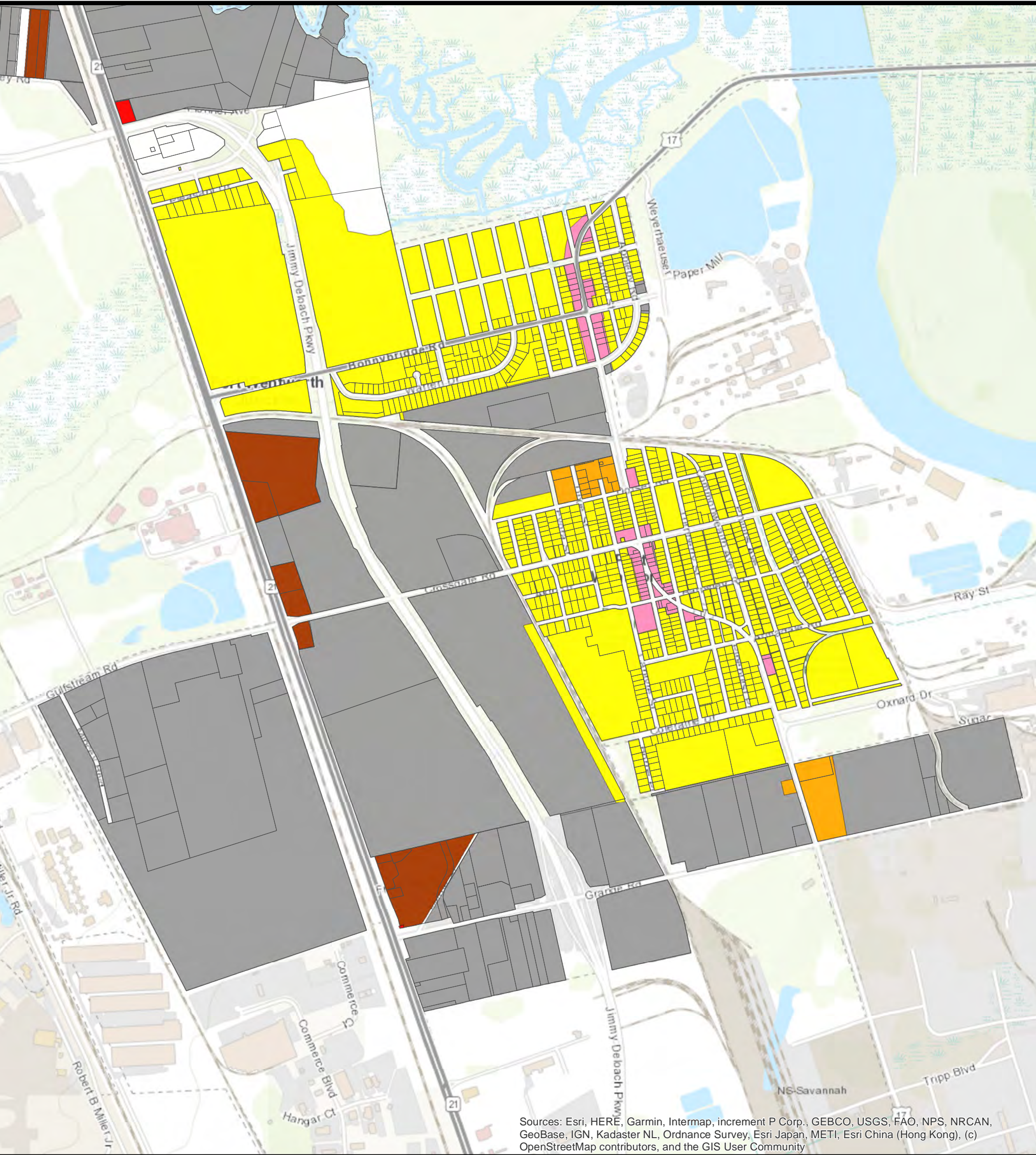
-  Open Space
-  Rural Neighborhood
-  Suburban
-  Traditional Village



ZONING DISTRICTS MAP

CITY OF PORT WENTWORTH PROPOSED ZONING MAP

PIN 7-0975-01-001



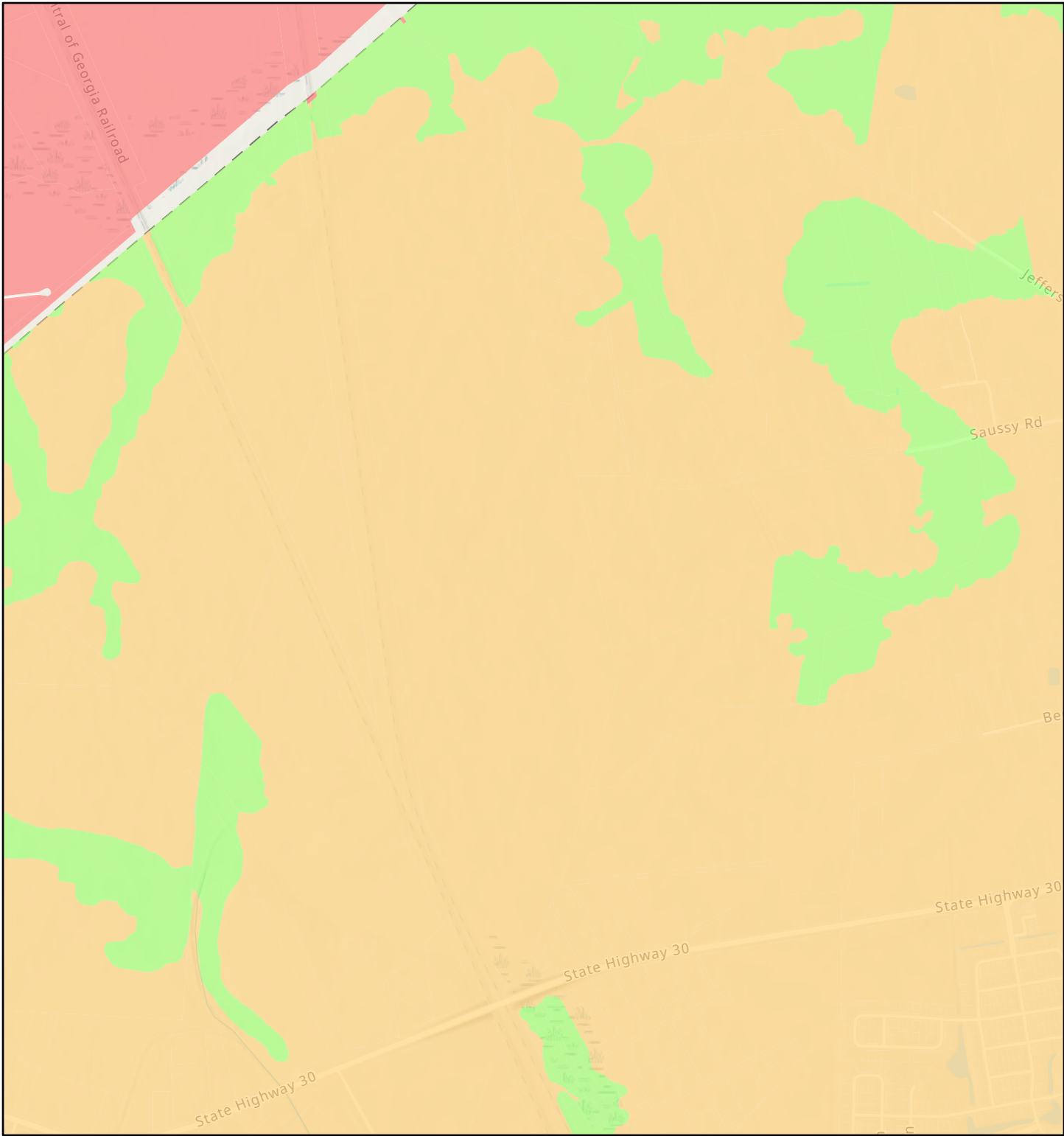
Zoning Classification

	Single-Family Residential (R-1)
	Suburban Single-Family Residential (R-2)
	Old Town Residential (R-3)
	Mixed Residential (R-4)
	Multi-Family Residential (R-5)
	Neighborhood Commercial (C-1)
	General Commercial (C-2)
	Interchange Commercial (C-3)
	Industrial (I-1)
	Planned United Development (PUD)
	Parcels

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBasis, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

REGIONAL IMPACT MAPS

CRC DRI 4159 Future Development Map



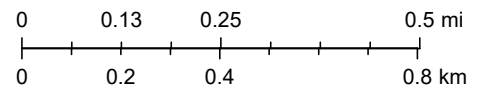
Attachment: DRI_4159 Final Report (2980 : Sparkman-Anderson 1)

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Future Development

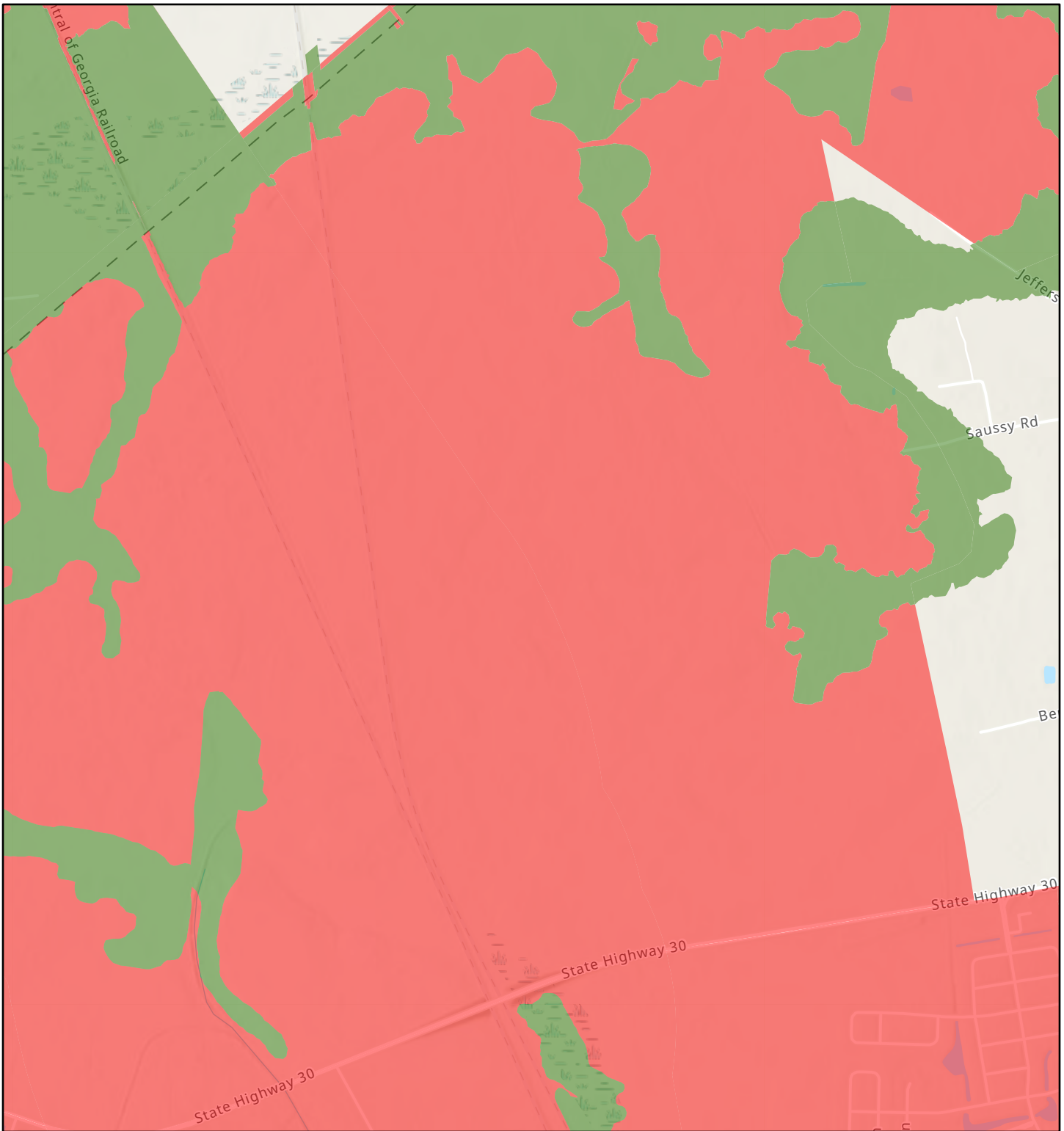
- Developed
- Developing
- Rural

1:18,056



Esri, NASA, NGA, USGS, FEMA, Esri Community Maps Contributors, Savannah Area GIS, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

CRC DRI 4159 ARSA Map

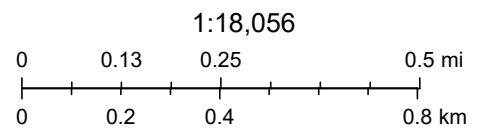


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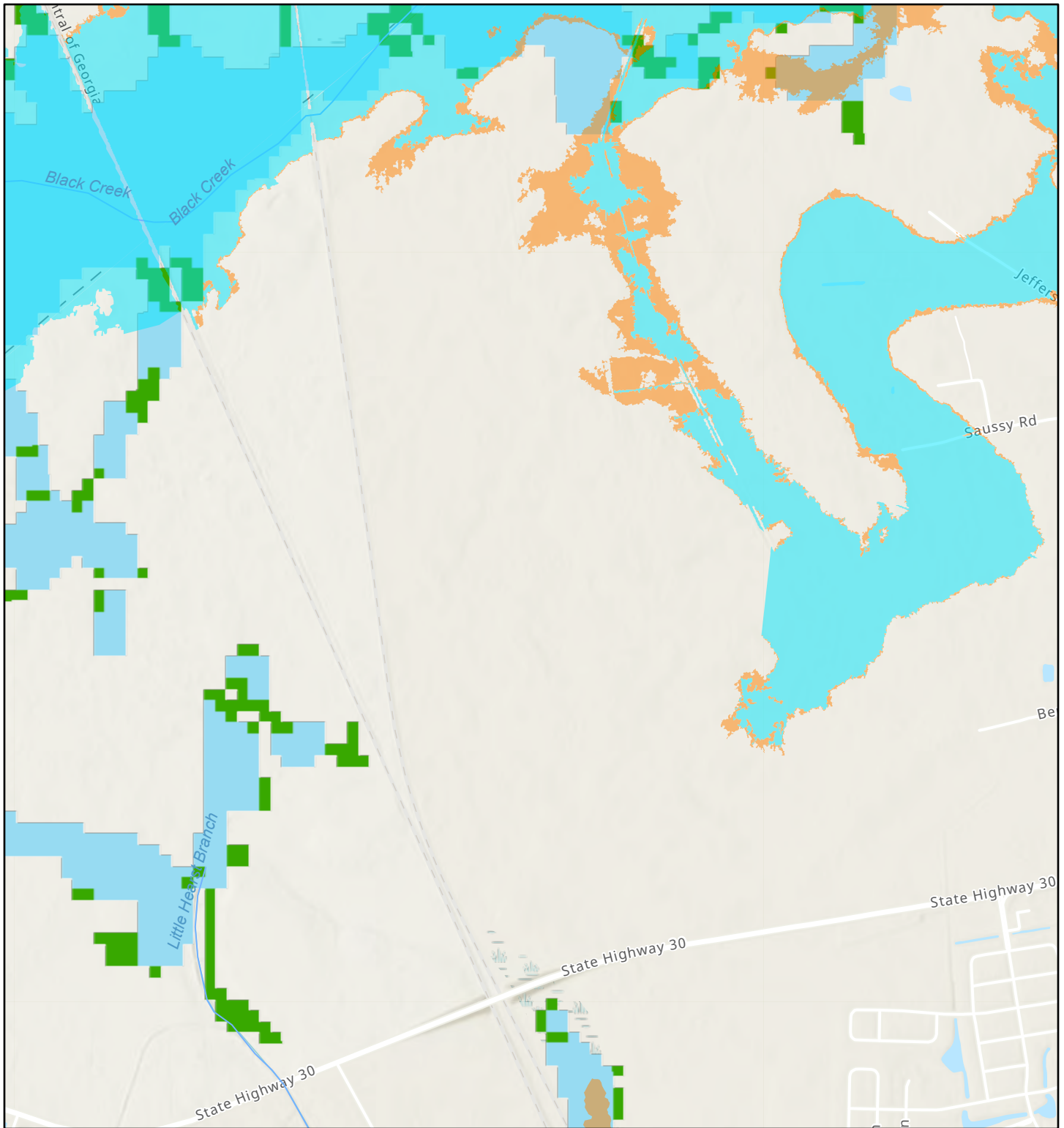
ARSA - Areas Requiring Special Attention

- Areas of Rapid Development
- Areas of Significant Natural Resources



Esri, NASA, NGA, USGS, FEMA, Esri Community Maps Contributors, Savannah Area GIS, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

CRC DRI 4159 Green Infrastructure Map



Attachment: DRI_4159 Final Report (2980 : Sparkman-Anderson 1)

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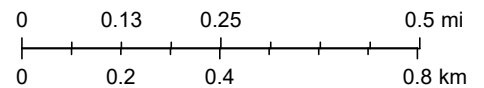
1:18,056

Green Infrastructure Class

- Core
- Corridor
- Multi-Use Buffer Areas
- Sites

FEMA Flood Zones

- 1% Annual Chance Flood Hazard
- 1% Annual Chance Flood Hazard
- 0.2% Annual Chance Flood Hazard
- Rivers



CRC, Georgia Forestry, Esri, NASA, NGA, USGS, FEMA, Esri Community Maps Contributors, Savannah Area GIS, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

PROPERTY RECORD CARDS

Chatham County, GA

Summary

Parcel Number 70975 01001
Location SAUSSY RD
Address PORT WENTWORTH GA 31407
Legal TCT NEAR MEINHARD
Description
Property Class A5 - Agricultural Large Tracts
Neighborhood 23082.20 - W082.20 W.SIDE (PT WENTWORTH)
 20+ AC
Tax District (070) PORT WENTWORTH
Zoning R-A
Acres 223.4
Homestead Exemptions N

[View Map](#)



Owner

[ANDERSON ANGELA](#)
 ANDERSON ANDREA A.
 120 DANBURY COURT
 POOLER GA 31322

Assessment

	2023 Certified	2022 Certified	2021 Certified	2020 Certified	2019 Certified
LUC	RES	RES	RES	RES	RES
Class	A5	A5	A5	A5	A5
+ Land Value	\$856,000	\$856,000	\$866,600	\$866,600	\$866,600
+ Building Value	\$0	\$0	\$0	\$0	\$0
= Total Value	\$856,000	\$856,000	\$866,600	\$866,600	\$866,600
Assessed Value	\$342,400	\$342,400	\$346,640	\$346,640	\$346,640

Valuation Notice

[2023 Assessment Notice \(PDF\)](#)

Land

Description	Land Type	Land Code	Square Feet	Acres	Front Foot
AG/COMB	A	904	1,434,866	32.9400	0
AG/TIMBER	A	901	5,077,789	116.5700	0
LAKE/POND	A	16L	66,211	1.5200	0
	A	16L	66,211	1.5200	0
OBSERVED WETLANDS	A	16O	3,152,437	72.3700	0

Total Acres:
 224.9200

Sales

Sale Date	Sale Price	Instrument	Deed Book	Deed Page	Sales Validity	Grantor	Grantee	Document #
4/15/2020	\$0	GD	1915	0414	Unqualified	ANDERSON JAN B.	ANDERSON ANGELA A.	
4/1/2020	\$0	ESTD	1915	0409	W/CONSID/ADJUST	JAN B. ANDERSON, EXECUTRIX FOR THE ESTAT	ANDERSON JAN B.	

Photos

Attachment: DRI_4159 Final Report (2980 : Sparkman-Anderson 1)



Map



No data available for the following modules: Comp Search (Residential), Comp Search (Commercial), Comp Search (Commercial), Residential Improvement Information, Additions, Commercial Improvement Information, Interior/Exterior Information, Accessory Information, Other Features, Sketches, Permits.

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Last Data Upload: 3/11/2024, 7:22:38 AM

PUBLIC COMMENTS

Public Comment:

City of Savannah:

Below is the copied response and the POC from the City of Savannah regarding this DRI request.

The City of Savannah, Water Resources, would like to make the following statements regarding the regional impact of the development described in DRI#4159

- As the primary source of potable water for Port Wentworth, Savannah would be supplying the additional demand to this site.
- The listed demand 0.0105 MGD (7.29gpm) is generally consistent with similar developed properties nearby that are direct customers of Savannah.
- The portion of the Savannah potable water system that provides water to Port Wentworth is near its full capacity while maintaining ability to provide sufficient flows and pressures to all customers at all times. A schedule for future demand has been developed with Port Wentworth as a part of the 4th amendment to the water & sewer agreement (1/18/24). As this development is likely not part of the demand accounted for in the current demand schedule, the City of Savannah cannot commit to providing the estimated additional supply to Port Wentworth for this or other similar developments without an update to Port Wentworth's water demand schedule. Such an update would be based on reasonable estimates of the timing of development, timing of upgrades to Savannah's system to provide additional supply, and potential cost sharing arrangements for any necessary upgrades. While this individual demand is small, it is the position of Savannah that demand growth projections must be packaged together and built into demand schedules accompanied by supply assessment in this way to prevent demand growth from overtaking supply over time.

Questions or concerns regarding the above comment from Water Resources Department can be directed to:

Shawn Rosenquist, Ph.D., P.E.
Senior Civil Engineer
Water Resources Planning and Engineering
20 Interchange Drive, Savannah, GA 31415
Shawn.Rosenquist@Savannahga.gov
D: 912.525.3100 ext. 2511
O: 912.651.6573
C: 912.657.6975

Department of Natural Resources (DNR):

We have records of a federally listed species, *Ambystoma cingulatum* (Frosted Flatwoods Salamander), and a Georgia species of concern, *Pseudacris brimleyi* (Brimley's Chorus Frog), or on in immediate vicinity of the project site.

Frosted Flatwoods Salamander is most often found in association with mesic flatwoods in longleaf pine/wiregrass communities in the coastal plain. If there are wetlands located in the project area, we recommend avoiding disturbance of these wetlands. Additionally, we suggest that surveys for the flatwoods salamander be conducted over more than a single season. Surveys over the course of one, two, or even three or more years may be insufficient to detect the flatwoods salamander, especially during and following extended drought conditions. Research suggests that some breeding areas may only contain larvae once in every 8 years. For more information about the flatwoods salamander, please contact Thomas Floyd at Thomas.Floyd@dnr.ga.gov.

Daniel Sollenberger (Daniel.Sollenberger@dnr.ga.gov) can be contacted for further information on *Pseudacris brimleyi* (Brimley's Chorus Frog).

Best,

Talia Levine
Wildlife Biologist, Wildlife Conservation

Wildlife Resources Division
(706) 318-3296 (Mobile) | (706) 557-3225 (Office)

**AFFECTED PARTIES THAT RECEIVED NOTIFICATION OF THIS DRI AND
FINAL REPORT**

Attachment: DRI_4159 Final Report (2980 : Sparkman-Anderson 1)

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sgillen@cityoftybee.org	Shawn	Gillen

rcarpenter@richmondhill-ga.gov	Russ	Carpenter
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Planning Commission
305 South Coastal Highway
Port Wentworth, GA 31407

Meeting: 05/13/24 03:30 PM
Department: Development Services
Category: Planning/Zoning Item
Prepared By: Katie Dunnigan
Department Head: Katie Dunnigan

SCHEDULED

AGENDA ITEM (ID # 2981)

DOC ID: 2981

A Zoning Map Amendment Application has been submitted by Philip R. McCorkle as Agent for Angela J. Anderson, Andrea J. Anderson, and Sparkman Properties, LLC, requesting to rezone 22.4 of 223.3 acres from R-1 to I-1. PIN# 7-0975-01-001 located in the 1st Council District, off Saussy Road.

Issue/Item:

A Zoning Map Amendment Application has been submitted by Philip R. McCorkle as Agent for Angela J. Anderson, Andrea J. Anderson, and Sparkman Properties, LLC, requesting to rezone 22.4 of 223.3 acres from R-1 to I-1. PIN# 7-0975-01-001 located in the 1st Council District, off Saussy Road.

Background:

- The applicant requests I-1 zoning for the future development of approximately 2,033,000 square feet of warehousing.
- The proposed development is identified by sketch as contained to Parcel A, the 200.9 acre portion of PIN# 7-0975-01-001, no development is shown on the 22.4 acre portion west of the Seaboard Coastal Railroad.
- Consistent with surveyor drawing submitted by the applicant, the 200.9-acre portion east of the railway will be referred to as Parcel A, the 22.4-acre portion being evaluated in this report will be referred to as Parcel B.

Facts and Findings:

- Parcel B is bordered to the north by R-1 zoning, the remaining property sits in between the Seaboard Coastal Railroad to the east and Savannah & Atlanta Railroad to the west, the two rail right of ways then run parallel to the south, effectively landlocking Parcel B.
- Article 4, Section 4.20 of the City of Port Wentworth Code of Ordinances, Zoning Ordinance describes the intent and purpose of the industrial zoning district as: *"...intended for large and intensive warehousing, distribution, and manufacturing, as well as heavier commercial uses and support services that provide the backbone for economic development and job creation. Sites in this district should have ready access to necessary utilities and direct access to major truck transportation routes with significant separation and buffering from residential areas. Characteristics of uses and land in I-1 may include outdoor storage areas, truck traffic, manufacturing, large buildings, and multiple worker shifts."*
 - Parcel B is geographically separated from proposed development and road access by railway and R-1 property.
 - Due to the size (maximum width of Parcel B is approximately 585') and shape, Parcel B would face challenges accomplishing industrial development in compliance with Port Wentworth ordinances.
- The 2021-2041 Comprehensive Plan identifies the character area for Parcel B as Open Space which is defined as *"...an area of open lands established for recreation, transportation, or conservation purposes..."*. The Future Zoning Considerations section for Open Space states that zoning districts other than R-A are *"not consistent with the long-term preservation of open space in a natural state"*.

Funding:

N/A

Recommendation:

Parcel B of PIN# 7-0975-01-001 is not ideally aligned with the I-1 zoning district as described by zoning ordinances. Additionally, rezoning of this 22.4-acre portion of land is not supported by the City of Port Wentworth's Comprehensive Plan.

ATTACHMENTS:

- ZMA Sparkman-Anderson Tract Saussy Rd 2024-Application (PDF)
- ZMA Sparkman-Anderson Tract Saussy Rd 2024-APO (CSV)

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: Angela J. Anderson, Andrea J. Anderson, and Sparkman Properties, LLC Phone #

Owner Address: See attached Exhibit A

PIN #(s): See attached Exhibit B # of Acres 224.39

Zoning Classification: Present R-1 Requested I-1

Use of Property: Present Vacant Requested Warehouses

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 property is adjacent to a large warehouse development currently under development and is a natural extension of the development.

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.
4. Site Plan of proposed use of property.
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 26th day of January, 2021.

Krystal DePauw Notary Public



Signature of Applicant

Updated 8/25/2023

Attachment: ZMA Sparkman-Anderson Tract Saussy Rd 2024-Application (2981 : Sparkman-Anderson 2)

Exhibit A**Address of Property Owners**

Angela J. Anderson and Andrea J. Anderson
120 Danbury Court
Pooler, Georgia 31322

Sparkman Properties, LLC
Attention: Maria T. Sparkman
242 Lyman Hall Road
Savannah, Georgia 31410

Attachment: ZMA Sparkman-Anderson Tract Saussy Rd 2024-Application (2981 : Sparkman-Anderson 2)

BFT-21271

ATLAS SURVEYING BFT, LLC

11-6-23

PARCEL A

7-0975-01-001

BEGINNING AT A 3x3" CONCRETE MONUMENT FOUND ON THE NORTHERLY PORTION OF THE VARIABLE WIDTH RIGHT OF WAY FOR GEORGIA HIGHWAY 30, BEARING THE GEORGIA STATE PLANE COORDINATE SYSTEM (SPC 83), EAST.ZONE, COORDINATES OF (Y)799,561.77' USFT, (X)949,568.66' USFT; THENCE S 68°00'56" W A DISTANCE OF 47.02' TO A 3x3" CONCRETE MONUMENT FOUND; THENCE N 27°27'17" W A DISTANCE OF 766.59' TO A 4x4" CONCRETE MONUMENT FOUND BROKEN; THENCE N 25°48'10" W A DISTANCE OF 533.74' TO A 3x3" CONCRETE MONUMENT FOUND; THENCE N 20°36'39" W A DISTANCE OF 530.09' TO A 3x3" CONCRETE MONUMENT FOUND; THENCE N 14°58'58" W A DISTANCE OF 530.52' TO A 3x3" CONCRETE MONUMENT FOUND; THENCE N 09°59'43" W A DISTANCE OF 533.64' TO A 3x3" CONCRETE MONUMENT FOUND; THENCE N 08°17'19" W A DISTANCE OF 3343.60' TO A 3x3" CONCRETE MONUMENT FOUND; THENCE N 70°48'20" E A DISTANCE OF 1158.50' TO A 3x3" CONCRETE MONUMENT FOUND; THENCE S 26°55'15" E A DISTANCE OF 769.14' TO A 5/8" IRON REBAR FOUND; THENCE S 24°00'56" E A DISTANCE OF 976.95' TO A 4x4" CONCRETE MONUMENT FOUND DISTURBED; THENCE S 20°42'00" E A DISTANCE OF 327.79' TO A 3x3" CONCRETE MONUMENT FOUND; THENCE S 13°05'18" E A DISTANCE OF 660.80' TO A 5/8" IRON REBAR FOUND WITH A 1" IRON PIPE FOUND DISTURBED WITNESS; THENCE S 11°54'23" E A DISTANCE OF 711.99' TO A RAILROAD IRON FOUND; THENCE S 11°52'03" E A DISTANCE OF 651.25' TO A 3x3" CONCRETE MONUMENT FOUND; THENCE S 21°00'25" W A DISTANCE OF 826.48' TO A 3x3" CONCRETE MONUMENT FOUND DISTURBED; THENCE S 15°31'35" W A DISTANCE OF 865.47' TO A 5/8" IRON REBAR SET WITH CAP; THENCE S 20°10'08" W A DISTANCE OF 509.53' TO A 4x4" CONCRETE MONUMENT FOUND; THENCE S 20°12'30" W A DISTANCE OF 448.37' TO A 3x3" CONCRETE MONUMENT FOUND; WHICH IS ALSO THE TRUE POINT OF BEGINNING, HAVING AN AREA OF 8,751,617 SQUARE FEET, 200.909 ACRES.

PARCEL B

BEGINNING AT A 3x3" CONCRETE MONUMENT FOUND (P.O.B.2) AT THE INTERSECTION OF THE WESTERLY MARGIN OF THE 300' RIGHT OF WAY FOR SEABOARD COASTLINE RAILROAD AND EASTERLY MARGIN OF THE 150' RIGHT OF WAY FOR THE CENTRAL OF GEORGIA RAILROAD (FORMERLY SAVANNAH & ATLANTA RAILROAD), BEARING THE GEORGIA STATE PLANE COORDINATE SYSTEM (SPC 83), EAST ZONE, COORDINATES OF (Y)801,724.16' USFT, (X)948,294.80' USFT; THENCE N 24°41'45" W A DISTANCE OF 2140.68' TO A 3x3" CONCRETE MONUMENT FOUND; THENCE N 18°49'03" E A DISTANCE OF 1326.19' TO A 3x3" CONCRETE MONUMENT FOUND; THENCE S 08°17'45" E A DISTANCE OF 3234.03' TO A 3x3" CONCRETE MONUMENT FOUND; WHICH IS ALSO THE TRUE POINT OF BEGINNING, HAVING AN AREA OF 977,337 SQUARE FEET, 22.437 ACRES.

Attachment: ZMA Sparkman-Anderson Tract Saussy Rd 2024-Application (2981 : Sparkman-Anderson 2)

Exhibit B

Property Identification Numbers

7-0975-01-001
7-0976D-03-002
7-0976D-04-003
7-0976D-04-006
7-0976D-10-001

Attachment: ZMA Sparkman-Anderson Tract Saussy Rd 2024-Application (2981 : Sparkman-Anderson 2)

70976D04003

CLERK SUPERIOR COURT CHATHAM COUNTY GA
 All those certain lots, tracts or parcels of land situate lying and being in Chatham County, Georgia, and being known as Lot Nos. 527 and 528, West Ward, Keller Subdivision, as shown upon a map or plan of the Keller Subdivision made by Percy Sugden and recorded in the office of the Clerk of Superior Court of Chatham County, Georgia, in Historical Map Book 2, Folio 134 and 135, to which reference is hereby made for a more particular description of the property conveyed herein; said Lot Nos. 527 and 28 lying contiguous and being bounded as follows: On the South by Lot No. 529, West Ward, Keller Subdivision; On the East by 4th Street; On the West by Lot No. 526 West Ward of said Keller Subdivision; and on the North by an unnamed road shown on said subdivision map; said property being the same property acquired by Chatham County by a deed recorded in Deed Book 103-N, Page 863, in the records of the Clerk of the Superior Court of Chatham County, Georgia.

70976D03002

CLERK SUPERIOR COURT CHATHAM COUNTY GA
 All those certain lots, tracts or parcels of land situate lying and being in Chatham County, Georgia, and being known as Lot Nos. 388 and 389, West Ward, Keller Subdivision, as shown upon a map or plan of the Keller Subdivision made by Percy Sugden and recorded in the office of the Clerk of Superior Court of Chatham County, Georgia, in Historical Map Book 2, Folio 134 and 135, to which reference is hereby made for a more particular description of the property conveyed herein; said Lot Nos. 388 and 389 lying contiguous and being bounded as follows: On the South by Lot No. 390, West Ward, Keller Subdivision; On the East by 3rd Street; On the West by Lot Nos. 377 and 378, West Ward of said Keller Subdivision; and on the North by Lot No. 387 West Ward, Keller Subdivision; said property being the same property acquired by Chatham County by a deed recorded in Deed Book 104-T, Page 211, in the records of the Clerk of the Superior Court of Chatham County, Georgia.

Attachment: ZMA Sparkman-Anderson Tract Saussy Rd 2024-Application (2981 : Sparkman-Anderson 2)

70976D04006

All those certain lots, tracts or parcels of land situate lying and being in Chatham County, Georgia, and being known as Lot Nos. 516 and 517, West Ward, Keller Subdivision, as shown upon a map or plan of the Keller Subdivision made by Percy Sugden and recorded in the office of the Clerk of Superior Court of Chatham County, Georgia, in Historical Map Book 2, Folio 134 and 135, to which reference is hereby made for a more particular description of the property conveyed herein; said Lot Nos. 516 and 517 lying contiguous and being bounded as follows: On the South by Lot No. 515, West Ward, Keller Subdivision; On the East by Lot Nos. 537 and 538, West Ward, Keller Subdivision; On the West by 3rd Street; and on the North by Lot No. 518, West Ward, Keller Subdivision; said property being the same property acquired by Chatham County by a deed recorded in Deed Book 103-N, Page 861, in the records of the Clerk of the Superior Court of Chatham County, Georgia.

Attachment: ZMA Sparkman-Anderson Tract Saussy Rd 2024-Application (2081 : Sparkman-Anderson 2)

7-0976D-10-001

CLERK SUPERIOR COURT, CHATHAM CO. GA.

All those certain lots, portions of lots, tracts or parcels of land situate lying and being in Chatham County, Georgia, and being known as Lot Nos. 277 through 281, inclusive and Lot Nos. 311 through 315, inclusive, and portions of Lot Nos. 276, 316 and 317 Middle Ward, Keller Subdivision, as shown upon a map or plan of the Keller Subdivision made by Percy Sugden and recorded in the office of the Clerk of Superior Court of Chatham County, Georgia, in Historical Map Book 2, Folio 134 and 135, to which reference is hereby made for identifying said lots and portions of lots; said Lots and portions of lots lying contiguous and having a frontage along the northern right of way line of Georgia Highway No. 30 and being bounded as follows: On the South by Georgia Highway No. 30; On the East by 7th Street; On the West by 6th Street; and on the North by Columbia Avenue; said property being all of the property acquired by Chatham County within said block lying north of Georgia Highway No. 30.

Surrounding Property Owners Within 300 Feet

SPH 21, LLC

PIN: 70976 02044, 70976 02042, 70976 02043, 70976 02039, 70976 02037

Property Address: 0 Saussy Road, Port Wentworth, Georgia 31407

Mailing Address: 5 Concourse Parkway, Suite 200, Atlanta, Georgia 30328

John Henry Hargrove ET AL

PIN: 70975 01002

Property Address: 0 Saussy Road, Port Wentworth, Georgia 31407

Mailing Address: 924 Mill Court, Savannah, Georgia 31419

Brenda Ann Richards

PIN: 70975 01002A

Property Address: 0 Saussy Road, Port Wentworth, Georgia 31407

Mailing Address: 170 Annabelle Lane, Peachtree City, Georgia 30290

Everlina Jones Reynolds & Cliff Reynolds

PIN: 70975 01002B

Property Address: 362 Saussy Road, Port Wentworth, Georgia 31407

Mailing Address: 160 Village Lake Drive, Pooler, Georgia 31322

Ruth W. Thomas

PIN: 70976 02014

Property Address: 0 Saussy Road, Port Wentworth, Georgia 31407

Mailing Address: 788 Hancock Street, Brooklyn, New York 11233

Matthew Jerome Jackson Sr.

PIN: 70976 02014A

Property Address: 0 Saussy Road, Port Wentworth, Georgia 31407

Mailing Address: 3 Winoka Drive, Garden City, Georgia 31408

WILLIE STEELE PLACE, LLC

PIN: 70976 02007

Property Address: 0 Punkin Bridge Road, Port Wentworth, Georgia 31407

Mailing Address: 4 Marsh Harbor Drive N, Savannah, Georgia 31410

Georgia Municipal Association

PIN: 70976C01001

Property Address: 0 Highway 30, Port Wentworth, Georgia 31407

Mailing Address: 201 Pryor Street SW, Atlanta, Georgia 30303

Frank and Irene Hines

PIN: 70976D03003

Property Address: 3rd Street, Port Wentworth, Georgia 31407

Mailing Address: 18 Fluke Street, Savannah, Georgia 31405

Jimme L. Westley
 PIN: 70976D02003
 Property Address: 2nd Street, Port Wentworth, Georgia 31407
 Mailing Address: 39 S. Parkwood Drive, Savannah, Georgia 31404

Angela A. Anderson
 Andrea A. Anderson
 PIN: 70976 01001
 Property Address: Saussy Road, Port Wentworth, Georgia 31407
 Mailing Address: 120 Danbury Court, Pooler, Georgia 31322

Ruth W. Thomas
 PIN: 70976 02014
 Property Address: Saussy Road, Port Wentworth, Georgia 31407
 Mailing Address: 788 Hancock Street, Brooklyn, New York 11233

Charmel Gaulden & Chacana Gaulden
 PIN: 70976D05001, 70976D06001
 Property Address: 0 4th Street, Port Wentworth, Georgia 31407
 Mailing Address: 2402 AP Tureaud Avenue, New Orleans, Louisiana 70119

Delores F. Brown
 PIN: 70976D04002
 Property Address: 0 3rd Street, Port Wentworth, Georgia 31407
 Mailing Address: 1806 Fitzgerald Street, Savannah, Georgia 31405

Jimmie L. Westley
 PIN: 70976D02003
 Property Address: 0 2nd Street, Port Wentworth, Georgia 31407
 Mailing Address: 39 S. Parkwood Drive, Savannah, Georgia 31404

S Williams Jones ET AL
 PIN: 70976D02001
 Property Address: 0 1st Street, Port Wentworth, Georgia 31407
 Mailing Address: 2004 Bona Bella Avenue, Savannah, Georgia 31406

H.C. WILLIAMS ROAD-INVESTMENTS, LLC
 PIN: 70976D01002
 Property Address: 0 1st Street, Port Wentworth, Georgia 31407
 Mailing Address: P.O. Box 845, Eastman, GA, 31023

Joseph S. Carswell
 PIN: 70976D01001
 Property Address: 0 Columbia Avenue, Port Wentworth, Georgia 31407
 Mailing Address: 519 Ashland Drive, Augusta, Georgia 30909

Helen Melvin McCuen
 PIN: 70976D16003
 Property Address: 0 1st Street, Port Wentworth, Georgia 31407
 Mailing Address: 519 Ashland Drive, Augusta, Georgia 30909

Fitzmore and Priscilla Duncan
 PIN: 70976D15002
 Property Address: 0 1st Street, Port Wentworth, Georgia 31407
 Mailing Address: 6423 Hearerbrooks Avenue, Charlotte, North Carolina 28213

Freddy L. Kendrick and Donna A. Kendrick
 PIN: 70976 01051, 70976 01014
 Property Address: 0 & 614 Highway 30, Port Wentworth, Georgia 31407
 Mailing Address: 614 Highway 30, Port Wentworth, Georgia 31407

Heirs of Zike Quarterman ET AL
 c/o Andrew Quarterman, Sr.
 PIN: 70976 01013
 Property Address: 0 Montieth Road, Port Wentworth, Georgia 31407
 Mailing Address: 327 Montieth Road, Port Wentworth, Georgia 31407

Brian P. Orr
 PIN: 70976 01012
 Property Address: 700 Montieth Road, Port Wentworth, Georgia 31407
 Mailing Address: 327 Montieth Road, Port Wentworth, Georgia 31407

David V. Capallo ET AL
 PIN: 70976 01016
 Property Address: 0 Jeffers Road, Port Wentworth, Georgia 31407
 Mailing Address: 475 Butler Avenue, Savannah, Georgia 31406

Parkside Port Wentworth LLC
 PIN: 70976C01004
 Property Address: 436 Highway 30, Port Wentworth, Georgia 31407
 Mailing Address: 3565 Piedmont Road NE, Building One, Suite 200, Atlanta, Georgia 30305

Parkside Port Wentworth LLC
 PIN: 70976D09002
 Property Address: 436 Highway 30, Port Wentworth, Georgia 31407
 Mailing Address: 3565 Piedmont Road NE, Building One, Suite 200, Atlanta, Georgia 30305

Kevin Yunsang Kim
 PIN: 70976D10002
 Property Address: 7th Street, Port Wentworth, Georgia 31407
 Mailing Address: 9104 Kingsmead Lane, Waxhaw, North Carolina 28173

Donald C. Works, III, ET AL

PIN: 70976C01003

Property Address: 0 Highway 30, Port Wentworth, Georgia 31407

Mailing Address: 3648 Farm Bell Place, Lake Mary, Florida 32746

Donald C. Works, III, ET AL

PIN: 70976C04005

Property Address: 3rd Street, Port Wentworth, Georgia 31407

Mailing Address: 3648 Farm Bell Place, Lake Mary, Florida 32746

Exhibit "A"

Property Boundaries (Parcels): 3RD ST

Property Address:	3RD ST
PRC Link:	Print Property Record Card →
Parcel ID (PIN):	70976D03002
Navigation:	View Directions →
Owner Name:	ANDERSON ANGELA A. ANDERSON
Estimated Zoning:	R-A -
Estimated Floodzone:	X
Calculated Acreage:	0.15
Local Historic District:	N/A
Aldermanic District:	PTW 1
County Commission District:	8
Elementary School:	Fort Wentworth Elementary School
Middle School:	Rice Creek School

High School: [Gause Links School](#)

[Zoom to](#)

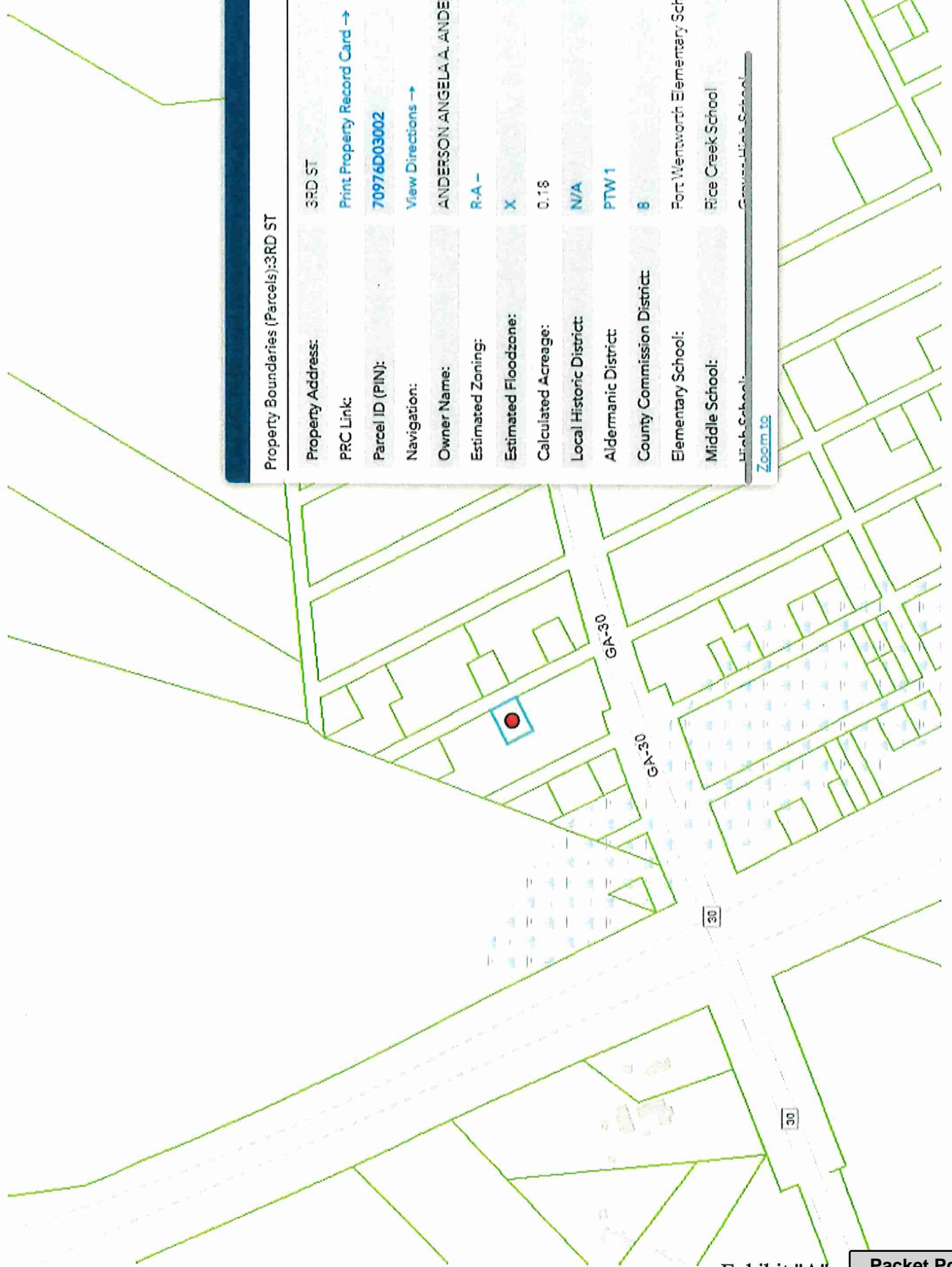


Exhibit "A"

Property Boundaries (Parcels): 3RD ST

Property Address:	3RD ST
PRC Link:	Print Property Record Card →
Parcel ID (PIN):	70976004003
Navigation:	View Directions →
Owner Name:	ANDERSON ANGELA A. ANDERSON
Estimated Zoning:	R-A
Estimated Floodzone:	X
Calculated Acreage:	0.16
Local Historic District:	N/A
Aldermanic District:	PTW 1
County Commission District:	8
Elementary School:	Port Wentworth Elementary School
Middle School:	Rice Creek School
High School:	Cooper High School

[Zoom to](#)

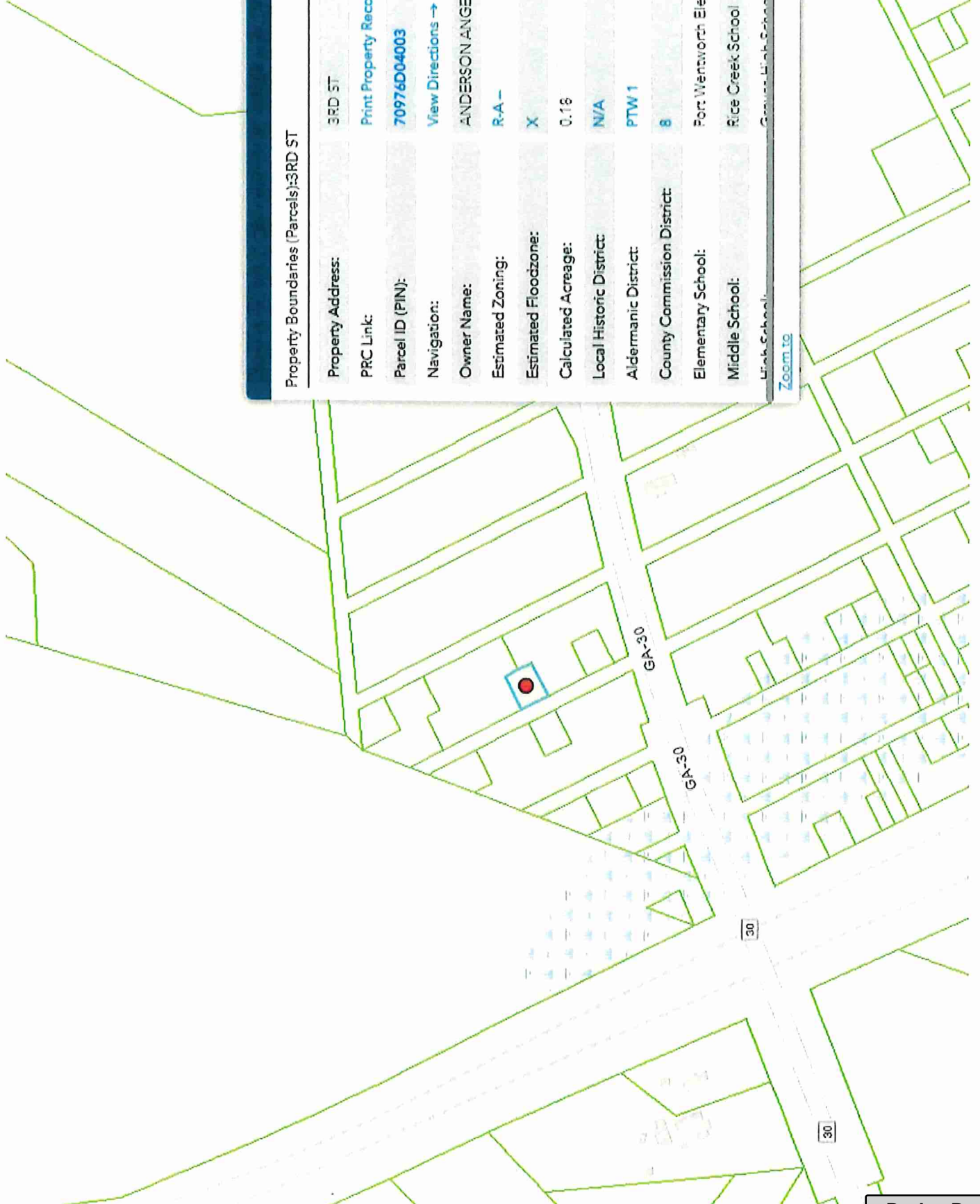


Exhibit "A" ~

Exhibit "A"

Property Boundaries (Parcels): 4TH ST

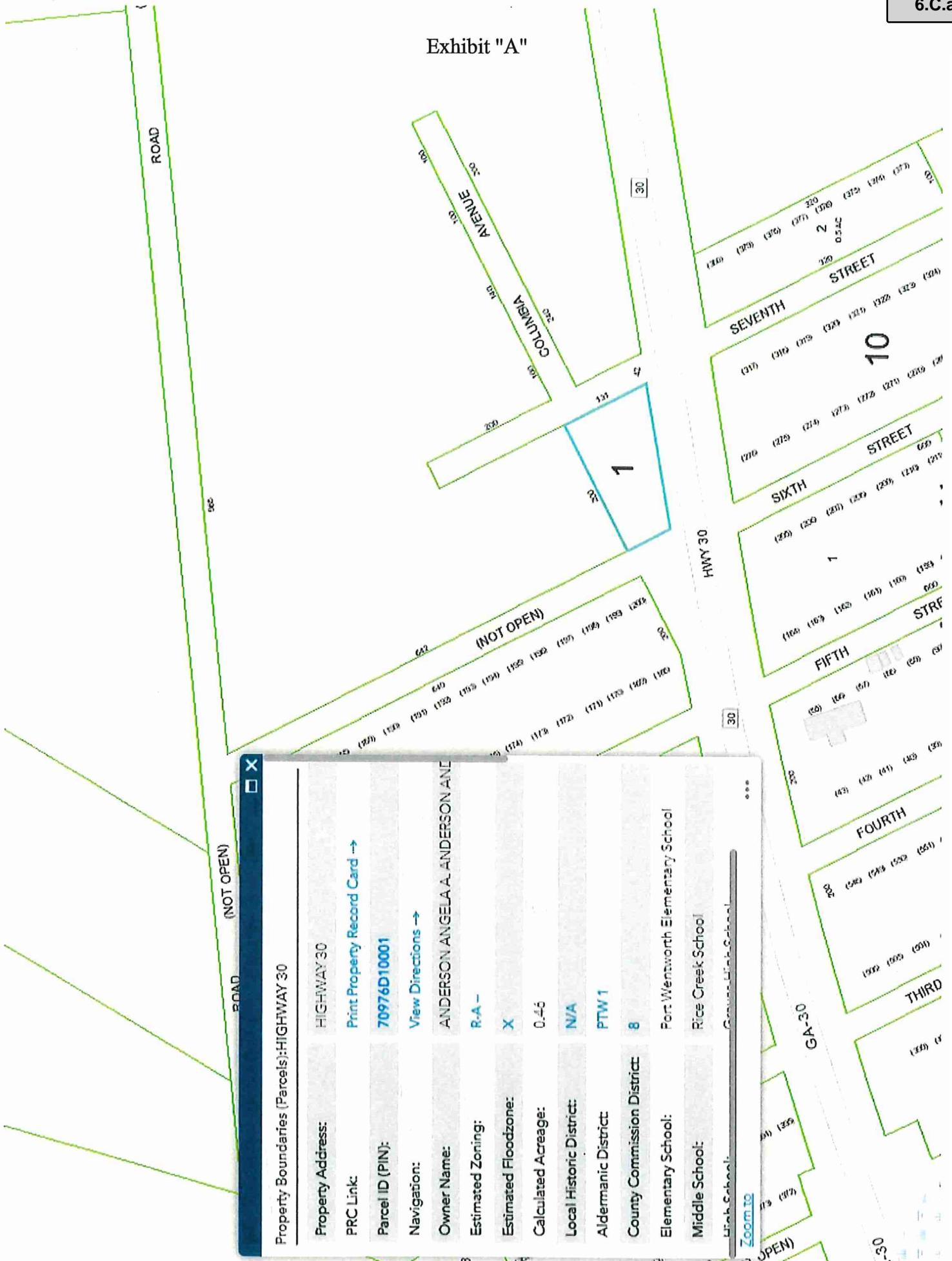
Property Address:	4TH ST
PRC Link:	Print Property Record Card →
Parcel ID (PIN):	70976D04006
Navigation:	View Directions →
Owner Name:	ANDERSON ANGELA A. ANDERSON
Estimated Zoning:	R-A-
Estimated Floodzone:	X
Calculated Acreage:	0.22
Local Historic District:	N/A
Aldermanic District:	PTW 1
County Commission District:	8
Elementary School:	Port Wentworth Elementary School
Middle School:	Rice Creek School

[Link School](#) [Group Link School](#)

[Zoom to](#)

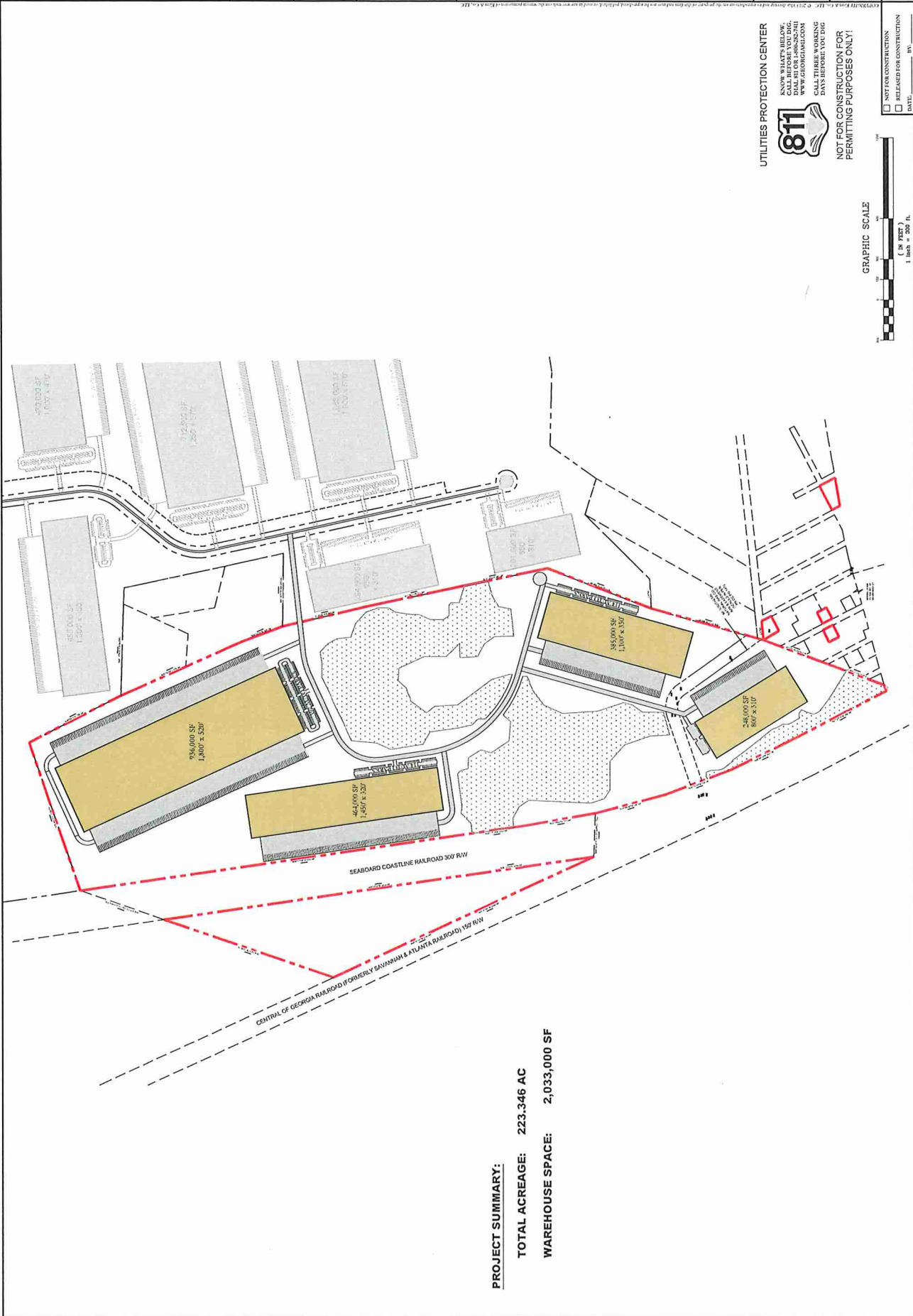


Exhibit "A"

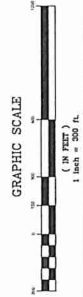


Property Boundaries (Parcels): HIGHWAY 30	
Property Address:	HIGHWAY 30
PRC Link:	Print Property Record Card →
Parcel ID (PIN):	70976D10001
Navigation:	View Directions →
Owner Name:	ANDERSON ANGELA A. ANDERSON AND
Estimated Zoning:	R-A-
Estimated Floodzone:	X
Calculated Acreage:	0.46
Local Historic District:	N/A
Aldermanic District:	PTW 1
County Commission District:	8
Elementary School:	Port Wentworth Elementary School
Middle School:	Rice Creek School

Attachment: ZMA Sparkman-Anderson Tract Saussy Rd 2024-Application (2981 : Sparkman-Anderson 2)



PROJECT SUMMARY:
TOTAL ACREAGE: 223.346 AC
WAREHOUSE SPACE: 2,033,000 SF



Attachment: ZMA Sparkman-Anderson Tract Saussy Rd 2024-Application (2081 : Sparkman-Anderson 2)

K Kern & Co., LLC
 Consulting Engineers • Land Surveyors • Land Planners
 215 Tucker Street, Suite A, Marietta, Georgia 30066
 Tel: 770.428.1100 Fax: 770.428.1101
 www.kernco.com

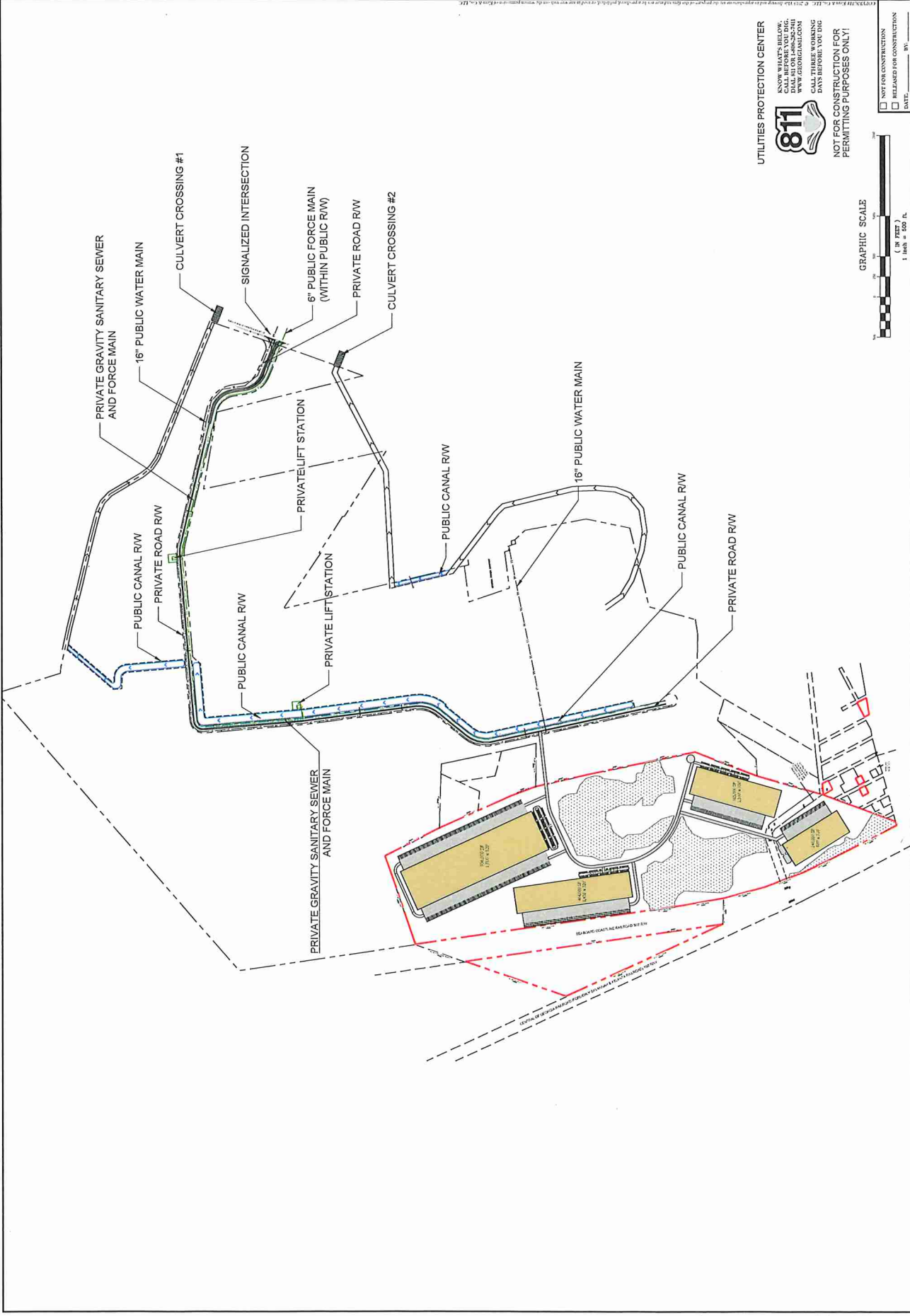
NO.	DATE	REVISION

PLANS OF SPARKMAN-ANDERSON TRACT AT GA HWY 21 - PORT WENTWORTH, GA

OVERALL SITE PLAN

SCALE: 1" = 500'
 PROJECT NO: 2024018
 DATE: 2/20/24
 DRAWN BY: JAC
 CHECKED BY: JAC

C-2



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 RELEASED FOR CONSTRUCTION

DATE: _____ BY: _____

GRAPHIC SCALE
 1" = 500' FT.

Attachment: ZMA Sparkman-Anderson Tract Saussy Rd 2024-Application (2081 : Sparkman-Anderson 2)

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

Reference: Application filed on _____, 20_____, to rezone real property described as follows:

- 7-0975-01-001
- 7-0976D-03-002
- 7-0976D-04-003
- 7-0976D-04-006
- 7-0976D-10-001

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.

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 26th day of January, 2024

Signature of Applicant
Phillip R. McCorkle

Krystal DeGn
Notary Public



DISCLOSURE OF FINANCIAL INTERESTS

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

Reference: Application filed on _____, 20_____, to rezone real property described as follows:

- 7-0975-01-001
- 7-0976D-03-002
- 7-0976D-04-003
- 7-0976D-04-006
- 7-0976D-10-001

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 _____ day of _____, 20____.

Signature of Official

Notary Public

Updated 8/25/2023

Attachment: ZMA Sparkman-Anderson Tract Saussy Rd 2024-Application (2981 : Sparkman-Anderson 2)

AUTHORIZATION OF PROPERTY OWNER

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: Sparkman Properties, LLC

Address: c/o Maria T. Sparkman, 242 Lyman Hall Road, Savannah, Georgia 31410

Telephone Number: 843-639-9370

Maria T. Sparkman
Signature of Owner
Sparkman Properties, LLC

Personally appeared before me

Darion A. Wiggins

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

Darion A. Wiggins
Notary Public

10.30.23
Date



Attachment: ZMA Sparkman-Anderson Tract Saussy Rd 2024-Application (2981 : Sparkman-Anderson 2)

AUTHORIZATION OF PROPERTY OWNER

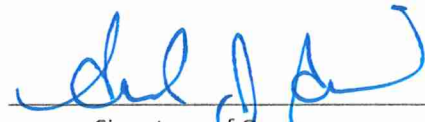
I swear that I am the owner of the property which is the subject matter of the attached application, as is shown in the records of Port Wentworth, Georgia.

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: Angela J. Anderson


Address: 120 Danbury Court, Pooler, Georgia 31322

Telephone Number: _____

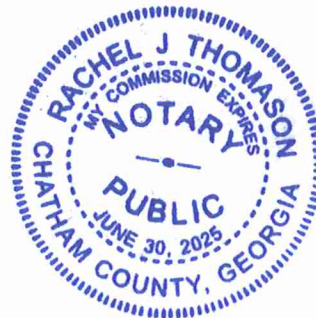

Signature of Owner

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

10-31-2023
Date



Attachment: ZMA Sparkman-Anderson Tract Saussy Rd 2024-Application (2981 : Sparkman-Anderson 2)

AUTHORIZATION OF PROPERTY OWNER

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: Andrea J. Anderson

Address: 120 Danbury Court, Pooler, Georgia 31322

Telephone Number: _____

Andrea J. Anderson
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.

[Signature]
Notary Public

10-31-23
Date



Attachment: ZMA Sparkman-Anderson Tract Saussy Rd 2024-Application (2981 : Sparkman-Anderson 2)

Owner	Mailing Add	City	State	Zip
JOHN HENF	924 MILL C	SAVANNAH	GA	31419
EVERLINA J	160 VILLAG	POOLER	GA	31322
RUTH W TH	788 HANCC	BROOKLYN	NY	11233
MATTHEW J3	WINOKA I	GARDEN C	GA	31408
FRANK & IR	18 FLUKE S	SAVANNAH	GA	31405
JIMMIE L WI	39 S PARKV	SAVANNAH	GA	31404
CHARMEL §	2402 AP TU	NEW ORLE/	LA	70119
DELORES F	1806 FITZG	SAVANNAH	GA	31405
WILLIAMS §	2004 BONA	SAVANNAH	GA	31406
H.C. WILLI/	PO BOX 84	EASTMAN	GA	31023
JOSEPH S C	519 ASHLA	AUGUSTA	GA	30909
HELEN MEL	315 CENTE	WILMINGT	DE	19807
FITZMORE §	6423 HEAR	CHARLOTT	NC	28213
FREDDY L &	614 HIGHW	PORT WEN	GA	31407
HEIRS OF Z	C/O ANDRE	PORT WEN	GA	31407
PARKSIDE F	3565 PIEDM	ATLANTA	GA	30305
KEVIN YUN:	9104 KING	WAXHAW	NC	28173
DONALD C	3648 FARM	LAKE MARY	FL	32746
DAVID V CA	475 BUTLEI	SAVANNAH	GA	31406
BRIAN P. OI	204 WILEY	SAVANNAH	GA	31411
BRIAN P. OI	327 MONTI	PORT WEN	GA	31407
BRENDA AM	170 ANNAE	PEACHTREI	GA	30290
SPH 21, LL	5 CONCOU	ATLANTA	GA	30328
WILLIE STEI	4 MARSH H	SAVANNAH	GA	31410
GEORGIA M	201 PRYOR	ATLANTA	GA	30303
ANGELA A.	120 DANBL	POOLER	GA	31322
SPARKMAN	ATTN: MARI	SAVANNAH	GA	31410
PHILLIP MC	319 TATTN/	SAVANNAH	GA	31401

VARNEDOE PO BOX 23 TYBEE ISLA GA 31328

Attachment: ZMA Sparkman-Anderson Tract Saussy Rd 2024-APO (2981 : Sparkman-Anderson 2)

RANDLE PE 555 STATE IPORT WEN GA

31407

Attachment: ZIMA Sparkman-Anderson Tract Saussy Rd 2024-APO (2981 : Sparkman-Anderson 2)



Planning Commission
305 South Coastal Highway
Port Wentworth, GA 31407

Meeting: 05/13/24 03:30 PM
Department: Development Services
Category: Planning/Zoning Item
Prepared By: Katie Dunnigan
Department Head: Katie Dunnigan

SCHEDULED

AGENDA ITEM (ID # 2982)

DOC ID: 2982

A Zoning Map Amendment Application has been submitted by Philip R. McCorkle as Agent for Angela J. Anderson, Andrea J. Anderson, and Sparkman Properties, LLC, requesting to rezone +/- 1.62 acres from R-1 to I-1. PINs # 7-0976D-03-002, 7-0976D-04-003, 7-0976D-04-006, 7-0976D-10-001 located in the 1st Council District, on 3rd Street, 4th Street, and Highway 30.

Issue/Item:

A Zoning Map Amendment Application has been submitted by Philip R. McCorkle as Agent for Angela J. Anderson, Andrea J. Anderson, and Sparkman Properties, LLC, requesting to rezone +/- 1.62 acres from R-1 to I-1. PINs # 7-0976D-03-002, 7-0976D-04-003, 7-0976D-04-006, 7-0976D-10-001 located in the 1st Council District, on 3rd Street, 4th Street, and Highway 30.

Background:

- This rezoning request is a portion of an application for I-1 zoning for the future development of approximately 2,033,000 square feet of warehousing.
- Specific use/concept has not been submitted for these parcels.

Facts and Findings:

- PINs# ending in 2,3, and 6 are surrounded by R-1 zoning. PIN# ending in 1 is adjacent to R-1 zoning to the west, R-5 to the north and east, and Highway 30 to the south.
- Article 4, Section 4.20 of the City of Port Wentworth Code of Ordinances, Zoning Ordinance describes the intent and purpose of the industrial zoning district as: *"...intended for large and intensive warehousing, distribution, and manufacturing, as well as heavier commercial uses and support services that provide the backbone for economic development and job creation. Sites in this district should have ready access to necessary utilities and direct access to major truck transportation routes with significant separation and buffering from residential areas. Characteristics of uses and land in I-1 may include outdoor storage areas, truck traffic, manufacturing, large buildings, and multiple worker shifts."*
 - These parcels are embedded within residential neighborhoods.
 - Three of the parcels in question have frontage on local/residential streets. The remaining parcel would add direct truck access to Highway 30.
 - All four parcels are of insufficient size to accommodate industrial development in accordance with zoning ordinances.
 - None of the parcels are adjacent to current industrial use.
- The 2021-2041 Comprehensive Plan identifies the character area for the proposed rezoning as Rural Neighborhood which is described as *"...rural, undeveloped land with little development pressure for suburban growth. Development patterns include low pedestrian orientation and access, very large lots, open space, and a high degree of building separation..."*

Funding:

N/A

Recommendation:

Proposed rezoning of these parcels does not meet zoning criteria, is inconsistent with the Comprehensive Plan, and none of the above listed parcels are suitable for practical industrial use.

ATTACHMENTS:

- ZMA Sparkman-Anderson Tract Saussy Rd 2024-Application (PDF)
- ZMA Sparkman-Anderson Tract Saussy Rd 2024-APO (CSV)

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: Angela J. Anderson, Andrea J. Anderson, and Sparkman Properties, LLC Phone #

Owner Address: See attached Exhibit A

PIN #(s): See attached Exhibit B # of Acres 224.39

Zoning Classification: Present R-1 Requested I-1

Use of Property: Present Vacant Requested Warehouses

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 property is adjacent to a large warehouse development currently under development and is a natural extension of the development.

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.
4. Site Plan of proposed use of property.
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.

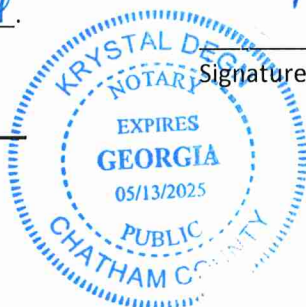
APPLICATION MUST BE FILED 20 BUSINESS DAYS PRIOR TO THE PLANNING COMMISSION MEETING AT WHICH THEY ARE TO BE CONSIDERED.

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 26th day of January, 2021.

Krystal DePape Notary Public

Signature of Applicant



Updated 8/25/2023

Attachment: ZMA Sparkman-Anderson Tract Saussy Rd 2024-Application (2982 : Sparkman-Anderson 3)

Exhibit A**Address of Property Owners**

Angela J. Anderson and Andrea J. Anderson
120 Danbury Court
Pooler, Georgia 31322

Sparkman Properties, LLC
Attention: Maria T. Sparkman
242 Lyman Hall Road
Savannah, Georgia 31410

Attachment: ZMA Sparkman-Anderson Tract Saussy Rd 2024-Application (2982 : Sparkman-Anderson 3)

BFT-21271

ATLAS SURVEYING BFT, LLC

11-6-23

PARCEL A

7-0975-01-001

BEGINNING AT A 3x3" CONCRETE MONUMENT FOUND ON THE NORTHERLY PORTION OF THE VARIABLE WIDTH RIGHT OF WAY FOR GEORGIA HIGHWAY 30, BEARING THE GEORGIA STATE PLANE COORDINATE SYSTEM (SPC 83), EAST.ZONE, COORDINATES OF (Y)799,561.77' USFT, (X)949,568.66' USFT; THENCE S 68°00'56" W A DISTANCE OF 47.02' TO A 3x3" CONCRETE MONUMENT FOUND; THENCE N 27°27'17" W A DISTANCE OF 766.59' TO A 4x4" CONCRETE MONUMENT FOUND BROKEN; THENCE N 25°48'10" W A DISTANCE OF 533.74' TO A 3x3" CONCRETE MONUMENT FOUND; THENCE N 20°36'39" W A DISTANCE OF 530.09' TO A 3x3" CONCRETE MONUMENT FOUND; THENCE N 14°58'58" W A DISTANCE OF 530.52' TO A 3x3" CONCRETE MONUMENT FOUND; THENCE N 09°59'43" W A DISTANCE OF 533.64' TO A 3x3" CONCRETE MONUMENT FOUND; THENCE N 08°17'19" W A DISTANCE OF 3343.60' TO A 3x3" CONCRETE MONUMENT FOUND; THENCE N 70°48'20" E A DISTANCE OF 1158.50' TO A 3x3" CONCRETE MONUMENT FOUND; THENCE S 26°55'15" E A DISTANCE OF 769.14' TO A 5/8" IRON REBAR FOUND; THENCE S 24°00'56" E A DISTANCE OF 976.95' TO A 4x4" CONCRETE MONUMENT FOUND DISTURBED; THENCE S 20°42'00" E A DISTANCE OF 327.79' TO A 3x3" CONCRETE MONUMENT FOUND; THENCE S 13°05'18" E A DISTANCE OF 660.80' TO A 5/8" IRON REBAR FOUND WITH A 1" IRON PIPE FOUND DISTURBED WITNESS; THENCE S 11°54'23" E A DISTANCE OF 711.99' TO A RAILROAD IRON FOUND; THENCE S 11°52'03" E A DISTANCE OF 651.25' TO A 3x3" CONCRETE MONUMENT FOUND; THENCE S 21°00'25" W A DISTANCE OF 826.48' TO A 3x3" CONCRETE MONUMENT FOUND DISTURBED; THENCE S 15°31'35" W A DISTANCE OF 865.47' TO A 5/8" IRON REBAR SET WITH CAP; THENCE S 20°10'08" W A DISTANCE OF 509.53' TO A 4x4" CONCRETE MONUMENT FOUND; THENCE S 20°12'30" W A DISTANCE OF 448.37' TO A 3x3" CONCRETE MONUMENT FOUND; WHICH IS ALSO THE TRUE POINT OF BEGINNING, HAVING AN AREA OF 8,751,617 SQUARE FEET, 200.909 ACRES.

PARCEL B

BEGINNING AT A 3x3" CONCRETE MONUMENT FOUND (P.O.B.2) AT THE INTERSECTION OF THE WESTERLY MARGIN OF THE 300' RIGHT OF WAY FOR SEABOARD COASTLINE RAILROAD AND EASTERLY MARGIN OF THE 150' RIGHT OF WAY FOR THE CENTRAL OF GEORGIA RAILROAD (FORMERLY SAVANNAH & ATLANTA RAILROAD), BEARING THE GEORGIA STATE PLANE COORDINATE SYSTEM (SPC 83), EAST ZONE, COORDINATES OF (Y)801,724.16' USFT, (X)948,294.80' USFT; THENCE N 24°41'45" W A DISTANCE OF 2140.68' TO A 3x3" CONCRETE MONUMENT FOUND; THENCE N 18°49'03" E A DISTANCE OF 1326.19' TO A 3x3" CONCRETE MONUMENT FOUND; THENCE S 08°17'45" E A DISTANCE OF 3234.03' TO A 3x3" CONCRETE MONUMENT FOUND; WHICH IS ALSO THE TRUE POINT OF BEGINNING, HAVING AN AREA OF 977,337 SQUARE FEET, 22.437 ACRES.

Attachment: ZMA Sparkman-Anderson Tract Saussy Rd 2024-Application (2982 : Sparkman-Anderson 3)

Exhibit B

Property Identification Numbers

7-0975-01-001
7-0976D-03-002
7-0976D-04-003
7-0976D-04-006
7-0976D-10-001

Attachment: ZMA Sparkman-Anderson Tract Saussy Rd 2024-Application (2982 : Sparkman-Anderson 3)

70976D04003

All those certain lots, tracts or parcels of land situate lying and being in Chatham County, Georgia, and being known as Lot Nos. 527 and 528, West Ward, Keller Subdivision, as shown upon a map or plan of the Keller Subdivision made by Percy Sugden and recorded in the office of the Clerk of Superior Court of Chatham County, Georgia, in Historical Map Book 2, Folio 134 and 135, to which reference is hereby made for a more particular description of the property conveyed herein; said Lot Nos. 527 and 28 lying contiguous and being bounded as follows: On the South by Lot No. 529, West Ward, Keller Subdivision; On the East by 4th Street; On the West by Lot No. 526 West Ward of said Keller Subdivision; and on the North by an unnamed road shown on said subdivision map; said property being the same property acquired by Chatham County by a deed recorded in Deed Book 103-N, Page 863, in the records of the Clerk of the Superior Court of Chatham County, Georgia.

CLERK SUPERIOR COURT CHATHAM COUNTY GA

70976D03002

All those certain lots, tracts or parcels of land situate lying and being in Chatham County, Georgia, and being known as Lot Nos. 388 and 389, West Ward, Keller Subdivision, as shown upon a map or plan of the Keller Subdivision made by Percy Sugden and recorded in the office of the Clerk of Superior Court of Chatham County, Georgia, in Historical Map Book 2, Folio 134 and 135, to which reference is hereby made for a more particular description of the property conveyed herein; said Lot Nos. 388 and 389 lying contiguous and being bounded as follows: On the South by Lot No. 390, West Ward, Keller Subdivision; On the East by 3rd Street; On the West by Lot Nos. 377 and 378, West Ward of said Keller Subdivision; and on the North by Lot No. 387 West Ward, Keller Subdivision; said property being the same property acquired by Chatham County by a deed recorded in Deed Book 104-T, Page 211, in the records of the Clerk of the Superior Court of Chatham County, Georgia.

CLERK SUPERIOR COURT CHATHAM COUNTY GA

Attachment: ZMA Sparkman-Anderson Tract Saussy Rd 2024-Application (2982 : Sparkman-Anderson 3)

70976D04006

All those certain lots, tracts or parcels of land situate lying and being in Chatham County, Georgia, and being known as Lot Nos. 516 and 517, West Ward, Keller Subdivision, as shown upon a map or plan of the Keller Subdivision made by Percy Sugden and recorded in the office of the Clerk of Superior Court of Chatham County, Georgia, in Historical Map Book 2, Folio 134 and 135, to which reference is hereby made for a more particular description of the property conveyed herein; said Lot Nos. 516 and 517 lying contiguous and being bounded as follows: On the South by Lot No. 515, West Ward, Keller Subdivision; On the East by Lot Nos. 537 and 538, West Ward, Keller Subdivision; On the West by 3rd Street; and on the North by Lot No. 518, West Ward, Keller Subdivision; said property being the same property acquired by Chatham County by a deed recorded in Deed Book 103-N, Page 861, in the records of the Clerk of the Superior Court of Chatham County, Georgia.

CHATHAM COUNTY SUPERIOR COURT CLERK

Attachment: ZMA Sparkman-Anderson Tract Saussy Rd 2024-Application (2982 : Sparkman-Anderson 3)

7-0976D-10-001

CLERK SUPERIOR COURT, CHATHAM CO. GA.

All those certain lots, portions of lots, tracts or parcels of land situate lying and being in Chatham County, Georgia, and being known as Lot Nos. 277 through 281, inclusive and Lot Nos. 311 through 315, inclusive, and portions of Lot Nos. 276, 316 and 317 Middle Ward, Keller Subdivision, as shown upon a map or plan of the Keller Subdivision made by Percy Sugden and recorded in the office of the Clerk of Superior Court of Chatham County, Georgia, in Historical Map Book 2, Folio 134 and 135, to which reference is hereby made for identifying said lots and portions of lots; said Lots and portions of lots lying contiguous and having a frontage along the northern right of way line of Georgia Highway No. 30 and being bounded as follows: On the South by Georgia Highway No. 30; On the East by 7th Street; On the West by 6th Street; and on the North by Columbia Avenue; said property being all of the property acquired by Chatham County within said block lying north of Georgia Highway No. 30.

Surrounding Property Owners Within 300 Feet

SPH 21, LLC

PIN: 70976 02044, 70976 02042, 70976 02043, 70976 02039, 70976 02037

Property Address: 0 Saussy Road, Port Wentworth, Georgia 31407

Mailing Address: 5 Concourse Parkway, Suite 200, Atlanta, Georgia 30328

John Henry Hargrove ET AL

PIN: 70975 01002

Property Address: 0 Saussy Road, Port Wentworth, Georgia 31407

Mailing Address: 924 Mill Court, Savannah, Georgia 31419

Brenda Ann Richards

PIN: 70975 01002A

Property Address: 0 Saussy Road, Port Wentworth, Georgia 31407

Mailing Address: 170 Annabelle Lane, Peachtree City, Georgia 30290

Everlina Jones Reynolds & Cliff Reynolds

PIN: 70975 01002B

Property Address: 362 Saussy Road, Port Wentworth, Georgia 31407

Mailing Address: 160 Village Lake Drive, Pooler, Georgia 31322

Ruth W. Thomas

PIN: 70976 02014

Property Address: 0 Saussy Road, Port Wentworth, Georgia 31407

Mailing Address: 788 Hancock Street, Brooklyn, New York 11233

Matthew Jerome Jackson Sr.

PIN: 70976 02014A

Property Address: 0 Saussy Road, Port Wentworth, Georgia 31407

Mailing Address: 3 Winoka Drive, Garden City, Georgia 31408

WILLIE STEELE PLACE, LLC

PIN: 70976 02007

Property Address: 0 Punkin Bridge Road, Port Wentworth, Georgia 31407

Mailing Address: 4 Marsh Harbor Drive N, Savannah, Georgia 31410

Georgia Municipal Association

PIN: 70976C01001

Property Address: 0 Highway 30, Port Wentworth, Georgia 31407

Mailing Address: 201 Pryor Street SW, Atlanta, Georgia 30303

Frank and Irene Hines

PIN: 70976D03003

Property Address: 3rd Street, Port Wentworth, Georgia 31407

Mailing Address: 18 Fluke Street, Savannah, Georgia 31405

Jimme L. Westley
 PIN: 70976D02003
 Property Address: 2nd Street, Port Wentworth, Georgia 31407
 Mailing Address: 39 S. Parkwood Drive, Savannah, Georgia 31404

Angela A. Anderson
 Andrea A. Anderson
 PIN: 70976 01001
 Property Address: Saussy Road, Port Wentworth, Georgia 31407
 Mailing Address: 120 Danbury Court, Pooler, Georgia 31322

Ruth W. Thomas
 PIN: 70976 02014
 Property Address: Saussy Road, Port Wentworth, Georgia 31407
 Mailing Address: 788 Hancock Street, Brooklyn, New York 11233

Charmel Gaulden & Chacana Gaulden
 PIN: 70976D05001, 70976D06001
 Property Address: 0 4th Street, Port Wentworth, Georgia 31407
 Mailing Address: 2402 AP Tureaud Avenue, New Orleans, Louisiana 70119

Delores F. Brown
 PIN: 70976D04002
 Property Address: 0 3rd Street, Port Wentworth, Georgia 31407
 Mailing Address: 1806 Fitzgerald Street, Savannah, Georgia 31405

Jimmie L. Westley
 PIN: 70976D02003
 Property Address: 0 2nd Street, Port Wentworth, Georgia 31407
 Mailing Address: 39 S. Parkwood Drive, Savannah, Georgia 31404

S Williams Jones ET AL
 PIN: 70976D02001
 Property Address: 0 1st Street, Port Wentworth, Georgia 31407
 Mailing Address: 2004 Bona Bella Avenue, Savannah, Georgia 31406

H.C. WILLIAMS ROAD-INVESTMENTS, LLC
 PIN: 70976D01002
 Property Address: 0 1st Street, Port Wentworth, Georgia 31407
 Mailing Address: P.O. Box 845, Eastman, GA, 31023

Joseph S. Carswell
 PIN: 70976D01001
 Property Address: 0 Columbia Avenue, Port Wentworth, Georgia 31407
 Mailing Address: 519 Ashland Drive, Augusta, Georgia 30909

Helen Melvin McCuen
 PIN: 70976D16003
 Property Address: 0 1st Street, Port Wentworth, Georgia 31407
 Mailing Address: 519 Ashland Drive, Augusta, Georgia 30909

Fitzmore and Priscilla Duncan
 PIN: 70976D15002
 Property Address: 0 1st Street, Port Wentworth, Georgia 31407
 Mailing Address: 6423 Hearerbrooks Avenue, Charlotte, North Carolina 28213

Freddy L. Kendrick and Donna A. Kendrick
 PIN: 70976 01051, 70976 01014
 Property Address: 0 & 614 Highway 30, Port Wentworth, Georgia 31407
 Mailing Address: 614 Highway 30, Port Wentworth, Georgia 31407

Heirs of Zike Quarterman ET AL
 c/o Andrew Quarterman, Sr.
 PIN: 70976 01013
 Property Address: 0 Montieth Road, Port Wentworth, Georgia 31407
 Mailing Address: 327 Montieth Road, Port Wentworth, Georgia 31407

Brian P. Orr
 PIN: 70976 01012
 Property Address: 700 Montieth Road, Port Wentworth, Georgia 31407
 Mailing Address: 327 Montieth Road, Port Wentworth, Georgia 31407

David V. Capallo ET AL
 PIN: 70976 01016
 Property Address: 0 Jeffers Road, Port Wentworth, Georgia 31407
 Mailing Address: 475 Butler Avenue, Savannah, Georgia 31406

Parkside Port Wentworth LLC
 PIN: 70976C01004
 Property Address: 436 Highway 30, Port Wentworth, Georgia 31407
 Mailing Address: 3565 Piedmont Road NE, Building One, Suite 200, Atlanta, Georgia 30305

Parkside Port Wentworth LLC
 PIN: 70976D09002
 Property Address: 436 Highway 30, Port Wentworth, Georgia 31407
 Mailing Address: 3565 Piedmont Road NE, Building One, Suite 200, Atlanta, Georgia 30305

Kevin Yunsang Kim
 PIN: 70976D10002
 Property Address: 7th Street, Port Wentworth, Georgia 31407
 Mailing Address: 9104 Kingsmead Lane, Waxhaw, North Carolina 28173

Donald C. Works, III, ET AL

PIN: 70976C01003

Property Address: 0 Highway 30, Port Wentworth, Georgia 31407

Mailing Address: 3648 Farm Bell Place, Lake Mary, Florida 32746

Donald C. Works, III, ET AL

PIN: 70976C04005

Property Address: 3rd Street, Port Wentworth, Georgia 31407

Mailing Address: 3648 Farm Bell Place, Lake Mary, Florida 32746

Exhibit "A"

Property Boundaries (Parcels): 3RD ST

Property Address:	3RD ST
PRC Link:	Print Property Record Card →
Parcel ID (PIN):	70976D03002
Navigation:	View Directions →
Owner Name:	ANDERSON ANGELA A. ANDERSON
Estimated Zoning:	R-A -
Estimated Floodzone:	X
Calculated Acreage:	0.15
Local Historic District:	N/A
Aldermanic District:	PTW 1
County Commission District:	8
Elementary School:	Fort Wentworth Elementary School
Middle School:	Rice Creek School

High School: [Gause Links School](#)

[Zoom to](#)

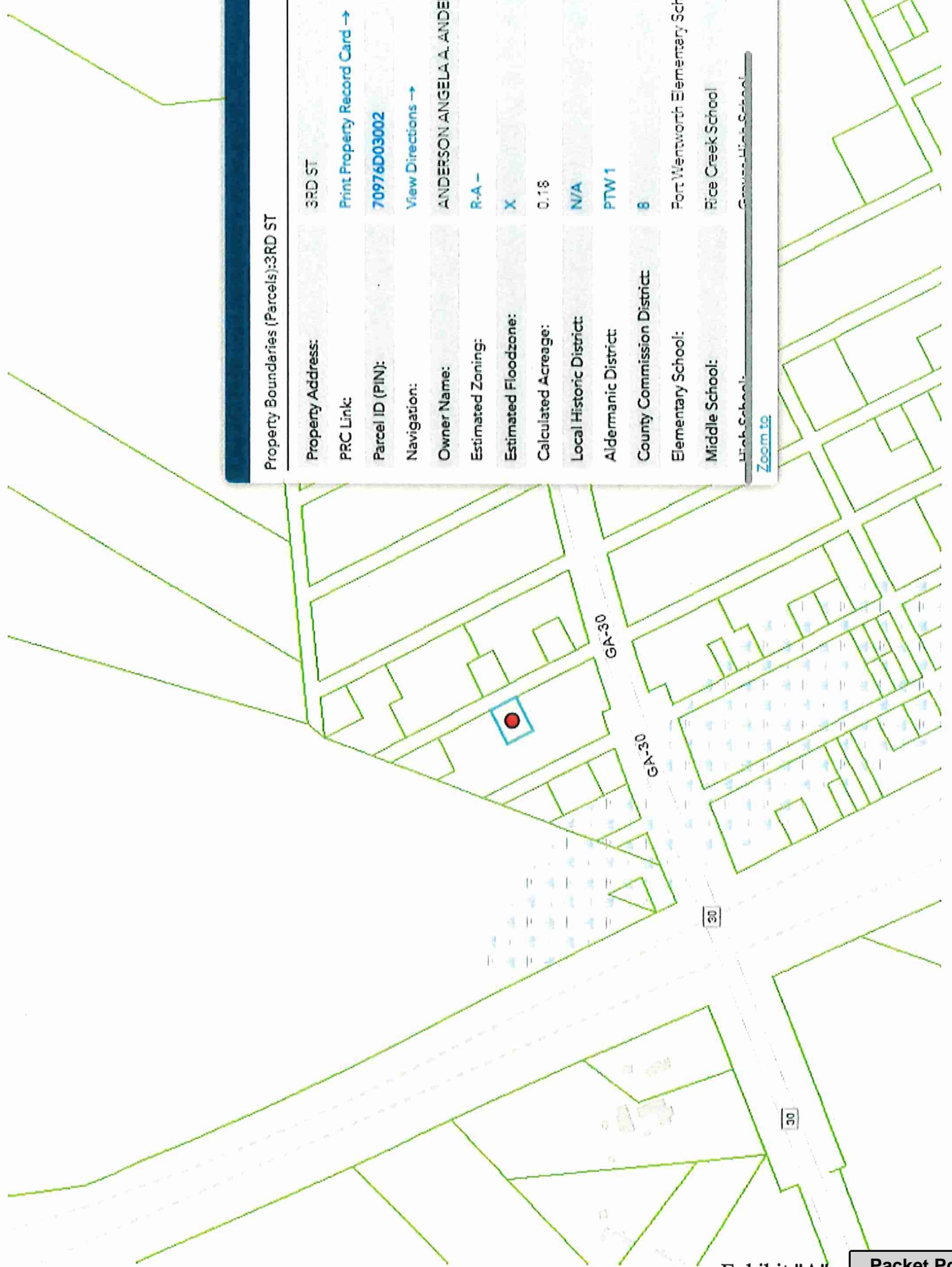


Exhibit "A"

Property Boundaries (Parcels): 3RD ST

Property Address:	3RD ST
PRC Link:	Print Property Record Card →
Parcel ID (PIN):	70976004003
Navigation:	View Directions →
Owner Name:	ANDERSON ANGELA A. ANDERSON
Estimated Zoning:	R-A
Estimated Floodzone:	X
Calculated Acreage:	0.16
Local Historic District:	N/A
Aldermanic District:	PTW 1
County Commission District:	8
Elementary School:	Port Wentworth Elementary School
Middle School:	Rice Creek School
High School:	Cooper High School

[Zoom to](#)

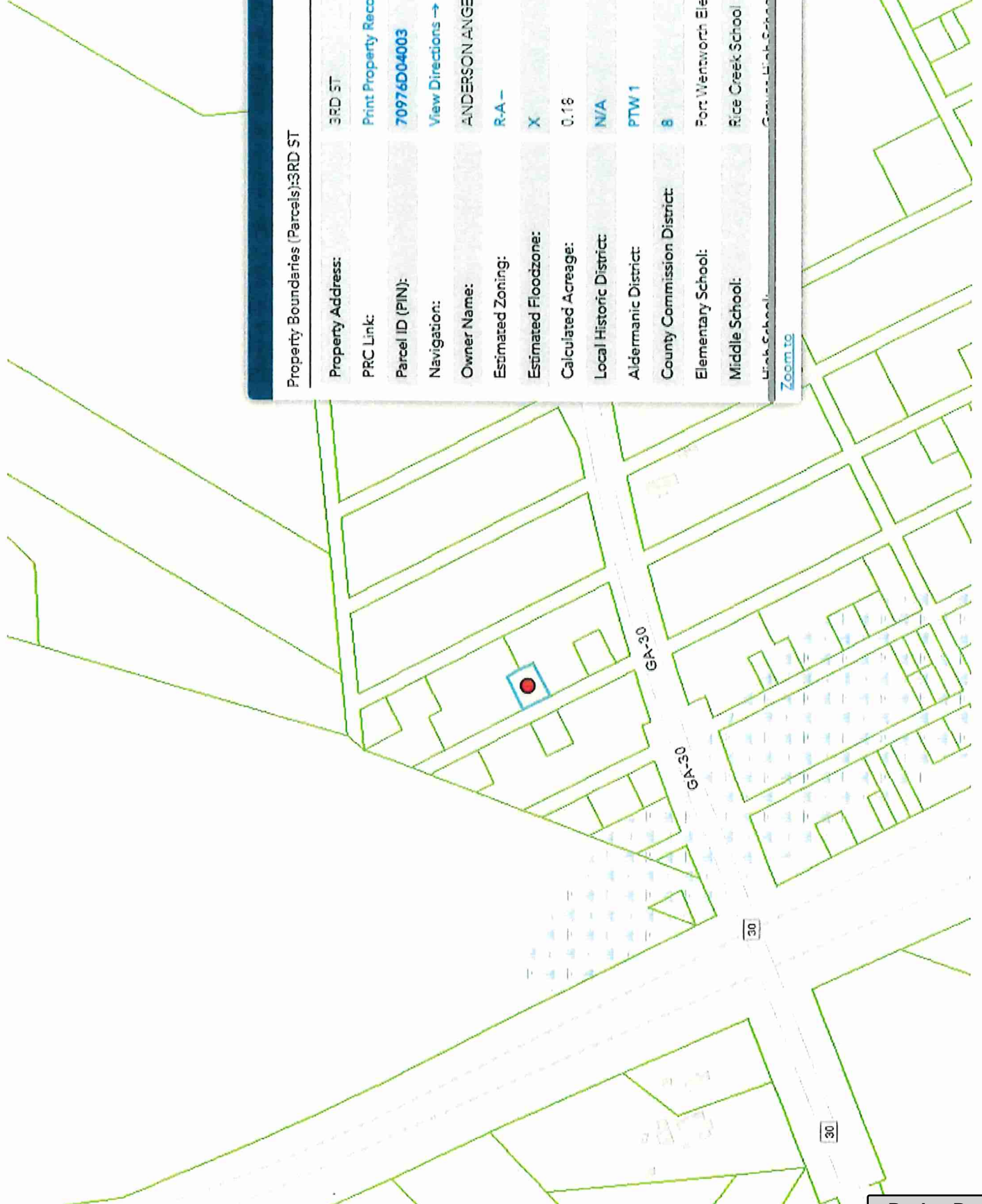


Exhibit "A" ~

Exhibit "A"

Property Boundaries (Parcels): 4TH ST

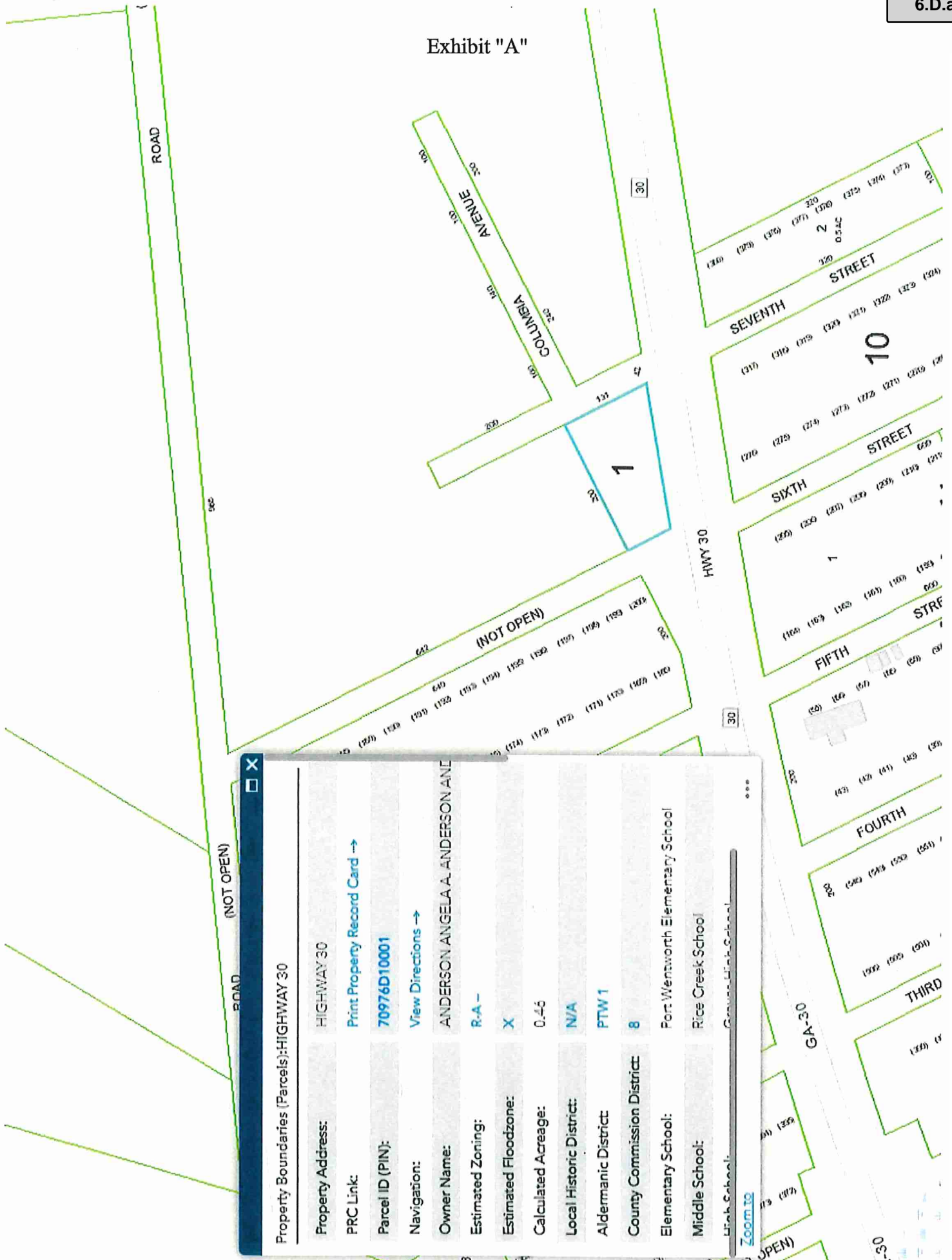
Property Address:	4TH ST
PRC Link:	Print Property Record Card →
Parcel ID (PIN):	70976D04006
Navigation:	View Directions →
Owner Name:	ANDERSON ANGELA A. ANDERSON
Estimated Zoning:	R-A-
Estimated Floodzone:	X
Calculated Acreage:	0.22
Local Historic District:	N/A
Aldermanic District:	PTW 1
County Commission District:	8
Elementary School:	Port Wentworth Elementary School
Middle School:	Rice Creek School

[Link School](#) [Group Link School](#)

[Zoom to](#)



Exhibit "A"



Property Boundaries (Parcels): HIGHWAY 30	
Property Address:	HIGHWAY 30
PRC Link:	Print Property Record Card →
Parcel ID (PIN):	70976D10001
Navigation:	View Directions →
Owner Name:	ANDERSON ANGELA A. ANDERSON AND
Estimated Zoning:	R-A-
Estimated Floodzone:	X
Calculated Acreage:	0.46
Local Historic District:	N/A
Aldermanic District:	PTW 1
County Commission District:	8
Elementary School:	Port Wentworth Elementary School
Middle School:	Rice Creek School

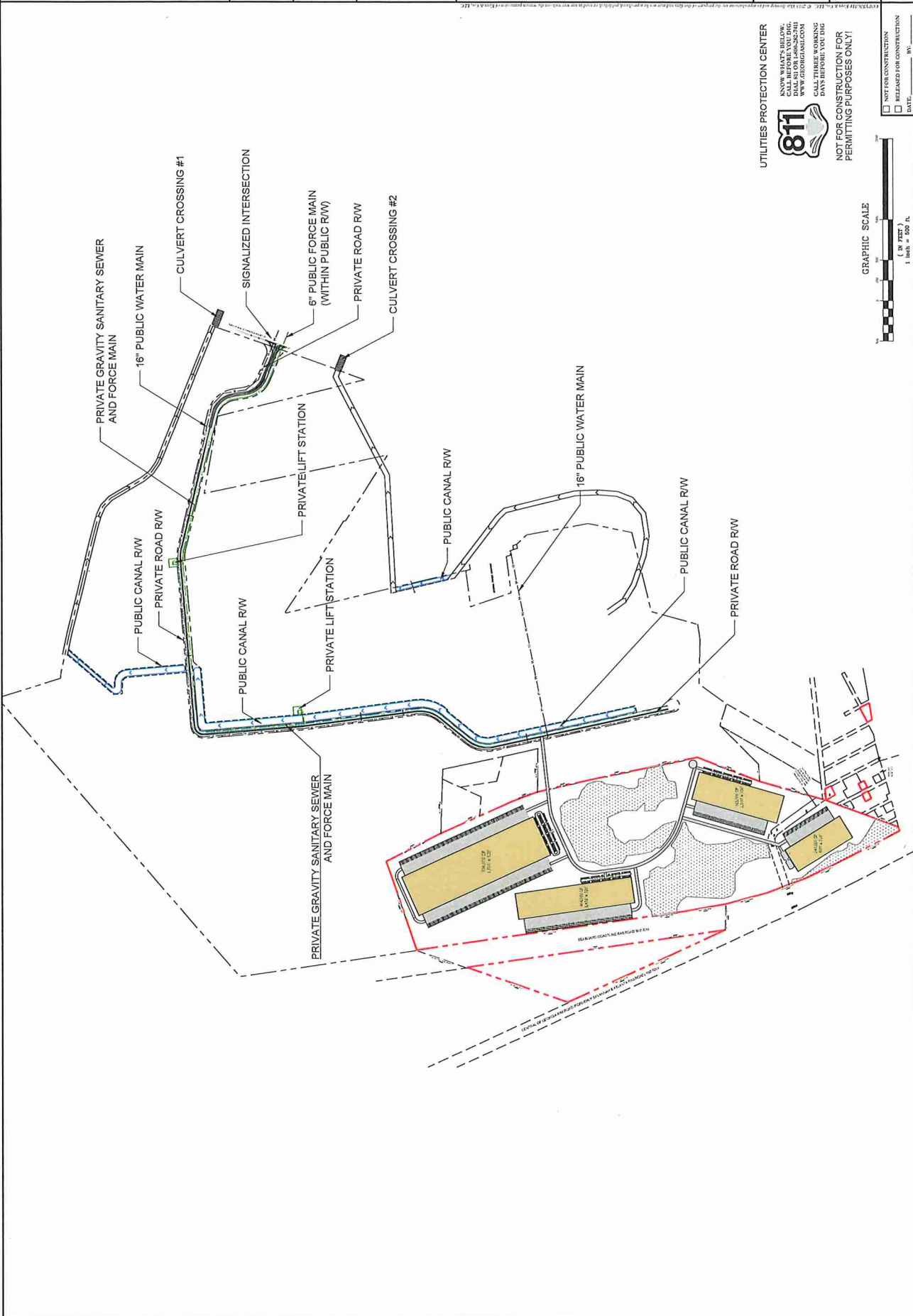
Attachment: ZMA Sparkman-Anderson Tract Saussy Rd 2024-Application (2982 : Sparkman-Anderson 3)

Kern & Co., LLC
 Consulting Engineers • Land Surveyors • Lead Engineers
 215 Trible Court, Suite A, Brentwood, Georgia 30306
 Tel: 404.271.9773 Fax: 404.271.9774
 Website: www.kernandco.com

NO.	DATE	REVISION

PLANS OF SPARKMAN-ANDERSON TRACT AT GA HWY 21 - PORT WENTWORTH, GA

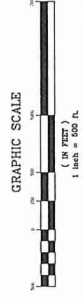
OVERALL SITE PLAN
 SCALE: 1" = 500'
 PROJECT NO: 2024038
 DATE: 2/6/24
 DRAWN BY: DCE
 CHECKED BY: DCE
 PROJECT OF: 2024
C-2



UTILITIES PROTECTION CENTER
 811
 KNOW WHAT'S BELOW. CALL BEFORE YOU DIG.
 CALL 811 OR VISIT WWW.GEORGIA811.COM
 CALL THREE WORKING DAYS BEFORE YOU DIG
 NOT FOR CONSTRUCTION FOR PERMITTING PURPOSES ONLY!

NOT FOR CONSTRUCTION
 RELEASED FOR CONSTRUCTION

DATE: _____ BY: _____



Attachment: ZMA Sparkman-Anderson Tract Saussy Rd 2024-Application (2982 : Sparkman-Anderson 3)

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

Reference: Application filed on _____, 20_____, to rezone real property described as follows:

- 7-0975-01-001
- 7-0976D-03-002
- 7-0976D-04-003
- 7-0976D-04-006
- 7-0976D-10-001

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.

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 26th day of January, 2024

Signature of Applicant
Phillip R. McCorkle

Krystal DeGn
Notary Public



Attachment: ZMA Sparkman-Anderson Tract Saussy Rd 2024-Application (2982 : Sparkman-Anderson 3)

DISCLOSURE OF FINANCIAL INTERESTS

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

Reference: Application filed on _____, 20_____, to rezone real property described as follows:

- 7-0975-01-001
- 7-0976D-03-002
- 7-0976D-04-003
- 7-0976D-04-006
- 7-0976D-10-001

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 _____ day of _____, 20____.

Signature of Official

Notary Public

Updated 8/25/2023

Attachment: ZMA Sparkman-Anderson Tract Saussy Rd 2024-Application (2982 : Sparkman-Anderson 3)

AUTHORIZATION OF PROPERTY OWNER

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: Sparkman Properties, LLC

Address: c/o Maria T. Sparkman, 242 Lyman Hall Road, Savannah, Georgia 31410

Telephone Number: 843-639-9370

Maria T. Sparkman
Signature of Owner
Sparkman Properties, LLC

Personally appeared before me

Darion A. Wiggins

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

Darion A. Wiggins
Notary Public

10.30.23
Date



Attachment: ZMA Sparkman-Anderson Tract Saussy Rd 2024-Application (2982 : Sparkman-Anderson 3)

AUTHORIZATION OF PROPERTY OWNER

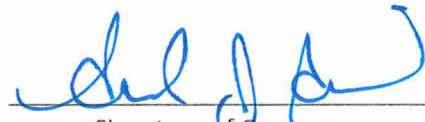
I swear that I am the owner of the property which is the subject matter of the attached application, as is shown in the records of Port Wentworth, Georgia.

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: Angela J. Anderson


Address: 120 Danbury Court, Pooler, Georgia 31322

Telephone Number: _____

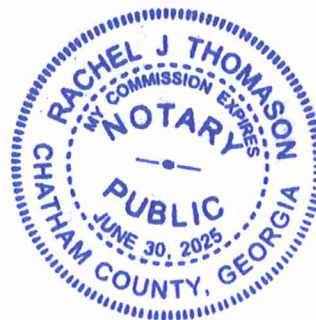

Signature of Owner

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

10-31-2023
Date



Attachment: ZMA Sparkman-Anderson Tract Saussy Rd 2024-Application (2982 : Sparkman-Anderson 3)

AUTHORIZATION OF PROPERTY OWNER

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: Andrea J. Anderson

Address: 120 Danbury Court, Pooler, Georgia 31322

Telephone Number: _____

Andrea J. Anderson
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.

[Signature]
Notary Public

10-31-23
Date



Attachment: ZMA Sparkman-Anderson Tract Saussy Rd 2024-Application (2982 : Sparkman-Anderson 3)

Owner	Mailing Add	City	State	Zip
JOHN HENF	924 MILL C	SAVANNAH	GA	31419
EVERLINA J	160 VILLAG	POOLER	GA	31322
RUTH W TH	788 HANCC	BROOKLYN	NY	11233
MATTHEW J3	WINOKA I	GARDEN C	GA	31408
FRANK & IR	18 FLUKE S	SAVANNAH	GA	31405
JIMMIE L WI	39 S PARKV	SAVANNAH	GA	31404
CHARMEL	12402 AP TU	NEW ORLE	LA	70119
DELORES F	1806 FITZG	SAVANNAH	GA	31405
WILLIAMS S	2004 BONA	SAVANNAH	GA	31406
H.C. WILLI	PO BOX 84	EASTMAN	GA	31023
JOSEPH S C	519 ASHLA	AUGUSTA	GA	30909
HELEN MEL	315 CENTE	WILMINGT	DE	19807
FITZMORE	16423 HEAR	CHARLOTT	NC	28213
FREDDY L	8614 HIGHW	PORT WEN	GA	31407
HEIRS OF Z	C/O ANDRE	PORT WEN	GA	31407
PARKSIDE F	3565 PIEDM	ATLANTA	GA	30305
KEVIN YUN	9104 KING	WAXHAW	NC	28173
DONALD C	3648 FARM	LAKE MARY	FL	32746
DAVID V CA	475 BUTLEI	SAVANNAH	GA	31406
BRIAN P. OI	204 WILEY	SAVANNAH	GA	31411
BRIAN P. OI	327 MONTI	PORT WEN	GA	31407
BRENDA AM	170 ANNAE	PEACHTREI	GA	30290
SPH 21, LLC	5 CONCOU	ATLANTA	GA	30328
WILLIE STEI	4 MARSH H	SAVANNAH	GA	31410
GEORGIA M	201 PRYOR	ATLANTA	GA	30303
ANGELA A.	120 DANBL	POOLER	GA	31322
SPARKMAN	ATTN: MARI	SAVANNAH	GA	31410
PHILLIP MC	319 TATTN	SAVANNAH	GA	31401

VARNEDOE PO BOX 23 TYBEE ISLA GA 31328

Attachment: ZMA Sparkman-Anderson Tract Saussy Rd 2024-APO (2982 : Sparkman-Anderson 3)

RANDLE PE 555 STATE IPORT WEN GA

31407

Attachment: ZIMA Sparkman-Anderson Tract Saussy Rd 2024-APO (2982 : Sparkman-Anderson 3)



Planning Commission
305 South Coastal Highway
Port Wentworth, GA 31407

Meeting: 05/13/24 03:30 PM
Department: Development Services
Category: Planning/Zoning Item
Prepared By: Katie Dunnigan
Department Head: Katie Dunnigan

SCHEDULED

AGENDA ITEM (ID # 2983)

DOC ID: 2983

A Special Use Permit Application has been submitted by Will Rushing as Agent for Bonzo C. Reddick, Trustee of Addison Irrevocable Settlement Trust, to allow for a service station in the C-3 zoning district. PINs # 7-0033-01-002 located in the 2nd Council District, 5990 Georgia Highway 21.

Issue/Item:

A Special Use Permit Application has been submitted by Will Rushing as Agent for Bonzo C. Reddick, Trustee of Addison Irrevocable Settlement Trust, to allow for a service station in the C-3 zoning district. PINs # 7-0033-01-002 located in the 2nd Council District, 5990 Georgia Highway 21.

Background:

- The applicant proposes to develop a fueling station and convenience store. Pursuant to The City of Port Wentworth Code of Ordinances, Zoning Ordinance, Section 4.30, a service station is allowed in the C-3 zoning district as a special use.
- This site was previously Crossgate Motors, a used car sales business.
- The development will be served by City of Port Wentworth water and sewer.

Facts and Findings:

- The proposed development is adjacent to C-3 zoning to the north, and I-1 zoning on all other boundaries. The C-3 parcel to the north is a Parker's service station.
- The site is located at the intersection of a State highway and
- The 2021-2041 Comprehensive Plan identifies the character area for this parcel as Industrial Park which is partially defined as "...higher intensity manufacturing, assembly, processing, transportation, and warehouse activities". The proposed special use is of lower intensity manufacturing than suggested use and may serve is appropriate as a support service to the character area.

Funding:

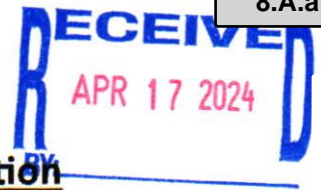
N/A

Recommendation:

The proposed special use meets applicable zoning criteria, is appropriate to location, and surrounding use and is supported by Comprehensive Plan Character Area.

ATTACHMENTS:

- Special Use Permit Application 7-0033-01-002 5990 Hwy 21 2024-Application (PDF)
- Special Use Permit Application 7-0033-01-002 5990 Hwy 21 2024-APO (PDF)
- Special Use Permit Application 7-0033-01-002 5990 Hwy 21 2024-Plan (PDF)
- Zoning Board of Appeals App 5990 HWY 21 - 03.11.24 (PDF)



City of Port Wentworth Special Use Permit Application

Please type or print legibly. Attach additional sheets, if necessary, to fully answer any of the following sections. Incomplete applications will not be scheduled for required hearings until deficiencies are corrected. Submit completed application and required documentation to the Development Services Department at 7306 Highway 21, Suite 301, Port Wentworth GA 31407. A Pre-Development Meeting with Development Services will be required prior to accepting the application. Application must be filed 20 business days prior to the Planning Commission meeting at which they are to be considered.

1. Subject Property

Street Address(es): 5990 GA-21

Property Identification Number(s) (PINs) (Attach a boundary survey, recorded or proposed plat, tax map or scaled plot plan to identify the property boundary lines:
70033 01002

Total acreage of subject property: 1.57 AC

Existing land use(s): Commercial - Vehicle Service Station & Convenience Store

Zoning Classification: Interchange Commercial (C-3)

2. Application History

Have any previous applications been made for a special use permit? Yes No

If yes, please provide date of previous application: _____

3. Special Use Permit Review Criteria

Describe the purpose of the requested special use permit. Please refer to review standards in Sec 14.40 of the City of Port Wentworth Zoning Ordinance.

Per section 4.30 of the City of Port Wentworth Zoning Ordinance the proposed use of a vehicle service station in a parcels zoned C-3 require a Special Use Permit.

4. Property Owner Information

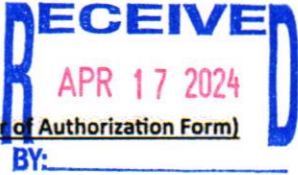
Name(s): ADDISON JOSEPH

Mailing Address: 1613 Queensbury St

City, State, Zip: Savannah, GA 31406

Telephone: 912-233-3922

E-Mail Address: attybcreddick@aol.com



5. **Applicant Information, if different from Property Owner** (requires a Letter of Authorization Form)

Name(s): WILL RUSHING

Mailing Address: 2050 W. County HWY 30A BLDG M-1 Unit 228

City, State, Zip: Santa Rosa Beach, FL 32459

Telephone: 205-370-0362

E-Mail Address: tmever@serdllc.com

6. **Items Require to be Submitted with this Application.**

- A. Filing Fee. The non-refundable filling fee must be paid at time of submittal with either a Check, made payable to The City of Port Wentworth, or credit card. Fees are subject to change.
- B. Survey. A scaled or dimensioned boundary survey, tax map, plot plan, or sketch showing the subject property.
- C. Legal Description. A legal description of the land by lot, block, and subdivision designations, or if none, by metes and bounds.
- D. Disclosure of Campaign Contributions and Gifts form.
- E. If property owner and applicant are not the same, Authorization of Property Owners Form.
- F. Electronic copy (PDF) of entire submittal package on either a Flash Drive or digital download emailed to designated representative.
- G. List of adjacent property owners within 300 feet of subject property. Include Names, PIN #'s and Mailing Address.

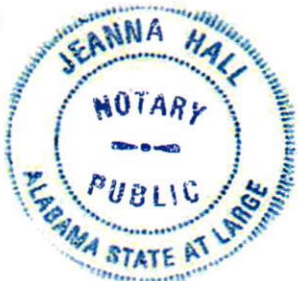
7. **Certified Application**

By my signature below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application. I acknowledge that I understand and have complied with all of the submittal requirements and procedures, and that this application is a complete application submittal. I further understand that an incomplete application submittal may cause my application to be deferred to the next submittal deadline. I hereby authorize the staff of the City of Port Wentworth to inspect the premises of the subject property. I understand that the approval of an application for a Special Use Permit by the Mayor and Council does not constitute a waiver from any applicable local, state, or federal regulations.

Sworn to and subscribed before me this 17th day of April, 2024.

Jeanna Hall

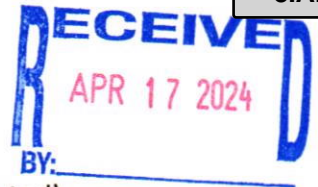
Notary Public



[Handwritten Signature]

Signature of Applicant

Attachment: Special Use Permit Application 7-0033-01-002 5990 Hwy 21 2024-Application (2983 : Crossgate Special Use)



DISCLOSURE OF CAMPAIGN CONTRIBUTIONS
(Required by Title 36, Chapter 67A, Official Code of Georgia Annotated)

Reference: Application filed on April 17th, 2024, for a Special Use Permit for the property described as follows:

Crossgate Road - Development
Fuel service station and convenience store

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.

No contributions for the duration provided have been made to any member of City Council or the City of Port Wentworth as noted above.

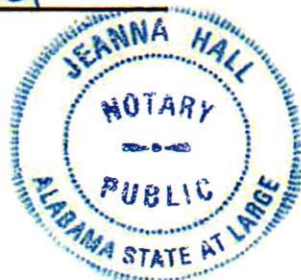
I hereby depose and say that all statements herein are true, correct and complete to the best of my knowledge and belief.

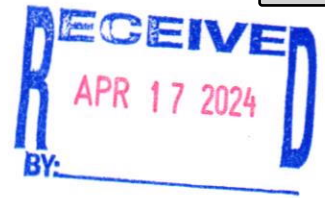


Signature of Applicant

Sworn to and subscribed before me this 17 day of April, 2024

Jeanna Hall
Notary Public





AUTHORIZATION OF PROPERTY OWNER

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: Melissa Ferreiro, Development Manager

Address: 2050 W. County Highway 30A
Santa Rosa Beach, FL 32459

Telephone Number: 817-680-0748

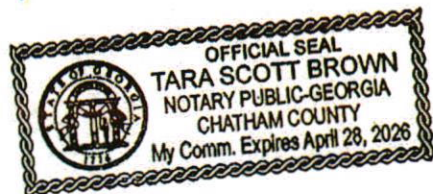
Signature of Owner
Bonzo C. Reddick, Trustee of the
Addison Irrevocable Settlement
Trust

Personally appeared before me
Bonzo C. Reddick

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

3/6/2024
Date



Attachment: Special Use Permit Application 7-0033-01-002 5990 Hwy 21 2024-Application (2983 : Crossgate Special Use)



Summary

Name	Count	Area(ft ²)	Length(ft)
Parcels	5	499,458.37	N/A

Parcels

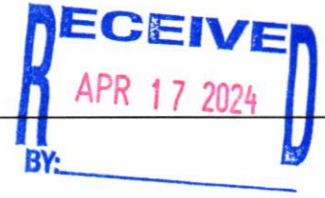
#	PIN	Property Address	Owner	Owner2	Mailing Address	Mailing_City	Mailing_State	Mailing_Zip
1	70033 01005	1501 CROSSGATE RD	SAVANNAH ECONOMIC DEVELOPMENT AUTHORITY	No Data	131 HUTCHINSON ISLAND RD	SAVANNAH	GA	31421
2	70035 01004	6000 HIGHWAY 21	PARKER'S #16 LLC	No Data	17 W MCDONOUGH ST	SAVANNAH	GA	31401
3	70033 01002	5990 HIGHWAY 21	ADDISON JOSEPH	No Data	1613 QUEENSBURY ST	SAVANNAH	GA	31406
4	70035 01008	1500 CROSSGATE RD	1500 CROSSGATE LLC	No Data	C/O PREMIER LEASING & PROPERTY MANAGEMENT 49 PARK	SAVANNAH	GA	31405
5	70913 01013	18 GULFSTREAM RD	AC SAVANNAH PROPERTY II LLC	No Data	2617 BISSONNET STREET SUITE 489	HOUSTON	TX	77005

#	Municipality	Fair Market Value - Total	Fair Market Value - Land	Fair Market Value - Building	Property_Use	Year Built	Effective Year Built	Sale Price
1	070	55603200	14102400	41500800	E1	No Data	2018	0
2	070	961500	606400	355100	C3	No Data	No Data	1775000
3	070	526200	410300	115900	C3	No Data	No Data	300000
4	070	13470800	1464800	12006000	I5	No Data	No Data	52500000
5	070	780600	650300	130300	C4	No Data	No Data	6300000

Attachment: Special Use Permit Application 7-0033-01-002 5990 Hwy 21 2024-APO (2983 : Crossgate Special Use)



Provided by SAGIS - www.sagis.org

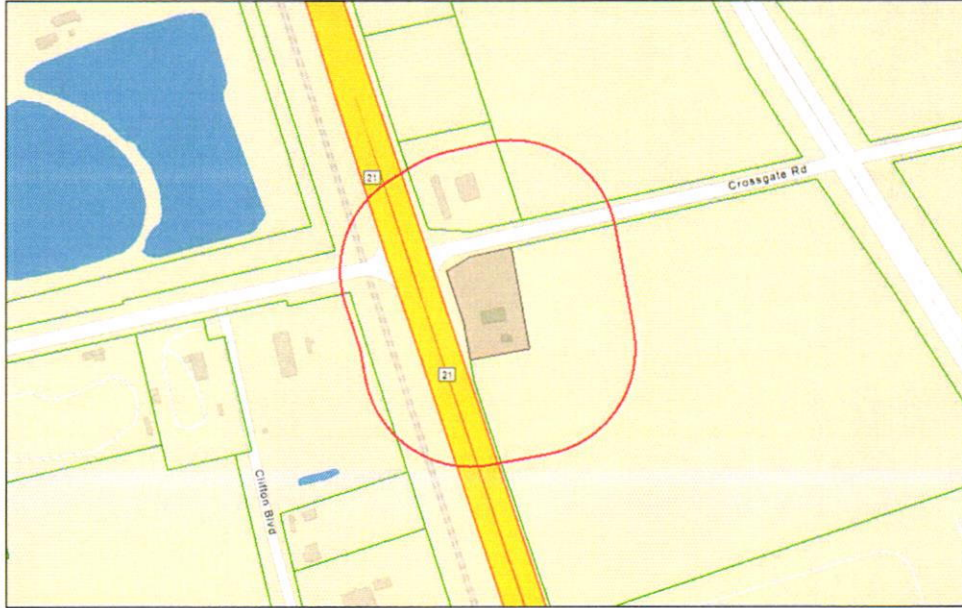


Provided by SAGIS - www.sagis.org

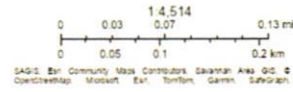
Area : 827,164.62 ft²

Mar 6 2024 17:11:25 Eastern Standard Time

Letter ANSI A Landscape



Property Boundaries (Parcels)



Attachment: Special Use Permit Application 7-0033-01-002 5990 Hwy 21 2024-APO (2983 : Crossgate Special Use)

APPLICATION
CITY OF PORT WENTWORTH ZONING BOARD OF APPEALS

Date Filed:
Project #:

The APPLICATION and all SUPPORTING DOCUMENTS with the REQUIRED PLOT PLAN must be submitted to the Department of Development Services.

PLEASE PRINT OR TYPE:

Name of Applicant: MELISSA FERREIRO

Property Owner (if different from applicant): ADDISON JOSEPH
*** Authorization of Property Owner Form required if Applicant and property owner is not the same. ***

Property Location: 5990 GA-21
Address/Street Name Lot Number

Subdivision/Ward: N/A Zoning District: Interchange Commercial ()

NAMES, MAILING ADDRESSES and PIN #'S of property owners within 300 feet of the property line. Include those directly across a public right-of-way. Use additional sheet if necessary.

Table with 3 columns: NAME, ADDRESS, PIN #. Rows include SAVANNAH ECONOMIC DEVELOPMENT AUTHORITY, ADDISON JOSEPH, PARKER'S #16 LLC, 1500 CROSSGATE LLC, AC SAVANNAH PROPERTY II LLC.

REASON FOR APPEAL: Check appropriate section(s).

- () A decision of the Zoning Administrator which the applicant believes to be contrary to the meaning of the Zoning Ordinance.
() An application to establish a use which must be approved by the Board of Appeals.
(checked) A request to vary:
() 15 & 25 foot Front & Side yard variance () lot width variance
() lot area variance () setback variance
() Fence variance () % building coverage variance
() A request for extension of a non-conforming use.
(checked) Other: Driveway separation along Crossgate Road and SR21

Attachment: Zoning Board of Appeals App 5990 HWY 21 - 03.11.24 (2983 : Crossgate Special Use)

ZBA Application Attached Narrative Letter

Section 10.50.B.1. states for all non-residential development fronting Arterial Streets "A minimum 25-foot-deep landscaped greenway shall be established parallel to the entire frontage along the road right-of-way". A relief from section 10.50.B.1 is being requested due to the unique shape of the property boundary along SR 21 which creates a hardship for the property. The minimum property depth from SR 21 is approximately 200 FT. The 25-foot-deep landscaped greenway reduces this depth to 175-feet and greatly subtracts from the develop-able area of the site. In addition to this the existing site currently has paved parking spaces within the greenway section. The proposed development would have parking in similar spaces and would landscape areas beyond what exists currently.

Section 10.50.B.2 states for all non-residential development fronting collector streets "A minimum 15-foot-deep landscaped greenway shall be established parallel to the entire frontage along the street right-of-way". A relief from section 10.50.B.2 is requested as the site is able to accommodate approximately 97% of the 15-foot deep greenway area along Crossgate Road except for a small portion at the corner of the property but is still able to meet the intent of the ordinance and provide the required plantings within this area greenway.

It is understood that the greenway requirement is intended to improve the overall appearance of the corridor. Although the proposed development may not be able to meet the requirements of the 25-foot deep landscaped greenway additional landscaped areas are currently being proposed in other areas within the site and adjacent to the site to improve the overall appearance of the intersection between SR21 and Crossgate Road.

Section 8.100.C.1. states that the minimum spacing for a commercial driveway and a street intersection along a road with a 45MPH speed limit is 230ft. The site currently proposes a driveway that is approximately 142-feet from radius return of the eastbound right turn lane of SR 21 and the entrance of the site. This separation is the maximum separation that can be accommodated by the site and is approximately 42-feet further east away from SR21 than the existing driveway into the site.

The site only has 226-feet of width along Crossgate Road and is incapable of meeting a 230-ft requirement within the limits of the property. Per section 8.100.D.1.c. modifications may be granted to sites where practical difficulties exist, as noted above, which make compliance infeasible.

The site access is also proposed to align with the existing driveway across Crossgate Road meeting the requirement of Section 8.100.C.2.



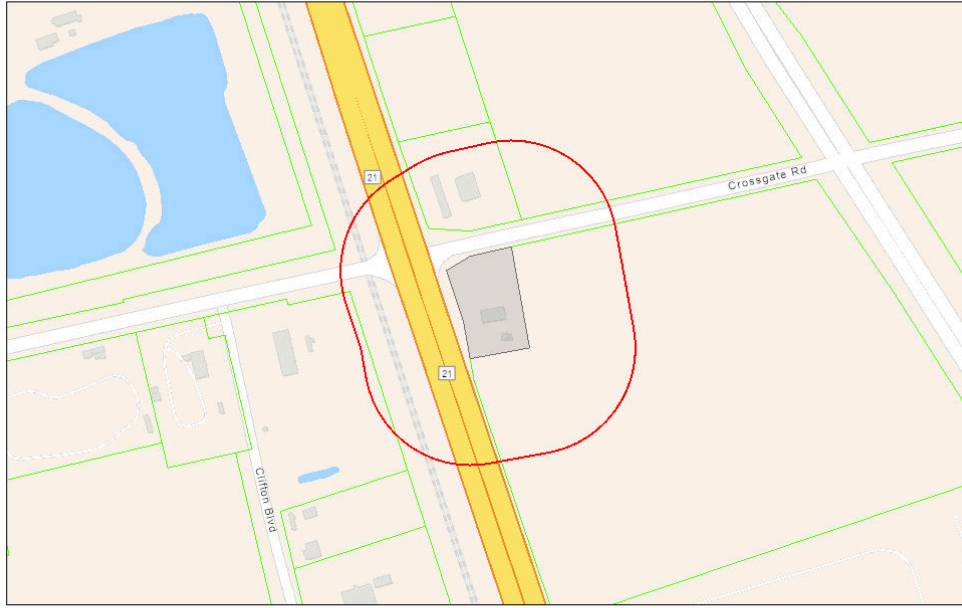
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Provided by SAGIS - www.sagis.org

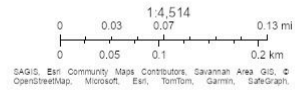
Area : 827,164.62 ft²

Mar 6 2024 17:11:25 Eastern Standard Time

Letter ANSI A Landscape



Property Boundaries (Parcels)



Attachment: Zoning Board of Appeals App 5990 HWY 21 - 03.11.24 (2983 : Crossgate Special Use)

Summary

Name	Count	Area(ft ²)	Length(ft)
Parcels	5	499,458.37	N/A

Parcels

#	PIN	Property Address	Owner	Owner2	Mailing_Address	Mailing_City	Mailing_State	Mailing_Zip
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3	70033 01002	5990 HIGHWAY 21	ADDISON JOSEPH	No Data	1613 QUEENSBURY ST	SAVANNAH	GA	31406
4	70035 01008	1500 CROSSGATE RD	1500 CROSSGATE LLC	No Data	C/O PREMIER LEASING & PROPERTY MANAGEMENT 49 PARK	SAVANNAH	GA	31405
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3	070	526200	410300	115900	C3	No Data	No Data	300000
4	070	13470800	1464800	12006000	I5	No Data	No Data	52500000
5	070	780600	650300	130300	C4	No Data	No Data	6300000

Attachment: Zoning Board of Appeals App 5990 HWY 21 - 03.11.24 (2983 : Crossgate Special Use)

AUTHORIZATION OF PROPERTY OWNER

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: Melissa Ferreiro, Development Manager

Address: 2050 W. County Highway 30A

Santa Rosa Beach, FL 32459

Telephone Number: 817-680-0748

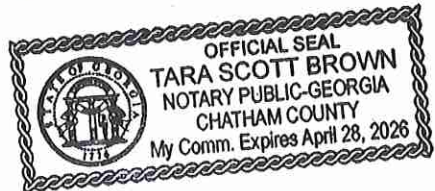
Signature of Owner
Bonzo C. Reddick, Trustee of the
Addison Irrevocable Settlement
Trust

Personally appeared before me
Bonzo C. Reddick

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

Date 3/6/2024



Attachment: Zoning Board of Appeals App 5990 HWY 21 - 03.11.24 (2983 : Crossgate Special Use)

hand paid, at and before the sealing and delivery of this instrument, the receipt of which is hereby acknowledged, does grant, bargain, sell and convey unto the party of the second part, its successors, heirs and assigns, ALL of the Decedent Estate's interest in those tracts or parcels of land lying and being in Chatham County, Georgia and which is more particularly described as follows:

ALL of those certain lots or parcels of land, situate, lying and being in said State and County, and known and designated as Lots Number One Hundred Twelve (112), One Hundred Thirteen (113), One Hundred fourteen (114), One Hundred Fifteen (115), One Hundred Sixteen (116) and One Hundred Seventeen (117), in a subdivision known as Jasper Summit, as appears upon a plat made by Percy Sugden, C.E., dated July 9, 1917, and recorded in the office of the Clerk of the Superior Court of Chatham County, Georgia in Map Book 1, folio 297, said lots being contiguous and being bounded as follows: On the North by the Augusta Road; on the East by Burke Avenue; on the South by Lot No. One Hundred eighteen (118), and on the West by Lot No. One Hundred Eleven (111). Improvements thereon known as 2601 W. Bay Street, Savannah, Georgia bearing a Property Identification Number of 2-0025-02-001.

AND

ALL that certain lot, tract, or parcel of land situate, lying and being in the State of Georgia, County of Chatham, and being known and designated as Lot Number 113, Victory Manor Subdivision, Saussy Ward, as shown on that certain map or plat of said Subdivision as recorded in Subdivision Map Book A, Folio 60, in the Office of the Clerk of Superior Court of Chatham County, Georgia, to which express reference is hereto made for a more particular determination of the metes, bounds and dimensions of the property herein described. Containing improvements thereon known as 1805 East 39th Street, Savannah, GA 31405 and bearing a Property Identification Number of 2-0061-19-024.

This being the same property conveyed by Gift Deed dated March 16, 1994 from Kenneth E. Wade to Kenneth E Wade and Geneva Wad and recorded in the Office of the Clerk of Superior Court of Chatham County, Georgia in Deed Record Book 166-B, Page 604.

AND

ALL that certain lot, tract, or parcel of land situate, lying and being in the City of Savannah, County of Chatham and Sate of Georgia, known and described upon

Attachment: Zoning Board of Appeals App 5990 HWY 21 - 03.11.24 (2983 : Crossgate Special Use)

the map and in the plan of said City as LOT NUMBER ONE HUNDRED TWELVE (112), CANN WARD, and being bounded as follows: On the North by Forty-third Street, on the East by Lot Number One Hundred Eleven (111), said Ward, on the South by a Lane and on the West by Lot Number One Hundred Thirteen (113), said Ward; said lot having a dimension of Thirty (30') feet by One Hundred Five (105') feet, more or less, and having improvements thereon known according to the present system of house numbering in the City of Savannah as 1013 West Victory Drive and bearing a Property Identification Number of 2-0072-09-027.

This being the same property conveyed by Deed dated May 29, 2002 from Timothy Williams to Timothy Williams and Marlene D. Williams and being recorded in the Office of the Clerk of the Superior Court of Chatham County, Georgia in Deed Record Book 236-D, Page 708.

AND

ALL those certain lots, tracts or parcels of land situate, lying and being in the City of Savannah, Chatham County, Georgia, known upon the map or plan of said City as the Eastern one-half (1/2) of Lot Number Seventeen (17) and the Western one-fourth (1/4) of Lot Number Eighteen (18) Duncan Ward; said portions of said two lots being continuous and, as a whole, having a frontage of forty-five (45) feet, more or less, on 36th Street with a rectangular depth Northwardly of one hundred twelve (112) feet to a lane, and being bounded on the North by said lane; on the East by the remaining portion of said Lot Eighteen (18), said Ward; on the South by 36th Street; and on the West by the Western portion of said Lot Seventeen (17), said Ward. The improvements thereon being known as 406 West 36th Street, Savannah, Georgia and bearing a Property Identification Number of 2-0073-11-004.

AND

All those certain lots, tracts or parcels of land situate, lying and being in the City of Savannah, Chatham County, Georgia, known upon the map or plan of said City as Lot Number Nineteen (19) Duncan Ward, in the Midtown neighborhood. The improvements thereon being known as 2001 Montgomery Street, Savannah, Georgia and bearing a Property Identification Number of 2-0073-11-005.

AND

2-0073-11-004

ALL that certain lot, tract, or parcel of land, lying situate and being in the City of Savannah, Chatham County, Georgia, known and designated as Lot Number Fifty-four (54), Garfunkel Ward. Said lot having a frontage of Thirty (30) feet, more or less, on the Northeast corner of 48th Street and Stevens Street with a rectangular depth Northwardly of Ninety-five (95) feet to a lane, and being

Attachment: Zoning Board of Appeals App 5990 HWY 21 - 03.11.24 (2983 : Crossgate Special Use)

bounded; On the North by said lane, on the East by Lot Number Fifty-five (55), Garfunkel Ward, on the South by 48th Street, and on the West by Stevens Street.

This being the same property conveyed by Warranty Deed dated December 17, 1943 from Edwin J Feiler to Hezzie Donaldson and Marie Donaldson and recorded in the Office of the Clerk of Superior Court of Chatham County, Georgia in Deed Record Book 39-N, Page 246; and

ALL that certain lot, tract or parcel of land, lying situate and being in the City of Savannah, Chatham County, Georgia, known and designated as Lot Number Fifty-five (55), Garfunkel Ward. Said lot having a frontage of Thirty (30) feet on the North side of 48th Street with a rectangular depth Northwardly of Ninety-five (95) feet and being bounded On the North by a lane, on the East by Lot Number Fifty-Six (56), said Ward and Subdivision, on the South by 48th Street, and on the West by Lot Number Fifty-four (54), said Ward and Subdivision.

This being the same property conveyed by Warranty Deed dated August 14, 1947 from Edwin J. Feiler to Hezzie Donaldson and Marie Donaldson and recorded in the Office of the Clerk of Superior Court of Chatham County, Georgia in Deed Record Book 45-H, Page 274.

Property known as 828 W. 48th Street, Savannah, Georgia bearing a Property Identification Number of 2-0089-19-011.

AND

ALL that tract or parcel of land lying and being in the City of Savannah, Chatham County, Georgia, known and designated as Lot Sixteen (16), Lot Eighteen (18), Lot Twenty (20) and part of Lot Fourteen (14) in the South Ward of Whatley Subdivision, Liberty City neighborhood. The improvements thereon being known as 4313 Campbell Street, Savannah, Georgia bearing a Property Identification Number of 2-0640-05-004.

AND

ALL that certain lot, tract or parcel of land, situate, lying and being in the City of Port Wentworth, County of Chatham and State of Georgia, beginning at the right-of-way concrete monument marking the intersection of the Rights-of-Way of Georgia Highway 21 and Crossgate Road and proceeding thence North 58 49' 14" East along the right-of way of Crossgate Road a distance of 91.91 feet to a right-of-way concrete monument; thence continuing along said right-of-way North 77 36' 18" East a distance of 140.05 feet to a 5/8 inch rebar; thence South 10 07' 16" East a distance of 337.68 feet to a 5/8 inch rebar; thence South 79 52' 44" West a distance of 200 feet to a 5/8 inch rebar; thence North 10 07' 16" West along the Eastern Right-of-Way of Georgia Highway 21 a distance of 126.28 feet to a right-of-way concrete monument, thence continuing along said right-of-way North 18

Attachment: Zoning Board of Appeals App 5990 HWY 21 - 03.11.24 (2983 : Crossgate Special Use)

34' 58" West a distance of 174.72 feet to the point of beginning. Improvements thereon known as 5990 Hwy 21, Port Wentworth, Georgia bearing a Property Identification Number of 7-0033-01-002.

The above-described property is more particularly shown on the plat or survey dated June 14, 1995, prepared by J. Whitley Reynolds, Georgia Registered Land Surveyor No. 2249, for Gregory M. Parker, Inc. titled Express Foods Subdivision No. 2, which plat or survey is recorded in the Office of the Clerk of the Superior Court of Chatham County, Georgia, in Subdivision Map Book 15-S, Page 36.

TO HAVE AND TO HOLD said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the party of the second part, it's successors and assigns, forever, in Fee Simple.

FURTHER, the party of the first part, for themselves, their heirs, executors and administrators, will warrant and forever defend the right and title to the above described property, unto the party of the second part, it's successors and assigns, against the claims of all persons.

IN WITNESS WHEREOF, the party of the first part has signed and sealed this deed, the day and year above written.

Alma D. Addison (SEAL)
ALMA D. ADDISON, Co-Executor of the Estate of
Joseph Addison

Signed, sealed and delivered on the 11th
day of January 2023 in the presence of:

[Signature]
Unofficial Witness

Lori M. Fritts
Notary Public
My Commission Expires:

LORI M. FRITTS
NOTARY PUBLIC
Chatham County
State of Georgia
My Comm. Expires September 25, 2026

Attachment: Zoning Board of Appeals App 5990 HWY 21 - 03.11.24 (2983 : Crossgate Special Use)

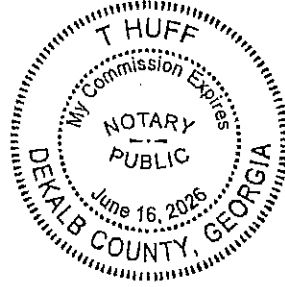
Terrance Addison (SEAL)
TERRANCE ADDISON, Co-Executor of the Estate of
Joseph Addison

Signed, sealed and delivered on the 12th
day of January 2023 in the presence of:

Joseph W...
Unofficial Witness

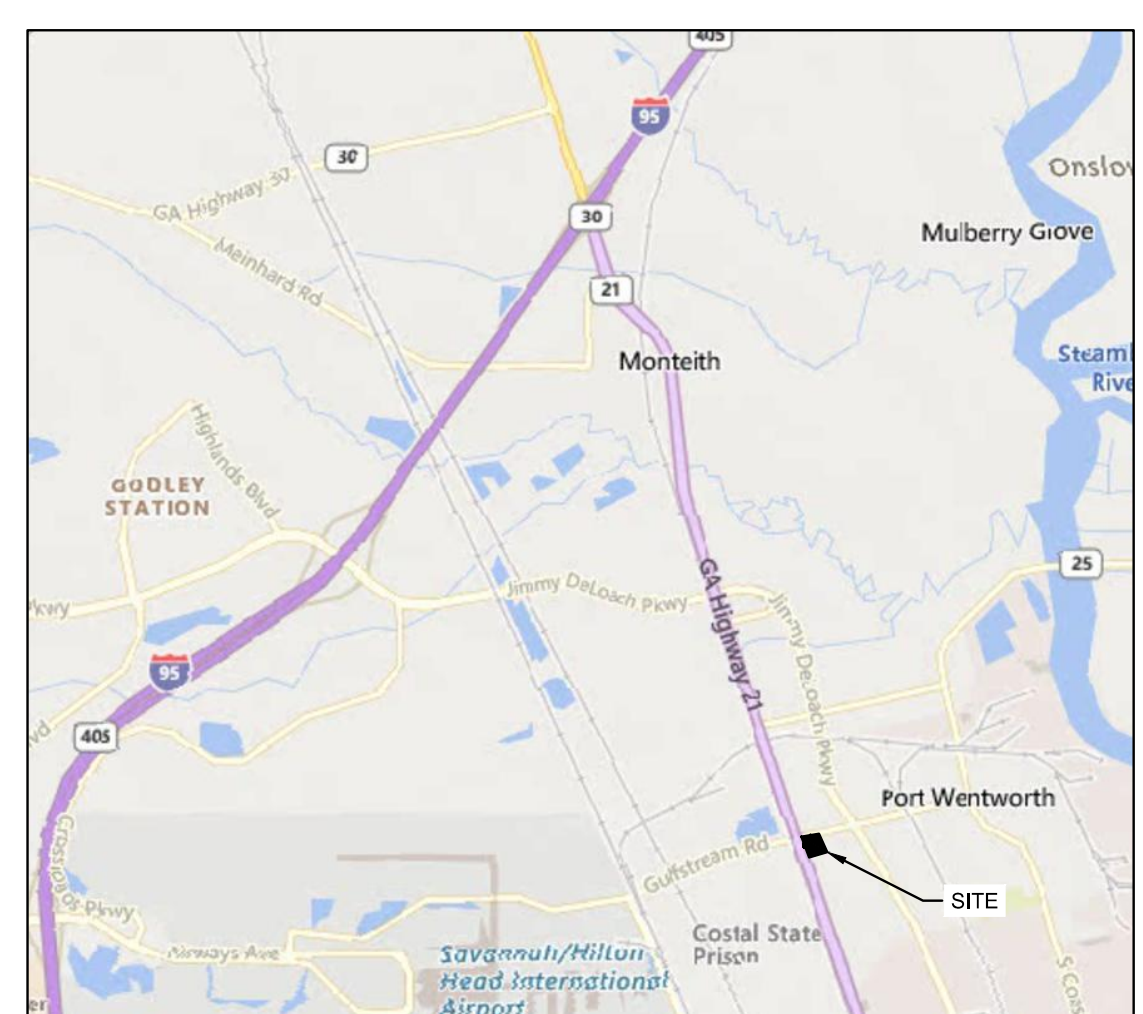
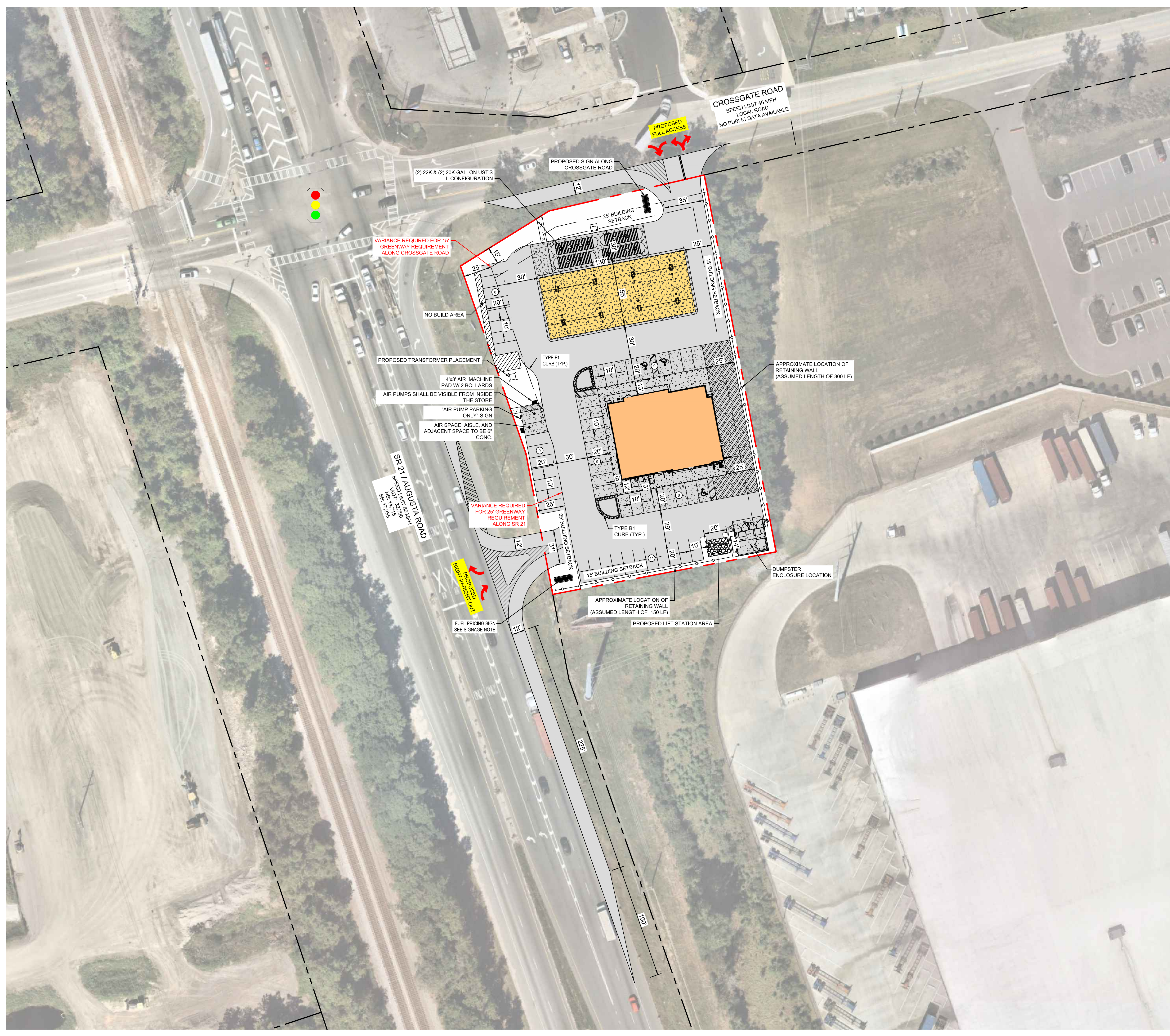
T Huff
Notary Public

My Commission Expires: 06/16/2026



Attachment: Zoning Board of Appeals App 5990 HWY 21 - 03.11.24 (2983 : Crossgate Special Use)

Drawing name: K:\SAV_Civil\04777000_Walnut05-Southeastern Retail Development\017218002_Crossgate Road Port Wentworth GACAD\Exhibits\Concept Plan\CONCEPT PLAN For City Review.dwg Mar 08, 2024 11:44am by: david.smith

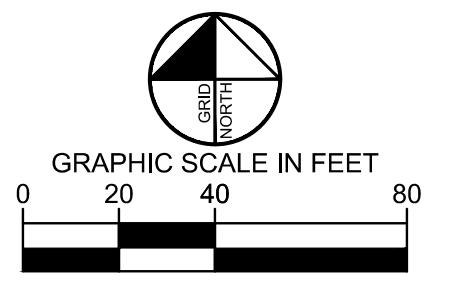


VICINITY MAP
NTS

SITE DATA TABLE	
JURISDICTION	CITY OF PORT WENTWORTH
EXISTING ZONING	C-3 (INTERCHANGE COMMERCIAL)
SITE AREA	1.57 AC (PER COUNTY GIS)
BUILDING AREA (SF)	6,372
MIN PARKING REQUIRED	45 SPACES
PARKING PROVIDED	54 SPACES
	ZONE A 26
	ZONE B 20
	ZONE C 8
PARKING TOTALS ABOVE INCLUDE FOUR (3) ADA COMPLIANT SPACES	
SETBACK REQUIREMENTS	
FRONT YARD (FT)	25 FT
SIDE EXT. (FT)	15 FT
SIDE INT. (FT)	NOT SPECIFIED IN ORDINANCE
REAR (FT)	NOT SPECIFIED IN ORDINANCE
BUILDING TYPE	T.B.D.
CANOPY CONFIGURATION	STACKED
CANOPY TYPE	T.B.D.
MPD's	8
TYPE OF MPD's	T.B.D.

- PLAN NOTES**
- THIS SITE PLAN, BEING PRELIMINARY IN NATURE, DOES NOT GUARANTEE THAT ALL REQUIREMENTS FOR ZONING ISSUES, NOR STORM DRAINAGE, GRADING, UTILITY EASEMENTS, AND THE LIKE ARE PROPERLY ADDRESSED AT THIS TIME. THE ABOVE REQUIREMENTS CAN AFFECT THE LAYOUT OF THIS SITE.
 - PROPERTY BOUNDARY SHOWN IS BASED ON CITY OF PORT WENTWORTH GIS.
- ACCESS NOTES**
- ACCESS POINTS HAVE NOT BEEN REVIEWED BY PORT WENTWORTH OR GDOT
- SIGNAGE NOTES**
- PER THE CITY OF PORT WENTWORTH SIGNAGE ORDINANCE THE SITE IS PERMITTED ONE (1) STATION OR MONUMENT SIGN PER STREET FRONTAGE.
 - THE TOTAL AGGREGATE SIGNAGE AREA: 180 SF
 - MAXIMUM SIGN HEIGHT FOR STANCHION SIGNS: 50 FT
 - MAXIMUM SIGN HEIGHT FOR MONUMENT SIGNS: 10 FT
 - PROPOSED SIGNAGE PLACEMENT AND ALLOWABLE AREA BASED ON A PRELIMINARY REVIEW OF THE CITY OF PORT WENTWORTH SIGNAGE ORDINANCE. SIGNAGE INFORMATION TO BE VERIFIED BY SIGN VENDOR.

CONCEPTUAL PLAN
SUBJECT TO CHANGE



Kimley-Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
25 BULL STREET, SUITE 400
SANTA ROSA BEACH, FL 32459
PHONE: (912) 231-4384
WWW.KIMLEY-HORN.COM

PREPARED FOR: **SOUTHEASTERN RETAIL DEVELOPMENT**
SOUTHEASTERN RETAIL DEVELOPMENT
2050 W COUNTY HIGHWAY 30A SUITE 30A
SANTA ROSA BEACH, FL 32459
PHONE: 850-660-1917

NO.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY

CROSSGATE ROAD
PORT WENTWORTH, GEORGIA
CHATHAM COUNTY, GEORGIA
PARCEL ID: 70033-01002

PROJECT: **CONCEPT PLAN**

GSWCC NO. (LEVEL II) 0000000000
DRAWN BY DDS
DESIGNED BY DDS
REVIEWED BY JNG
DATE 02/06/2024
PROJECT NO. 017218002
TITLE

SHEET 1

Attachment: Zoning Board of Appeals App 5990 HWY 21 - 03.11.24 (2983 : Crossgate Special Use)

Packet Pg. 176



Planning Commission
305 South Coastal Highway
Port Wentworth, GA 31407

Meeting: 05/13/24 03:30 PM
Department: Development Services
Category: Planning/Zoning Item
Prepared By: Katie Dunnigan
Department Head: Katie Dunnigan

SCHEDULED

AGENDA ITEM (ID # 2984)

DOC ID: 2984

Will Rushing as Agent for Bonzo C. Reddick, Trustee of Addison Irrevocable Settlement Trust, requests approval of a General Site Plan for a service station in the C-3 zoning district. PINs # 7-0033-01-002 located in the 2nd Council District, 5990 Georgia Highway 21.

Issue/Item:

Will Rushing as Agent for Bonzo C. Reddick, Trustee of Addison Irrevocable Settlement Trust, requests approval of a General Site Plan for a service station in the C-3 zoning district. PINs # 7-0033-01-002 located in the 2nd Council District, 5990 Georgia Highway 21.

Background:

- The applicant proposes to develop a fueling station and convenience store. Pursuant to The City of Port Wentworth Code of Ordinances, Zoning Ordinance, Section 4.30, a service station is allowed in the C-3 zoning district as a special use.
- The site plan has been reviewed by Staff. A neighborhood meeting was held on May 9, 2024.
- Approval of this general site plan includes allowing modification of Access Management standards.

Facts and Findings:

- Staff has identified the concerns below, which may be addressed during specific site plan review:
 - Identification of existing utility easements along Highway 21
 - Minimum utility separation
- There are two proposed access points, a right in/right out on Highway 21 and a full access point on Crossgate Road.
- The Crossgate Road access does not adhere to the 230' spacing requirement as found in Section 8.100 of The City of Port Wentworth Code of Ordinances, Zoning Ordinance. Pursuant to this Section, City Council may modify the requirement if *"Practical difficulties exist on the site (sight distance limitations, existing development, topography, unique site configuration or shape) that make compliance infeasible, or existing off-site driveways make it impractical to fully comply with the standards."* In this case, the following factors may be considered:
 - The total depth of the property is less than 230'
 - The proposed point of access aligns with Parker's access across Crossgate Road.

Funding:

N/A

Recommendation:

The project outlined on this general site plan meets the criteria of the zoning ordinance. Approval of this request as it exists will include a modification of section 8.100.

ATTACHMENTS:

- 5990 HWY 21 7-0033-01-002 G-SITE PLAN 2024-Application (PDF)
- Community Meeting Letter Crossgate Road (PDF)
- 5990 HWY 21 7-0033-01-002 G-SITE PLAN 2024-Property Owner Auth (PDF)
- Zoning Board of Appeals App 5990 HWY 21 - 03.11.24 (PDF)
- 5990 HWY 21 7-0033-01-002 G-SITE PLAN 2024-APO (PDF)
- 5990 HWY 21 7-0033-01-002 G-SITE PLAN 2024-Building Elevations (PDF)
- 5990 HWY 21 7-0033-01-002 G-SITE PLAN 2024-Site Plan (PDF)

City of Port Wentworth
7224 Highway 21 Port Wentworth Georgia 31407 912-999-2084

Site Plan Review Application

Site Plan Type (Check One): General Concept Specific Development

Site Plan Address: 5990 GA-21

PIN #(s): 70033 01002

Zoning: Interchange Commercial (C-3) Estimated Cost of Construction: \$ ~ \$1,500,000

Type of Construction: Fuel service station and convenience store

Project Name: Crossgate Road - Development

Applicant's Name: WILL RUSHING

Mailing Address: 2050 W. County HWY 30A BLDG M-1 Unit 228
Santa Rosa Beach, FL 32459

Phone #: 205-370-0362 Email: tmever@serdlc.com

Owner's Name (if Different form Applicant): ADDISON JOSEPH

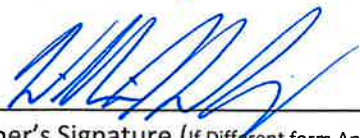
Mailing Address: 1613 Queensbury St
Savannah, GA 31406

Phone #: 912-233-3922 Email: attybcreddick@aol.com

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


Applicant's Signature

4/17/24
Date


Owner's Signature (if Different form Applicant)
As Authorized Agent

4/17/24
Date

Please see page 2 for required submittal checklist

Attachment: 5990 HWY 21 7-0033-01-002 G-SITE PLAN 2024-Application (2984 : Crossgate Site)

City of Port Wentworth
7224 Highway 21 Port Wentworth Georgia 31407 912-999-2084

Site Plan Review Application Submittal Checklist

Documentation below is required for a complete submittal.


- Signed and Completed Application
- 3 Full size sets of site plan civil drawings or concept plan (depending on type of site plan)
- 3 half size (11" X 17") sets of site plan civil drawings or concept plan (depending on type of site plan)
- 2 copies of hydrology reports (if applicable) N/A
- Names, mailing address, and PIN number of all property owners within 250 feet of all property lines
- 1 8 1/2" X 11" of site plan civil drawings or concept plan (depending on type of site plan)
- PDF of entire submittal on a flash drive or download link ONLY (NO CD'S)
- Other Engineering details or reports may be required once submittal has been received.
- If property owner and applicant are not the same, Authorization of Property Owner form.
- Site plan review fee check
 - Concept / General - \$300.00 Site Plan Fee + \$75.00 Admin Fee = Total \$375.00
 - Specific - \$1000.00 Site Plan Fee + \$75.00 Admin Fee = Total \$1075.00

Additional Fee Statement: If engineer review cost to the City exceeds the site plan review fee that is paid at the time of initial application submittal, you may be required to pay additional review cost.

I have read and agree to the above additional fee statement



Applicant's Signature



Date

Attachment: 5990 HWY 21 7-0033-01-002 G-SITE PLAN 2024-Application (2984 : Crossgate Site)



April 22, 2024

Dear Port Wentworth Area Property Owner:

The purpose of this letter is to notify you of an application filed with City of Port Wentworth for development proposal involving property adjacent to, or in close proximity to, property shown in your ownership by Chatham County tax records. Per City of Port Wentworth regulations, a Community Meeting will be held to provide information to area residents about the nature of the proposal. A representative of the applicant will be present to explain their application, answer questions, and solicit comments.

Meeting Date: Thursday May 9th, 2024 Meeting Time: 4:30 p.m.

Meeting Location: City of Port Wentworth – Council Chambers
7224 GA Highway 21, Port Wentworth GA 31407

Type of Application:	<u>Preliminary Site Plan</u>
Project/proposal Property Address:	<u>5990 GA-2, Port Wentworth, GA 31407</u>
Description of project/proposal:	<u>Proposed Commercial Development</u>
Upcoming public meetings for this application:	<u>Planning Commission Meeting – May 13th, 2024 City Council Meeting – May 16th, 2024</u>

At a minimum, the following will be available for your inspection at the Community Meeting:

1. A copy of the project application
2. A map at a scale that is appropriate to the project and shows neighboring properties and roads.
3. A map, drawing, or other depiction of the proposed land use change or development proposal.

A map is enclosed with this letter showing the location of the property that is subject to this application for land use change and/or development proposal.

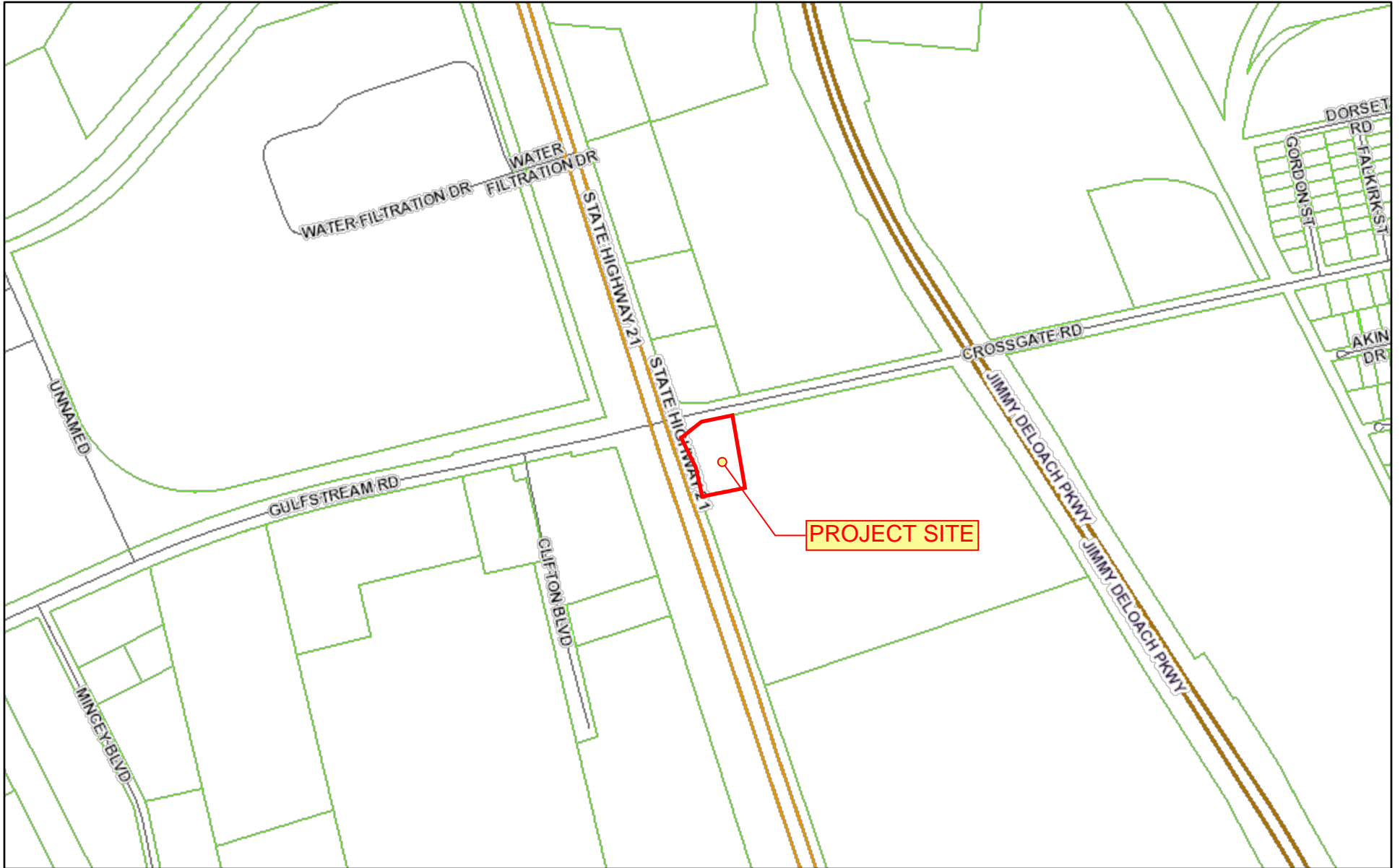
If you have any questions prior to or after this meeting, you may contact the undersigned at 912-226-2607. You may also contact the City of Port Wentworth Development Services Department at (912) 999-2084.

Sincerely,
Kimley-Horn & Associates, Inc.

David Smith, PE
Cc: City of Port Wentworth Development Services Department

Attachment: Community Meeting Letter Crossgate Road (2984 : Crossgate Site)

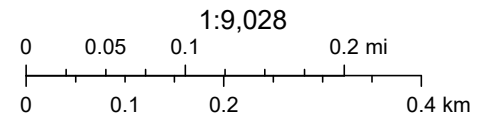
SAGIS Map Viewer



Attachment: Community Meeting Letter Crossgate Road (2984 : Crossgate Site)

4/18/2024, 8:25:48 AM

- Local Roads — Interstate — Parkways
- Major Roads — Local Roads — Interstate
- Parkways — Major Roads □ Property Boundaries (Parcels)



Savannah Area GIS, Esri, HERE, Garmin, GeoTechnologies, Inc., Intermap, USGS, EPA, SAGIS

AUTHORIZATION OF PROPERTY OWNER

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: Melissa Ferreiro, Development Manager

Address: 2050 W. County Highway 30A

Santa Rosa Beach, FL 32459

Telephone Number: 817-680-0748

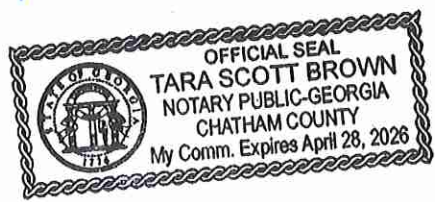
Signature of Owner
Bonzo C. Reddick, Trustee of the
Addison Irrevocable Settlement
Trust

Personally appeared before me
Bonzo C. Reddick

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

Date 3/6/2024



Attachment: 5990 HWY 21 7-0033-01-002 G-SITE PLAN 2024-Property Owner Auth (2984 : Crossgate Site)

APPLICATION
CITY OF PORT WENTWORTH ZONING BOARD OF APPEALS

Date Filed: _____
Project #: _____

The APPLICATION and all SUPPORTING DOCUMENTS with the REQUIRED PLOT PLAN must be submitted to the Department of Development Services.

PLEASE PRINT OR TYPE:

Name of Applicant: MELISSA FERREIRO

Property Owner (if different from applicant): ADDISON JOSEPH
*** Authorization of Property Owner Form required if Applicant and property owner is not the same. ***

Property Location: 5990 GA-21
Address/Street Name Lot Number

Subdivision/Ward: N/A Zoning District: Interchange Commercial ()

NAMES, MAILING ADDRESSES and PIN #'S of property owners within 300 feet of the property line. Include those directly across a public right-of-way. Use additional sheet if necessary.

NAME	ADDRESS	PIN #
<u>SAVANNAH ECONOMIC DEVELOPMENT AUTHORITY</u>	<u>1501 CROSSGATE RD</u>	<u>70033 01005</u>
<u>ADDISON JOSEPH</u>	<u>5990 HIGHWAY 21</u>	<u>70033 01002</u>
<u>PARKER'S #16 LLC</u>	<u>6000 HIGHWAY 21</u>	<u>70035 01004</u>
<u>1500 CROSSGATE LLC</u>	<u>1500 CROSSGATE RD</u>	<u>70035 01008</u>
<u>AC SAVANNAH PROPERTY II LLC</u>	<u>18 GULFSTREAM RD</u>	<u>70913 01013</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

REASON FOR APPEAL: Check appropriate section(s).

- () A decision of the Zoning Administrator which the applicant believes to be contrary to the meaning of the Zoning Ordinance.
- () An application to establish a use which must be approved by the Board of Appeals.
- A request to vary:
 - () 15 & 25 foot ^{Front &} _{Side} yard variance () _____ lot width variance
 - () _____ lot area variance () _____ setback variance
 - () Fence variance () _____% building coverage variance
- () A request for extension of a non-conforming use.
- Other: Driveway separation along Crossgate Road and SR21

Attachment: Zoning Board of Appeals App 5990 HWY 21 - 03.11.24 (2984 : Crossgate Site)

Describe those things you feel justify the action requested. List specific of the Zoning Ordinance which have a bearing on your request.
See attached narrative letter.

Melissa Ferreira
Signature of Applicant

2050 W. County HWY 30A BLDG M-1 Unit 228 Santa Rosa Beach, FL 32459
Mailing Address of Applicant

817-680-0748
Telephone Number

mferreiro@serdllc.com
Email Address

Total Fees \$375.00 (\$75.00 Administrative Fee and \$300 Application Fee)

Date Paid _____

*** Any application not completed in full will not be processed ***

Attachment: Zoning Board of Appeals App 5990 HWY 21 - 03.11.24 (2984 : Crossgate Site)

ZBA Application Attached Narrative Letter

Section 10.50.B.1. states for all non-residential development fronting Arterial Streets "A minimum 25-foot-deep landscaped greenway shall be established parallel to the entire frontage along the road right-of-way". A relief from section 10.50.B.1 is being requested due to the unique shape of the property boundary along SR 21 which creates a hardship for the property. The minimum property depth from SR 21 is approximately 200 FT. The 25-foot-deep landscaped greenway reduces this depth to 175-feet and greatly subtracts from the develop-able area of the site. In addition to this the existing site currently has paved parking spaces within the greenway section. The proposed development would have parking in similar spaces and would landscape areas beyond what exists currently.

Section 10.50.B.2 states for all non-residential development fronting collector streets "A minimum 15-foot-deep landscaped greenway shall be established parallel to the entire frontage along the street right-of-way". A relief from section 10.50.B.2 is requested as the site is able to accommodate approximately 97% of the 15-foot deep greenway area along Crossgate Road except for a small portion at the corner of the property but is still able to meet the intent of the ordinance and provide the required plantings within this area greenway.

It is understood that the greenway requirement is intended to improve the overall appearance of the corridor. Although the proposed development may not be able to meet the requirements of the 25-foot deep landscaped greenway additional landscaped areas are currently being proposed in other areas within the site and adjacent to the site to improve the overall appearance of the intersection between SR21 and Crossgate Road.

Section 8.100.C.1. states that the minimum spacing for a commercial driveway and a street intersection along a road with a 45MPH speed limit is 230ft. The site currently proposes a driveway that is approximately 142-feet from radius return of the eastbound right turn lane of SR 21 and the entrance of the site. This separation is the maximum separation that can be accommodated by the site and is approximately 42-feet further east away from SR21 than the existing driveway into the site.

The site only has 226-feet of width along Crossgate Road and is incapable of meeting a 230-ft requirement within the limits of the property. Per section 8.100.D.1.c. modifications may be granted to sites where practical difficulties exist, as noted above, which make compliance infeasible.

The site access is also proposed to align with the existing driveway across Crossgate Road meeting the requirement of Section 8.100.C.2.

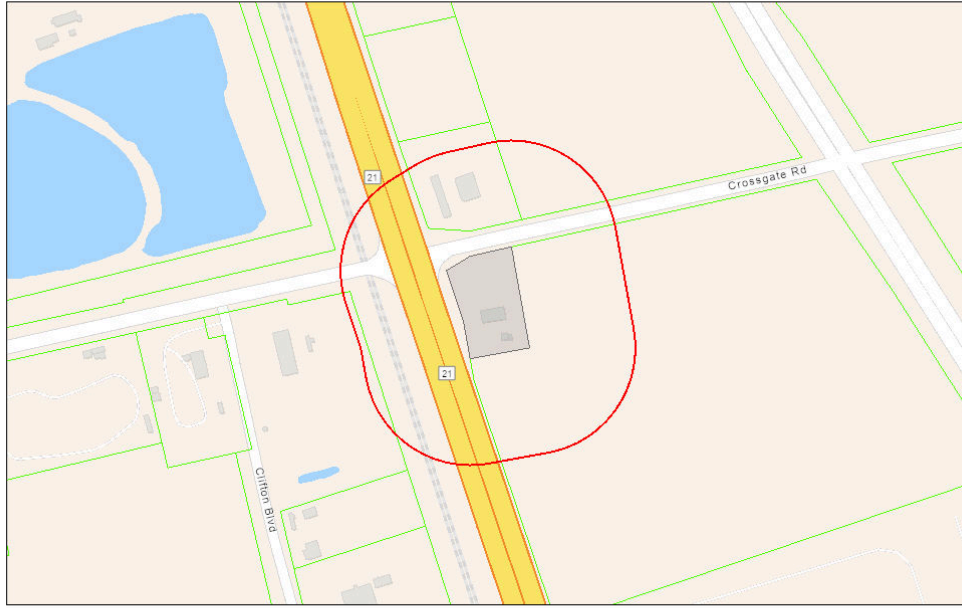
Provided by SAGIS - www.sagis.org

Provided by SAGIS - www.sagis.org

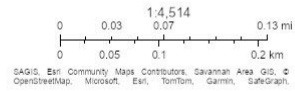
Area : 827,164.62 ft²

Mar 6 2024 17:11:25 Eastern Standard Time

Letter ANSI A Landscape



Property Boundaries (Parcels)



SAGIS, Bar Community Maps Contributors, Savannah Area GIS, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, Satelligence

Attachment: Zoning Board of Appeals App 5990 HWY 21 - 03.11.24 (2984 : Crossgate Site)

Summary

Name	Count	Area(ft ²)	Length(ft)
Parcels	5	499,458.37	N/A

Parcels

#	PIN	Property Address	Owner	Owner2	Mailing_Address	Mailing_City	Mailing_State	Mailing_Zip
1	70033 01005	1501 CROSSGATE RD	SAVANNAH ECONOMIC DEVELOPMENT AUTHORITY	No Data	131 HUTCHINSON ISLAND RD	SAVANNAH	GA	31421
2	70035 01004	6000 HIGHWAY 21	PARKER'S #16 LLC	No Data	17 W MCDONOUGH ST	SAVANNAH	GA	31401
3	70033 01002	5990 HIGHWAY 21	ADDISON JOSEPH	No Data	1613 QUEENSBURY ST	SAVANNAH	GA	31406
4	70035 01008	1500 CROSSGATE RD	1500 CROSSGATE LLC	No Data	C/O PREMIER LEASING & PROPERTY MANAGEMENT 49 PARK	SAVANNAH	GA	31405
5	70913 01013	18 GULFSTREAM RD	AC SAVANNAH PROPERTY II LLC	No Data	2617 BISSONNET STREET SUITE 489	HOUSTON	TX	77005

#	Municipality	Fair Market Value - Total	Fair Market Value - Land	Fair Market Value - Building	Property_Use	Year Built	Effective Year Built	Sale Price
1	070	55603200	14102400	41500800	E1	No Data	2018	0
2	070	961500	606400	355100	C3	No Data	No Data	1775000
3	070	526200	410300	115900	C3	No Data	No Data	300000
4	070	13470800	1464800	12006000	I5	No Data	No Data	52500000
5	070	780600	650300	130300	C4	No Data	No Data	6300000

Attachment: Zoning Board of Appeals App 5990 HWY 21 - 03.11.24 (2984 : Crossgate Site)

AUTHORIZATION OF PROPERTY OWNER

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: Melissa Ferreiro, Development Manager

Address: 2050 W. County Highway 30A

Santa Rosa Beach, FL 32459

Telephone Number: 817-680-0748

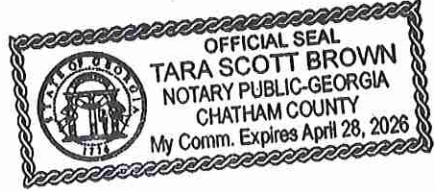
Signature of Owner
Bonzo C. Reddick, Trustee of the
Addison Irrevocable Settlement
Trust

Personally appeared before me
Bonzo C. Reddick

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

3/6/2024
Date



Attachment: Zoning Board of Appeals App 5990 HWY 21 - 03.11.24 (2984 : Crossgate Site)

hand paid, at and before the sealing and delivery of this instrument, the receipt of which is hereby acknowledged, does grant, bargain, sell and convey unto the party of the second part, its successors, heirs and assigns, ALL of the Decedent Estate's interest in those tracts or parcels of land lying and being in Chatham County, Georgia and which is more particularly described as follows:

ALL of those certain lots or parcels of land, situate, lying and being in said State and County, and known and designated as Lots Number One Hundred Twelve (112), One Hundred Thirteen (113), One Hundred fourteen (114), One Hundred Fifteen (115), One Hundred Sixteen (116) and One Hundred Seventeen (117), in a subdivision known as Jasper Summit, as appears upon a plat made by Percy Sugden, C.E., dated July 9, 1917, and recorded in the office of the Clerk of the Superior Court of Chatham County, Georgia in Map Book 1, folio 297, said lots being contiguous and being bounded as follows: On the North by the Augusta Road; on the East by Burke Avenue; on the South by Lot No. One Hundred eighteen (118), and on the West by Lot No. One Hundred Eleven (111). Improvements thereon known as 2601 W. Bay Street, Savannah, Georgia bearing a Property Identification Number of 2-0025-02-001.

AND

ALL that certain lot, tract, or parcel of land situate, lying and being in the State of Georgia, County of Chatham, and being known and designated as Lot Number 113, Victory Manor Subdivision, Saussy Ward, as shown on that certain map or plat of said Subdivision as recorded in Subdivision Map Book A, Folio 60, in the Office of the Clerk of Superior Court of Chatham County, Georgia, to which express reference is hereto made for a more particular determination of the metes, bounds and dimensions of the property herein described. Containing improvements thereon known as 1805 East 39th Street, Savannah, GA 31405 and bearing a Property Identification Number of 2-0061-19-024.

This being the same property conveyed by Gift Deed dated March 16, 1994 from Kenneth E. Wade to Kenneth E Wade and Geneva Wad and recorded in the Office of the Clerk of Superior Court of Chatham County, Georgia in Deed Record Book 166-B, Page 604.

AND

ALL that certain lot, tract, or parcel of land situate, lying and being in the City of Savannah, County of Chatham and Sate of Georgia, known and described upon

Attachment: Zoning Board of Appeals App 5990 HWY 21 - 03.11.24 (2984 : Crossgate Site)

the map and in the plan of said City as LOT NUMBER ONE HUNDRED TWELVE (112), CANN WARD, and being bounded as follows: On the North by Forty-third Street, on the East by Lot Number One Hundred Eleven (111), said Ward, on the South by a Lane and on the West by Lot Number One Hundred Thirteen (113), said Ward; said lot having a dimension of Thirty (30') feet by One Hundred Five (105') feet, more or less, and having improvements thereon known according to the present system of house numbering in the City of Savannah as 1013 West Victory Drive and bearing a Property Identification Number of 2-0072-09-027.

This being the same property conveyed by Deed dated May 29, 2002 from Timothy Williams to Timothy Williams and Marlene D. Williams and being recorded in the Office of the Clerk of the Superior Court of Chatham County, Georgia in Deed Record Book 236-D, Page 708.

AND

ALL those certain lots, tracts or parcels of land situate, lying and being in the City of Savannah, Chatham County, Georgia, known upon the map or plan of said City as the Eastern one-half (1/2) of Lot Number Seventeen (17) and the Western one-fourth (1/4) of Lot Number Eighteen (18) Duncan Ward; said portions of said two lots being continuous and, as a whole, having a frontage of forty-five (45) feet, more or less, on 36th Street with a rectangular depth Northwardly of one hundred twelve (112) feet to a lane, and being bounded on the North by said lane; on the East by the remaining portion of said Lot Eighteen (18), said Ward; on the South by 36th Street; and on the West by the Western portion of said Lot Seventeen (17), said Ward. The improvements thereon being known as 406 West 36th Street, Savannah, Georgia and bearing a Property Identification Number of 2-0073-11-004.

AND

All those certain lots, tracts or parcels of land situate, lying and being in the City of Savannah, Chatham County, Georgia, known upon the map or plan of said City as Lot Number Nineteen (19) Duncan Ward, in the Midtown neighborhood. The improvements thereon being known as 2001 Montgomery Street, Savannah, Georgia and bearing a Property Identification Number of 2-0073-11-005.

AND

2-0073-11-004

ALL that certain lot, tract, or parcel of land, lying situate and being in the City of Savannah, Chatham County, Georgia, known and designated as Lot Number Fifty-four (54), Garfunkel Ward. Said lot having a frontage of Thirty (30) feet, more or less, on the Northeast corner of 48th Street and Stevens Street with a rectangular depth Northwardly of Ninety-five (95) feet to a lane, and being

Attachment: Zoning Board of Appeals App 5990 HWY 21 - 03.11.24 (2984 : Crossgate Site)

bounded; On the North by said lane, on the East by Lot Number Fifty-five (55), Garfunkel Ward, on the South by 48th Street, and on the West by Stevens Street.

This being the same property conveyed by Warranty Deed dated December 17, 1943 from Edwin J Feiler to Hezzie Donaldson and Marie Donaldson and recorded in the Office of the Clerk of Superior Court of Chatham County, Georgia in Deed Record Book 39-N, Page 246; and

ALL that certain lot, tract or parcel of land, lying situate and being in the City of Savannah, Chatham County, Georgia, known and designated as Lot Number Fifty-five (55), Garfunkel Ward. Said lot having a frontage of Thirty (30) feet on the North side of 48th Street with a rectangular depth Northwardly of Ninety-five (95) feet and being bounded On the North by a lane, on the East by Lot Number Fifty-Six (56), said Ward and Subdivision, on the South by 48th Street, and on the West by Lot Number Fifty-four (54), said Ward and Subdivision.

This being the same property conveyed by Warranty Deed dated August 14, 1947 from Edwin J. Feiler to Hezzie Donaldson and Marie Donaldson and recorded in the Office of the Clerk of Superior Court of Chatham County, Georgia in Deed Record Book 45-H, Page 274.

Property known as 828 W. 48th Street, Savannah, Georgia bearing a Property Identification Number of 2-0089-19-011.

AND

ALL that tract or parcel of land lying and being in the City of Savannah, Chatham County, Georgia, known and designated as Lot Sixteen (16), Lot Eighteen (18), Lot Twenty (20) and part of Lot Fourteen (14) in the South Ward of Whatley Subdivision, Liberty City neighborhood. The improvements thereon being known as 4313 Campbell Street, Savannah, Georgia bearing a Property Identification Number of 2-0640-05-004.

AND

ALL that certain lot, tract or parcel of land, situate, lying and being in the City of Port Wentworth, County of Chatham and State of Georgia, beginning at the right-of-way concrete monument marking the intersection of the Rights-of-Way of Georgia Highway 21 and Crossgate Road and proceeding thence North 58 49' 14" East along the right-of way of Crossgate Road a distance of 91.91 feet to a right-of-way concrete monument; thence continuing along said right-of-way North 77 36' 18" East a distance of 140.05 feet to a 5/8 inch rebar; thence South 10 07' 16" East a distance of 337.68 feet to a 5/8 inch rebar; thence South 79 52' 44" West a distance of 200 feet to a 5/8 inch rebar; thence North 10 07' 16" West along the Eastern Right-of-Way of Georgia Highway 21 a distance of 126.28 feet to a right-of-way concrete monument, thence continuing along said right-of-way North 18

Attachment: Zoning Board of Appeals App 5990 HWY 21 - 03.11.24 (2984 : Crossgate Site)

34' 58" West a distance of 174.72 feet to the point of beginning. Improvements thereon known as 5990 Hwy 21, Port Wentworth, Georgia bearing a Property Identification Number of 7-0033-01-002.

The above-described property is more particularly shown on the plat or survey dated June 14, 1995, prepared by J. Whitley Reynolds, Georgia Registered Land Surveyor No. 2249, for Gregory M. Parker, Inc. titled Express Foods Subdivision No. 2, which plat or survey is recorded in the Office of the Clerk of the Superior Court of Chatham County, Georgia, in Subdivision Map Book 15-S, Page 36.

TO HAVE AND TO HOLD said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the party of the second part, it's successors and assigns, forever, in Fee Simple.

FURTHER, the party of the first part, for themselves, their heirs, executors and administrators, will warrant and forever defend the right and title to the above described property, unto the party of the second part, it's successors and assigns, against the claims of all persons.

IN WITNESS WHEREOF, the party of the first part has signed and sealed this deed, the day and year above written.

Alma D. Addison (SEAL)
ALMA D. ADDISON, Co-Executor of the Estate of
Joseph Addison

Signed, sealed and delivered on the 11th
day of January 2023 in the presence of:

Unofficial Witness

Lori M. Fritts
Notary Public
My Commission Expires:

LORI M. FRITTS
NOTARY PUBLIC
Chatham County
State of Georgia
My Comm. Expires September 25, 2026

Attachment: Zoning Board of Appeals App 5990 HWY 21 - 03.11.24 (2984 : Crossgate Site)

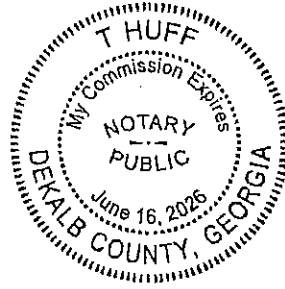
Terrance Addison (SEAL)
 TERRANCE ADDISON, Co-Executor of the Estate of
 Joseph Addison

Signed, sealed and delivered on the 12th
 day of January 2023 in the presence of:

Joseph W...
 Unofficial Witness

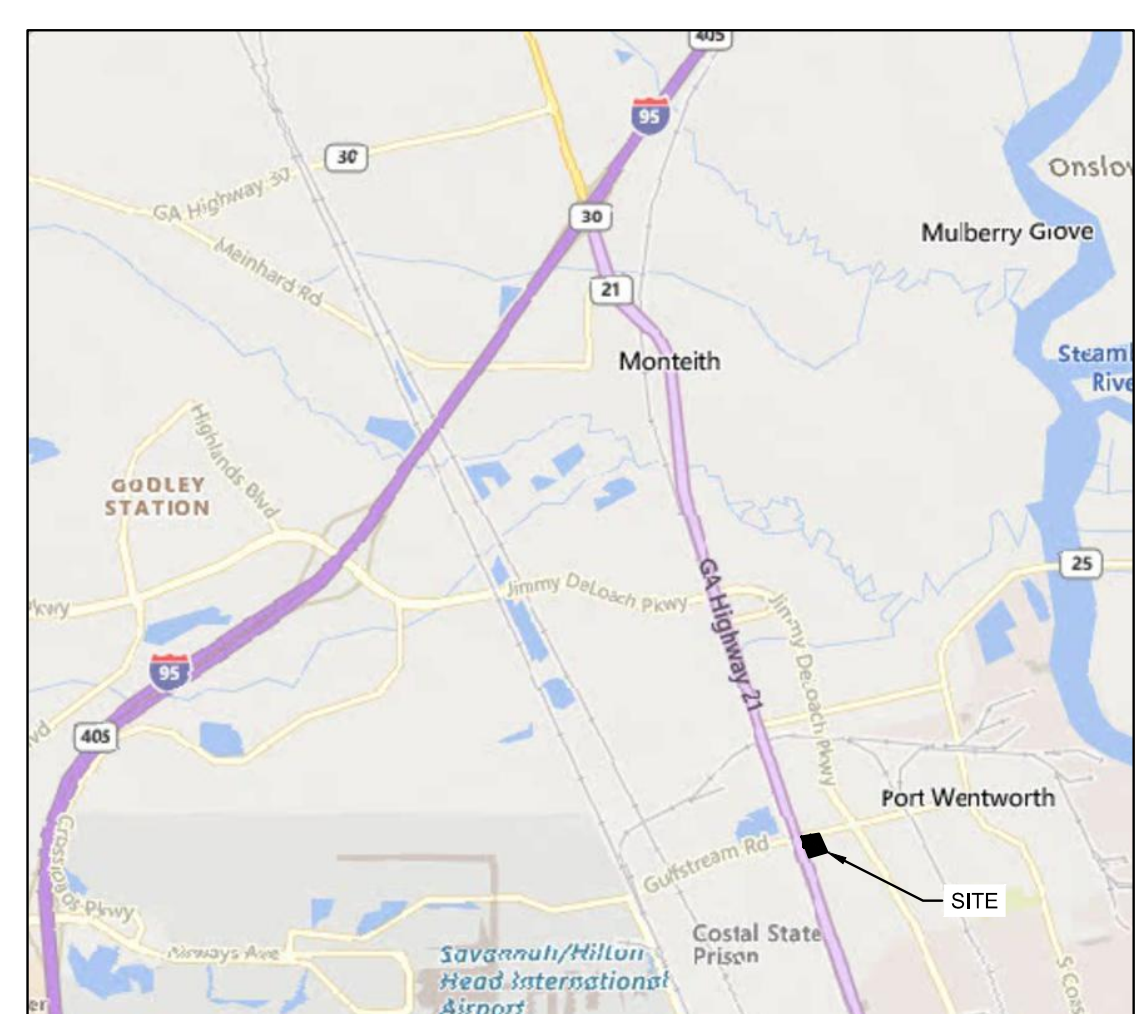
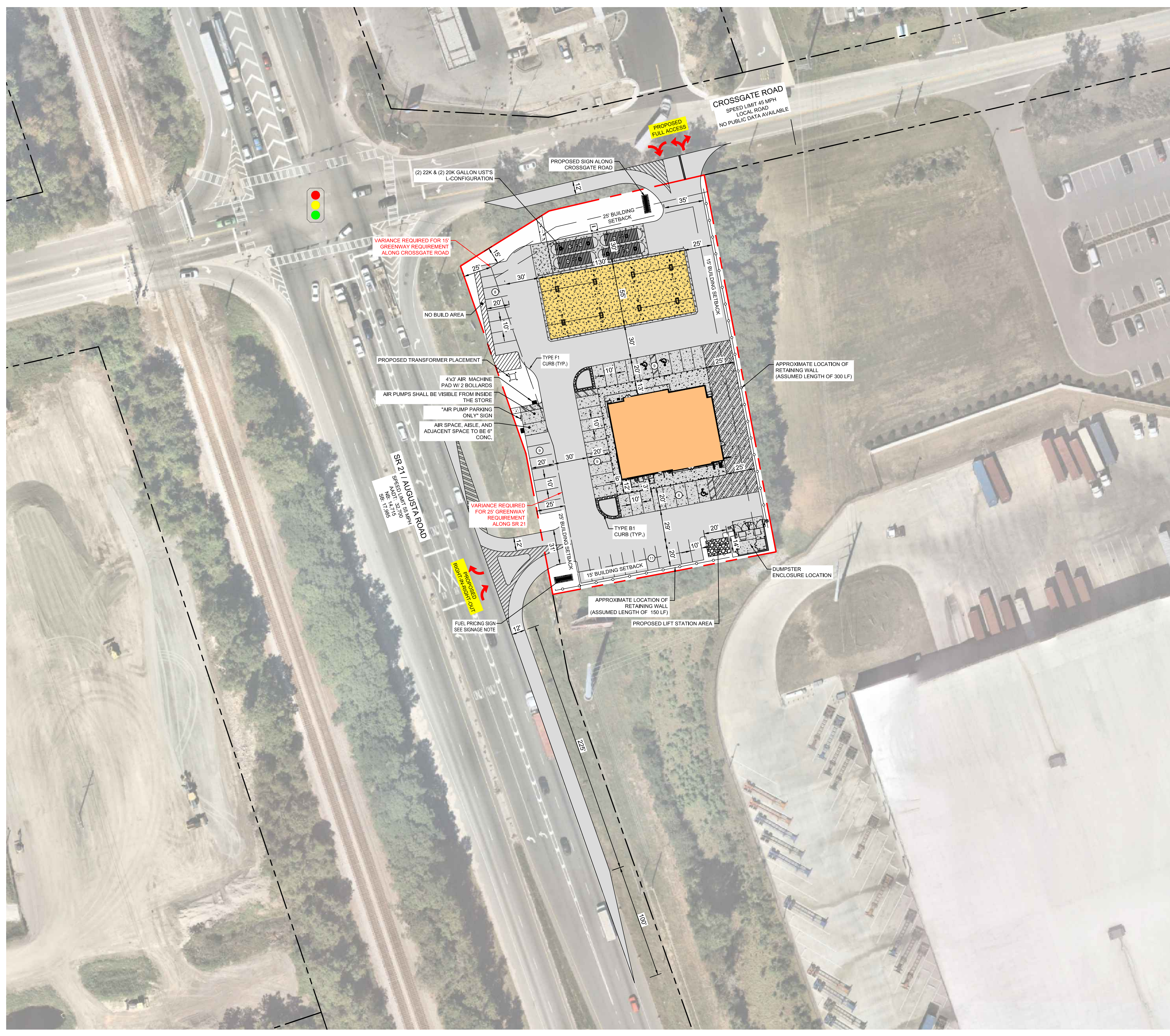
T Huff
 Notary Public

My Commission Expires: 06/16/2026



Attachment: Zoning Board of Appeals App 5990 HWY 21 - 03.11.24 (2984 : Crossgate Site)

Drawing name: K:\SAV_Civil\14777000_Walnut05-Southeastern Retail Development\017218002_Crossgate Road Port Wentworth GACAD\Exhibits\Concept Plan\CONCEPT PLAN For City Review.dwg Mar 08, 2024 11:44am by: david.smith



VICINITY MAP NTS

SITE DATA TABLE	
JURISDICTION	CITY OF PORT WENTWORTH
EXISTING ZONING	C-3 (INTERCHANGE COMMERCIAL)
SITE AREA	1.57 AC (PER COUNTY GIS)
BUILDING AREA (SF)	6,372
MIN PARKING REQUIRED	45 SPACES
PARKING PROVIDED	54 SPACES
	ZONE A 26
	ZONE B 20
	ZONE C 8
PARKING TOTALS ABOVE INCLUDE FOUR (3) ADA COMPLIANT SPACES	
SETBACK REQUIREMENTS	
FRONT YARD (FT)	25 FT
SIDE EXT. (FT)	15 FT
SIDE INT. (FT)	NOT SPECIFIED IN ORDINANCE
REAR (FT)	NOT SPECIFIED IN ORDINANCE
BUILDING TYPE	T.B.D.
CANOPY CONFIGURATION	STACKED
CANOPY TYPE	T.B.D.
MPD's	8
TYPE OF MPD's	T.B.D.

PLAN NOTES

- THIS SITE PLAN, BEING PRELIMINARY IN NATURE, DOES NOT GUARANTEE THAT ALL REQUIREMENTS FOR ZONING ISSUES, NOR STORM DRAINAGE, GRADING, UTILITY EASEMENTS, AND THE LIKE ARE PROPERLY ADDRESSED AT THIS TIME. THE ABOVE REQUIREMENTS CAN AFFECT THE LAYOUT OF THIS SITE.
- PROPERTY BOUNDARY SHOWN IS BASED ON CITY OF PORT WENTWORTH GIS.

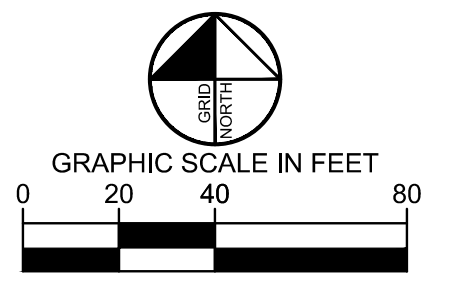
ACCESS NOTES

- ACCESS POINTS HAVE NOT BEEN REVIEWED BY PORT WENTWORTH OR GDOT

SIGNAGE NOTES

- PER THE CITY OF PORT WENTWORTH SIGNAGE ORDINANCE THE SITE IS PERMITTED ONE (1) STATION OR MONUMENT SIGN PER STREET FRONTAGE.
- THE TOTAL AGGREGATE SIGNAGE AREA: 180 SF
- MAXIMUM SIGN HEIGHT FOR STANCHION SIGNS: 50 FT
- MAXIMUM SIGN HEIGHT FOR MONUMENT SIGNS: 10 FT
- PROPOSED SIGNAGE PLACEMENT AND ALLOWABLE AREA BASED ON A PRELIMINARY REVIEW OF THE CITY OF PORT WENTWORTH SIGNAGE ORDINANCE. SIGNAGE INFORMATION TO BE VERIFIED BY SIGN VENDOR.

CONCEPTUAL PLAN
SUBJECT TO CHANGE



Kimley Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
25 BULL STREET, SUITE 400
SANTA ROSA BEACH, FL 32459
PHONE: (912) 231-4384
WWW.KIMLEY-HORN.COM

PREPARED FOR: **SOUTHEASTERN RETAIL DEVELOPMENT**
SOUTHEASTERN RETAIL DEVELOPMENT
2050 W COUNTY HIGHWAY 30A SUITE 30A
SANTA ROSA BEACH, FL 32459
PHONE: 850-660-1917

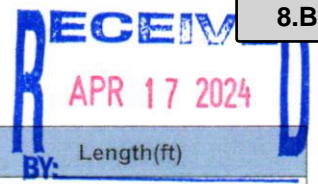
NO.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY

CROSSGATE ROAD
PORT WENTWORTH, GEORGIA
CHATHAM COUNTY, GEORGIA
PARCEL ID: 70033-01002

GSWCC NO. (LEVEL II) 0000000000
DRAWN BY DDS
DESIGNED BY DDS
REVIEWED BY JNG
DATE 02/06/2024
PROJECT NO. 017218002
TITLE
CONCEPT PLAN
SHEET NUMBER
SHEET 1

Attachment: Zoning Board of Appeals App 5990 HWY 21 - 03.11.24 (2984) - Crossgate Site

Packet Pg. 196



Summary

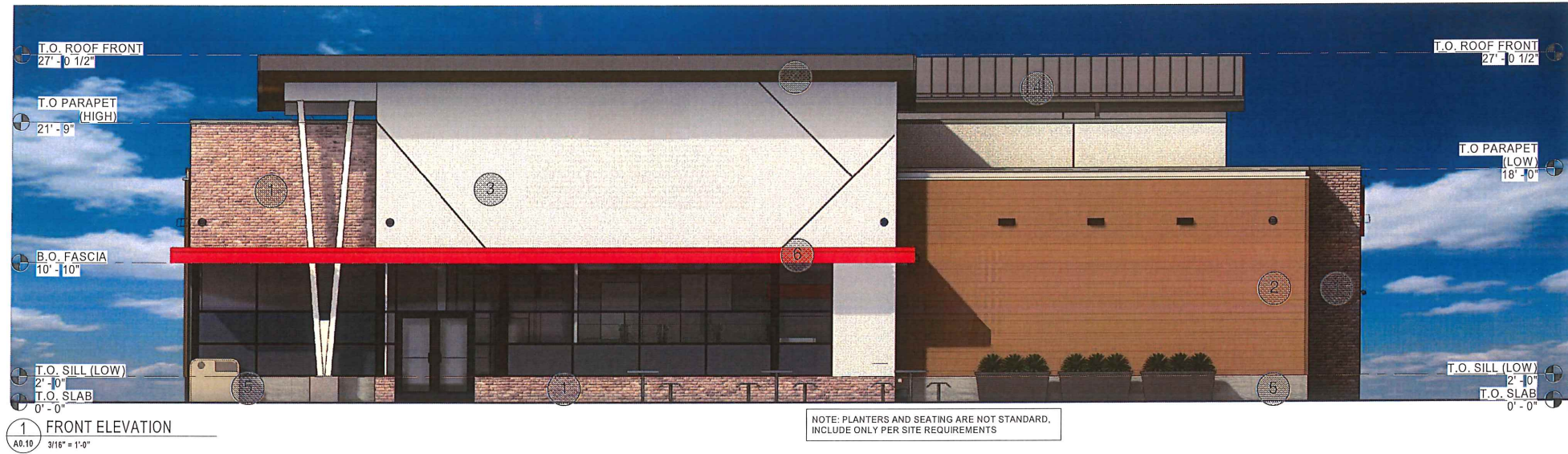
Name	Count	Area(ft ²)	Length(ft)
Parcels	5	499,458.37	N/A

Parcels

#	PIN	Property Address	Owner	Owner2	Mailing_Address	Mailing_City	Mailing_State	Mailing_Zip
1	70033 01005	1501 CROSSGATE RD	SAVANNAH ECONOMIC DEVELOPMENT AUTHORITY	No Data	131 HUTCHINSON ISLAND RD	SAVANNAH	GA	31421
2	70035 01004	6000 HIGHWAY 21	PARKER'S #16 LLC	No Data	17 W MCDONOUGH ST	SAVANNAH	GA	31401
3	70033 01002	5990 HIGHWAY 21	ADDISON JOSEPH	No Data	1613 QUEENSBURY ST	SAVANNAH	GA	31406
4	70035 01008	1500 CROSSGATE RD	1500 CROSSGATE LLC	No Data	C/O PREMIER LEASING & PROPERTY MANAGEMENT 49 PARK	SAVANNAH	GA	31405
5	70913 01013	18 GULFSTREAM RD	AC SAVANNAH PROPERTY II LLC	No Data	2617 BISSONNET STREET SUITE 489	HOUSTON	TX	77005

#	Municipality	Fair Market Value - Total	Fair Market Value - Land	Fair Market Value - Building	Property_Use	Year Built	Effective Year Built	Sale Price
1	070	55603200	14102400	41500800	E1	No Data	2018	0
2	070	961500	606400	355100	C3	No Data	No Data	1775000
3	070	526200	410300	115900	C3	No Data	No Data	300000
4	070	13470800	1464800	12006000	I5	No Data	No Data	52500000
5	070	780600	650300	130300	C4	No Data	No Data	6300000

Attachment: 5990 HWY 21 7-0033-01-002 G-SITE PLAN 2024-APO (2984 : Crossgate Site)



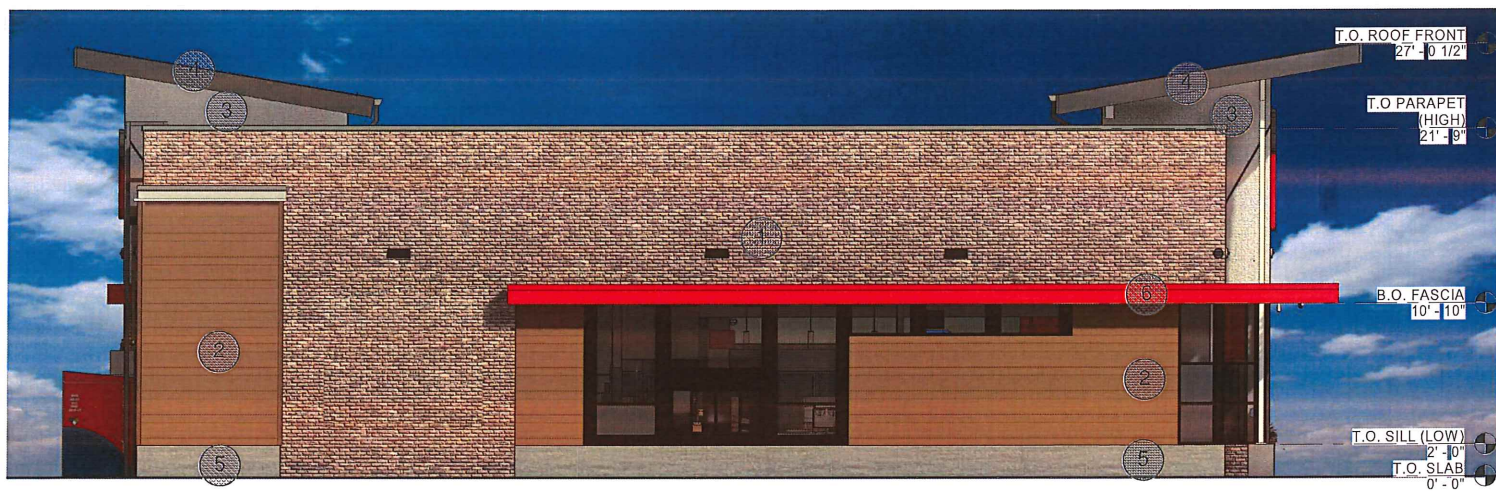
1 FRONT ELEVATION
A0.10 3/16" = 1'-0"

NOTE: PLANTERS AND SEATING ARE NOT STANDARD, INCLUDE ONLY PER SITE REQUIREMENTS



2 REAR ELEVATION
A0.10 3/16" = 1'-0"

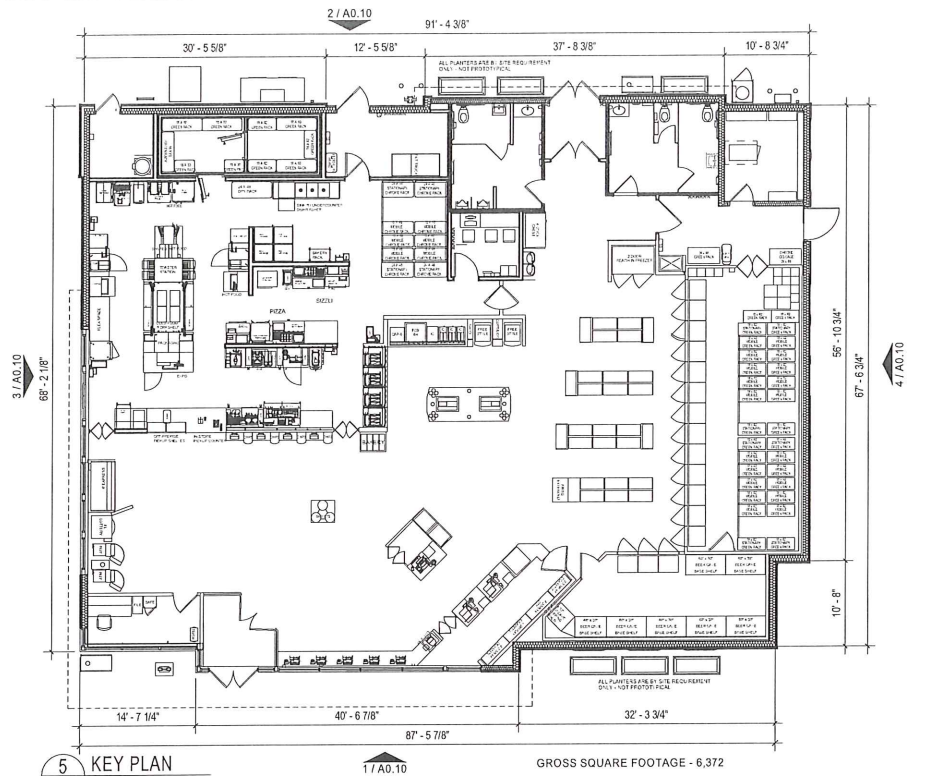
NOTE: PLANTERS AND SEATING ARE NOT STANDARD, INCLUDE ONLY PER SITE SPECIFIC REQUIREMENTS



3 LEFT ELEVATION
A0.10 3/16" = 1'-0"



4 RIGHT ELEVATION
A0.10 3/16" = 1'-0"



5 KEY PLAN
A0.10 3/32" = 1'-0"

GROSS SQUARE FOOTAGE - 6,372

MATERIALS:



PROPOSED BUILDING ELEVATIONS

CROSSGATE ROAD
CITY OF PORT WENTWORTH, GA

Attachment: 5990 HWY 21 7-0033-01-002 G-SITE PLAN 2024-Building Elevations (2984 : Crossgate Site)

CONCEPTUAL SITE PLAN DRAWINGS FOR CROSSGATE ROAD DEVELOPMENT 5990 GA-21, 31407

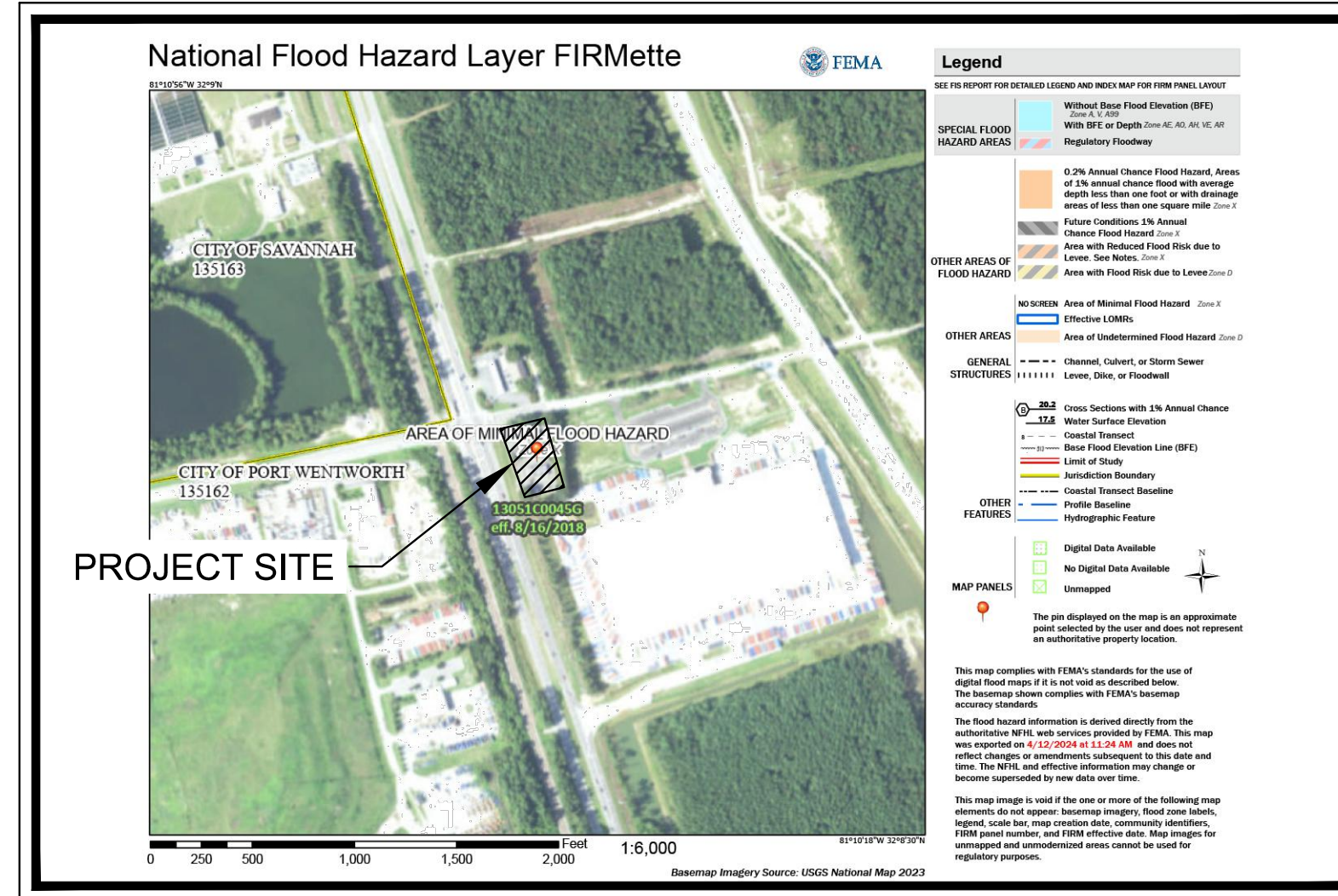
Kimley-Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
25 BULL STREET, SUITE 400
SAVANNAH, GA 31401
PHONE: (912) 231-4384
WWW.KIMLEY-HORN.COM

SOUTHEASTERN RETAIL DEVELOPMENT
SOUTHEASTERN RETAIL DEVELOPMENT
2050 W COUNTY HIGHWAY 30A SUITE 30A
SANTA ROSA BEACH, FL 32459
PHONE: 850-660-1917

NO.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY

**CROSSGATE ROAD
PORT WENTWORTH, GEORGIA**
CHATHAM COUNTY, GEORGIA
PARCEL ID: 70033-01002

GSWCC NO. (LEVEL II)	0000000000
DRAWN BY	DDS
DESIGNED BY	DDS
REVIEWED BY	JNG
DATE	04/17/2024
PROJECT NO.	017218002
TITLE	COVER SHEET
SHEET NUMBER	C0-00



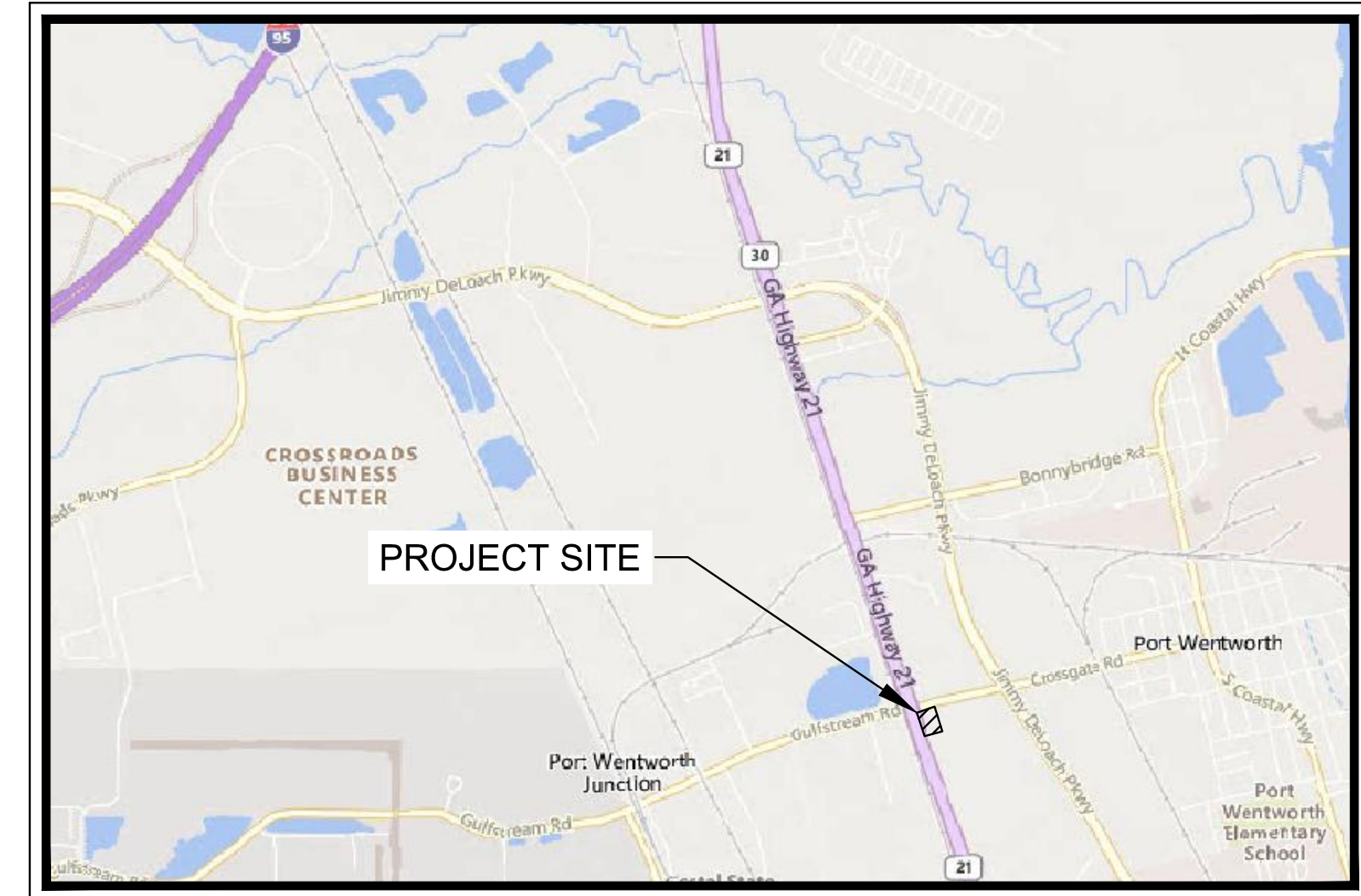
FEMA MAP

THE PROJECT SITE DOES NOT LIE WITHIN A FLOOD HAZARD AREA PER FIRM PANEL 13051C0045G DATED 08/16/2018.

PARCEL NO.: 70033-01002
 EXISTING ZONING: INTERCHANGE COMMERCIAL (C-3)
 CITY OF PORT WENTWORTH, CHATHAM COUNTY, GEORGIA

PROPERTY AREA = 1.57 ACRES
 TOTAL DISTURBED AREA = APROX. 1.7 ACRES
 IMPERVIOUS AREA = 1.33 ACRES (84.7%)
 PERVIOUS AREA = 0.24 ACRES (15.3%)

CITY OF PORT WENTWORTH CASE #: TBD
 GDOT PERMIT #: TBD



VICINITY MAP

PROJECT NARRATIVE:

THE VEHICLE SERVICE STATION IS A FUEL SERVICE AND CONVENIENCE STORE DEVELOPMENT. IT WILL CONTAIN AN 8 MULTIPLE PRODUCT DISPENSER (MPD) FUEL CANOPY WITH 16 FUELING SPACES AND A 6,372 SF CONVENIENCE STORE.

THE PROJECT WILL INCLUDE THE CONSTRUCTION OF A RIGHT TURN LANE ON SR21 NORTHBOUND, AND FULL ACCESS DRIVEWAY ONTO CROSSGATE ROAD WITH EASTBOUND DECELERATION LANE. THE PROJECT ALSO INCLUDES THE CONSTRUCTION OF STORMWATER CONVEYANCE AND DETENTION, AND ALL ASSOCIATED UTILITIES. THE PROPERTY AREA ON SITE IS 1.57 ACRES, AND THE TOTAL DISTURBED AREA IS APROX. 1.7 INCLUDING PORTIONS OF STATE AND PUBLIC ROW.

NOTES:

- ATTENTION IS DRAWN TO THE FACT THAT THE SCALE OF THESE DRAWINGS MAY HAVE BEEN DISTORTED DURING THE REPRODUCTION PROCESS. THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.
- IF ANY CONFLICTS, DISCREPANCIES, OR ANY OTHER UNSATISFACTORY CONDITIONS ARE DISCOVERED, EITHER ON THE CONSTRUCTION DOCUMENTS OR FIELD CONDITIONS, THE CONTRACTOR MUST NOTIFY THE ENGINEER IMMEDIATELY AND SHALL NOT COMMENCE FURTHER OPERATION UNTIL THE CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE RESOLVED.
- THE APPROVAL OF THESE PLANS AND THE ISSUANCE OF THIS LAND DISTURBANCE PERMIT DOES NOT IN ANY WAY SUGGEST THAT ALL OTHER REQUIREMENTS FOR THE LEGAL OR APPROPRIATE OPERATIONS FOR THIS ACTIVITY, WHICH MAY REQUIRE ADDITIONAL PERMITTING HAVE BEEN MET. THE ONUS IS ON THE OWNER/DEVELOPER/ BUILDER TO DISCOVER WHAT ADDITIONAL PERMITTING OR APPROVALS MAY BE NECESSARY TO OPERATE FROM THIS POINT IN AN APPROPRIATE AND LEGAL MANNER. PLAN APPROVAL OR PERMIT ISSUANCE DOES NOT ABSOLVE THE APPLICANT FROM COMPLYING WITH ALL APPLICABLE LAWS, STANDARDS, OR OTHER PERMITS WHICH MAY BE REQUIRED FOR THIS PROJECT.

PROJECT CONTACTS

OWNER: LAW FIRM OF BONZO C. REDDICK, ESQ.
910 M. L. KING, JR. BLVD., 31401
SAVANNAH, GA, 31415
PHONE: 912-233-3922
CONTACT: BONZO REDDICK

CIVIL ENGINEER: KIMLEY-HORN AND ASSOCIATES, INC.
25 BULL STREET, SUITE 400
SAVANNAH, GA, 31401
PHONE: 912-226-2607
CONTACT: DAVID SMITH P.E.

SURVEYOR: GEOSURVEY
1160 BARNES MILL ROAD
MARIETTA, GA, 30062
PHONE: 770.795.9900
CONTACT: BRADLEY D. CASH, R.L.S.

24-HR CONTACT: MELISSA FERREREIRO
SOUTHEASTERN RETAIL DEVELOPMENT, LLC
817-680-0748

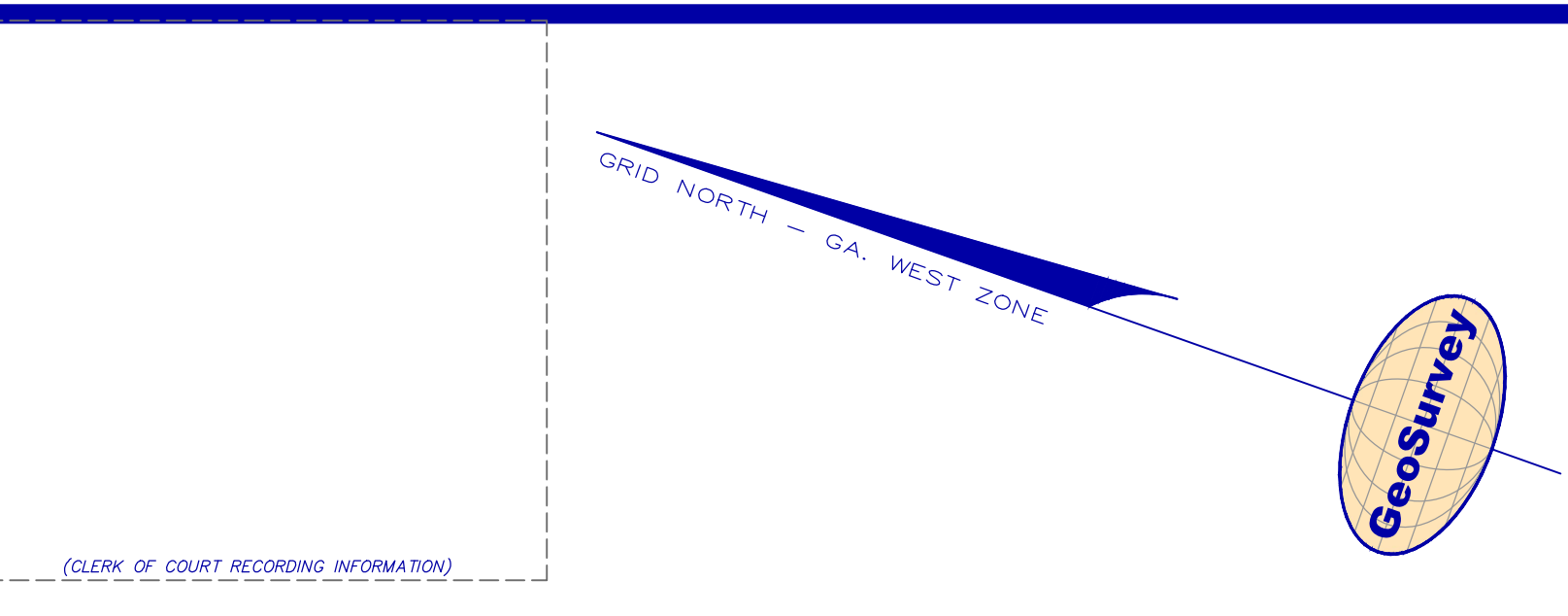
CIVIL SHEET INDEX

SHEET NO.	SHEET TITLE
C0-00	COVER SHEET
-	SURVEY (BY OTHERS)
C2-00	OVERALL SITE PLAN
C2-01	PRELIMINARY SITE PLAN
C3-00	PRELIMINARY GRADING & DRAINAGE PLAN
C4-00	PRELIMIINARY UTILITY PLAN
-	UTILITY ROUTING EXHIBIT
-	CONCEPTUAL RENDERING



**CONCEPTUAL PLAN
SUBJECT TO CHANGE**

Drawing name: K:\SAV_Civil\04777000_Walnut05-Southeastern Retail Development\017218002_Crossgate Road Port Wentworth GA\CADD\Plansheets\Preliminary Site Plan Submittal\C0-00 - CIVIL COVER SHEET.dwg Apr 16, 2024 5:31pm by: david.smith



VICINITY MAP

SITE LOCATION - LATITUDE: 32° 08' 45" LONGITUDE: 81° 10' 37"

GENERAL NOTES

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.

REVISIONS LISTED ON THIS SURVEY APPLY ONLY TO THE SPECIFIC CHANGES REFERENCED AND DO NOT CONSTITUTE AN UPDATE OF OTHER DATA ON THIS SURVEY. THE "SURVEY DATE" SHOWN HEREON IS THE APPLICABLE DATE AS RELATED TO PROVISIONS OF STATUTES OF LIMITATION UNLESS SPECIFICALLY NOTED OTHERWISE.

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA IS 1305200456, AND THE DATE OF SAID MAP IS 08/16/2018. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THIS SITE ON SAID FIRM MAPS UNLESS OTHERWISE NOTED.

THE DATUM FOR THIS SITE WAS ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEMS AND BASED ON POSITIONAL VALUES FOR THE VERTICAL REFERENCE STATION NETWORK DEVELOPED BY GPS SOLUTIONS. THE HORIZONTAL REFERENCE FRAME IS NORTH AMERICAN DATUM OF 1983 (NAD83) STATE PLANE COORDINATE SYSTEM OF GEORGIA-EAST ZONE. THE VERTICAL REFERENCE FRAME IS NORTH AMERICAN DATUM OF 1983 (NAD83) STATE PLANE COORDINATE SYSTEM OF GEORGIA-EAST ZONE. THE DATE OF SAID MAP IS 08/16/2018. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THIS SITE ON SAID FIRM MAPS UNLESS OTHERWISE NOTED.

NO ZONING REPORT OR ZONING LETTER WAS PROVIDED TO THE SURVEYOR. THE SITE IS ZONED "C-3" (INTERMEDIATE COMMERCIAL DISTRICT) AS SHOWN ON THE ZONING MAP OF CITY OF PORT WENTWORTH. THE MINIMUM YARD SETBACKS ARE: FRONT - 25 FEET; SIDE - 10 FEET; AND REAR - 10 FEET.

ZONING AND SETBACKS SHOULD BE CONFIRMED AND VERIFIED BY PLANNING AND ZONING PRIOR TO DESIGN OR CONSTRUCTION ACTIVITIES.

RIGHT-OF-WAY LINES SHOWN ON THIS SURVEY THAT ARE NOT ACTUAL BOUNDARIES OF THE SUBJECT TRACTS, ARE INDICATED GRAPHICALLY AND ARE SHOWN APPROXIMATELY FOR INFORMATION PURPOSES ONLY. SAID RIGHT-OF-WAY LINES SHOULD NOT BE UTILIZED FOR DESIGN PURPOSES.

PROJECT ADDRESS: #5990 GA HWY 21.

SUBJECT PROPERTY HAS DIRECT ACCESS TO CROSSGATE ROAD.

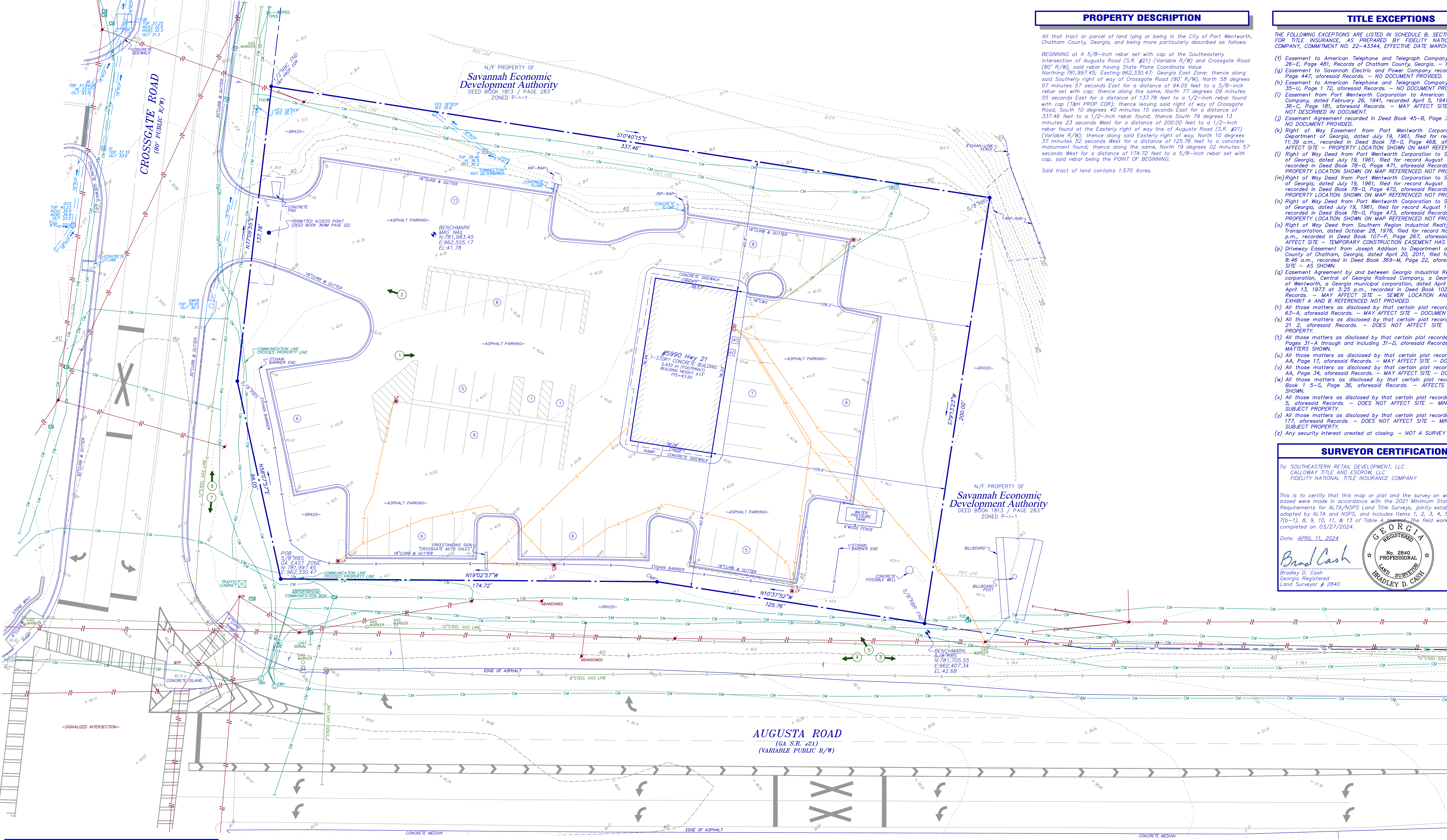
NO EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WAS OBSERVED DURING THE PROCESS OF CONDUCTING FIELDWORK.

NO EVIDENCE OF CEMETERY, BURIAL GROUNDS OR ISOLATED GRAVE SITES WAS OBSERVED DURING THE PROCESS OF CONDUCTING FIELDWORK.

WATER AND SANITARY SEWER SERVICE WAS NOT FOUND ON SITE DURING THE PROCESS OF CONDUCTING FIELDWORK.

SURVEY REFERENCES

- EXPRESS PLOTTED SUBDIVISION NO. 2, PREPARED BY J. WHITLEY REYNOLDS, DATED JUNE 16, 1995, RECORDED IN CHATHAM COUNTY PUBLIC RECORDS - PLAT BOOK 155 PAGE 368.
- MINOR SUBDIVISION OF A PORTION OF THE SOUTH TRACT OF THE FORMER LANDS OF SOUTHERN REGION INDUSTRIAL REALTY, INC., PREPARED BY THOMAS & HUTTON, DATED OCTOBER 10, 2018, RECORDED IN CHATHAM COUNTY PUBLIC RECORDS - PLAT BOOK 51 PAGE 177.
- DEEDS REFERENCED ON SURVEY.



PROPERTY DESCRIPTION

All that tract or parcel of land lying or being in the City of Port Wentworth, Chatham County, Georgia, and being more particularly described as follows:

BEGINNING at a 5/8-inch rebar set with cap at the Southeastly intersection of Augusta Road (S.R. #21) (Variable R/W) and Crossgate Road (80' R/W), said rebar having State Plane Coordinate Value Northing: 781,997.45; Easting: 962,330.47; Georgia East Zone; thence along said Southerly right of way of Crossgate Road (80' R/W), North 58 degrees 07 minutes 57 seconds East for a distance of 94.05 feet to a 5/8-inch rebar set with cap, thence along the same, North 77 degrees 09 minutes 55 seconds East for a distance of 132.78 feet to a 1/2-inch rebar found with cap (1&1/2\"/>

TITLE EXCEPTIONS

THE FOLLOWING EXCEPTIONS ARE LISTED IN SCHEDULE B, SECTION 2, OF A COMMITMENT FOR TITLE INSURANCE, AS PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 22-43344, EFFECTIVE DATE MARCH 4, 2024.

- (f) Easement to American Telephone and Telegraph Company recorded in Deed Book 26-E, Page 491, Records of Chatham County, Georgia. - NO DOCUMENT PROVIDED.
- (g) Easement to Savannah Electric and Power Company recorded in Deed Book 31-F, Page 447, aforesaid Records. - NO DOCUMENT PROVIDED.
- (h) Easement to American Telephone and Telegraph Company recorded in Deed Book 35-L, Page 172, aforesaid Records. - NO DOCUMENT PROVIDED.
- (i) Easement from Port Wentworth Corporation to American Telephone and Telegraph Company dated February 28, 1941, recorded April 5, 1941, recorded in Deed Book 36-C, Page 181, aforesaid Records. - MAY AFFECT SITE - PROPERTY LOCATION NOT DESCRIBED IN DOCUMENT.
- (j) Easement Agreement recorded in Deed Book 45-B, Page 386, aforesaid Records. - NO DOCUMENT PROVIDED.
- (k) Right of Way Easement from Port Wentworth Corporation to State Highway Department of Georgia, dated July 19, 1961, filed for record August 15, 1961 at 11:39 a.m., recorded in Deed Book 78-0, Page 468, aforesaid Records. - MAY AFFECT SITE - PROPERTY LOCATION SHOWN ON MAP REFERENCED NOT PROVIDED.
- (l) Right of Way Deed from Port Wentworth Corporation to State Highway Department of Georgia, dated July 19, 1961, filed for record August 15, 1961 at 11:51 a.m., recorded in Deed Book 78-0, Page 472, aforesaid Records. - MAY AFFECT SITE - PROPERTY LOCATION SHOWN ON MAP REFERENCED NOT PROVIDED.
- (m) Right of Way Deed from Port Wentworth Corporation to State Highway Department of Georgia, dated July 19, 1961, filed for record August 15, 1961 at 11:51 a.m., recorded in Deed Book 78-0, Page 472, aforesaid Records. - MAY AFFECT SITE - PROPERTY LOCATION SHOWN ON MAP REFERENCED NOT PROVIDED.
- (n) Right of Way Deed from Port Wentworth Corporation to State Highway Department of Georgia, dated July 19, 1961, filed for record August 15, 1961 at 11:44 a.m., recorded in Deed Book 78-0, Page 473, aforesaid Records. - MAY AFFECT SITE - PROPERTY LOCATION SHOWN ON MAP REFERENCED NOT PROVIDED.
- (o) Right of Way Deed from Southern Region Industrial Realty, Inc. to Department of Transportation, dated October 28, 1976, filed for record November 3, 1976 at 4:23 a.m., recorded in Deed Book 107-P, Page 287, aforesaid Records. - DOES NOT AFFECT SITE - TEMPORARY CONSTRUCTION EASEMENT HAS EXPIRED.
- (p) Driveway Easement from Joseph Addison to Department of Transportation and the County of Chatham, Georgia, dated April 20, 2011, filed for record May 4, 2011 at 8:48 a.m., recorded in Deed Book 369-M, Page 22, aforesaid Records. - AFFECTS SITE - SHOWN AND REAR - 10 FEET.
- (q) Easement Agreement by and between Georgia Industrial Realty Company, a Georgia corporation, Central of Georgia Railroad Company, a Georgia corporation and City of Wentworth, a Georgia municipal corporation, dated April 6, 1973, filed for record April 13, 1973 at 3:25 a.m., recorded in Deed Book 102-C, Page 321, aforesaid Records. - MAY AFFECT SITE - SEWER LOCATION AND EASEMENT SHOWN ON EXHIBIT A AND B REFERENCED NOT PROVIDED.
- (r) All those matters as disclosed by that certain plat recorded in Map Book 1, Page 63-A, aforesaid Records. - MAY AFFECT SITE - DOCUMENT ILLEGIBLE.
- (s) All those matters as disclosed by that certain plot recorded in Map Book 1, Page 21, aforesaid Records. - DOES NOT AFFECT SITE - SUBDIVISION NOT OF PROPERTY.
- (t) All those matters as disclosed by that certain plot recorded in Plat Record Book C, Pages 31-A through and including 31-D, aforesaid Records. - AFFECTS SITE - ALL MATTERS SHOWN.
- (u) All those matters as disclosed by that certain plot recorded in Plat Record Book 4A, Page 17, aforesaid Records. - MAY AFFECT SITE - DOCUMENT ILLEGIBLE.
- (v) All those matters as disclosed by that certain plot recorded in Plat Record Book 4A, Page 14, aforesaid Records. - MAY AFFECT SITE - DOCUMENT ILLEGIBLE.
- (w) All those matters as disclosed by that certain plot recorded in Subdivision Map Book 5-5, Page 36, aforesaid Records. - AFFECTS SITE - SETBACKS NOT SHOWN.
- (x) All those matters as disclosed by that certain plot recorded in Plat Book 51, Page 5, aforesaid Records. - DOES NOT AFFECT SITE - MINOR SUBDIVISION NOT OF SUBJECT PROPERTY.
- (y) All those matters as disclosed by that certain plot recorded in Plat Book 51, Page 177, aforesaid Records. - DOES NOT AFFECT SITE - MINOR SUBDIVISION NOT OF SUBJECT PROPERTY.
- (z) Any security interest created at closing. - NOT A SURVEY MATTER.

UTILITY NOTE

THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON LOCATION OF MARKINGS PROVIDED BY MC UTILITY SURVEYING, LLC, 160 CHANTILLY LANE, LAWRENCEVILLE, GA 30043.

THE UNDERGROUND UTILITIES (EXCEPT THE LOCATION OF EXISTING DRAINAGE, SEWER AND IRRIGATION UTILITIES AS WELL AS UNDERGROUND STORAGE TANKS) WERE LOCATED BY UTILISURVEY, LLC, UTILIZING RADIO FREQUENCY TECHNIQUE. THIS TECHNIQUE IS CAPABLE OF LOCATING METALLIC UTILITIES AND TRACER WIRES. ANY NON-METALLIC UTILITIES (WITHOUT TRACER WIRE) ARE NOT LOCATED.

THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. UNDERGROUND UTILITIES NOT OBSERVED OR LOCATED UTILIZING THIS TECHNIQUE MAY EXIST ON THIS SITE BUT NOT BE SHOWN, AND MAY BE FOUND UPON EXCAVATION. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

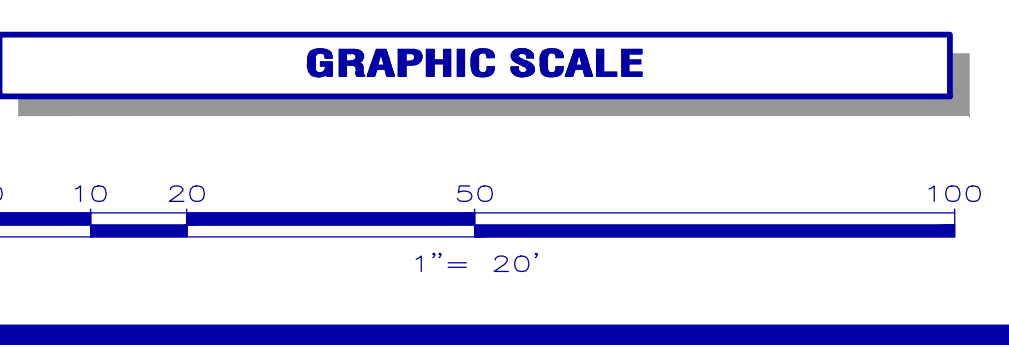
INFORMATION REGARDING MATERIAL AND SIZE OF UTILITIES IS BASED ON RECORDS ACQUIRED FROM THE UTILITY OWNERS.

IF YOU DIG

Know what's below.
Call before you dig.
Dial 811
Or Call 800-282-7411

LEGEND

STANDARD ABBREVIATIONS	STANDARD SYMBOLS
AC AIR CONDITIONER	⚡ POWER POLE
BH BORE HOLE	⚡ GUY WIRE
BSL BUILDING SETBACK LINE	⚡ POWER LINE
CI CURB INLET	⚡ LIGHT POLE
CM CORRUGATED METAL PIPE	⚡ ELECTRIC TRANSFORMER
CP CONCRETE MONUMENT FND	⚡ WATER VAULT
CO SANITARY CLEANOUT	⚡ GAS VALVE
CPED COMMUNICATION PEDESTAL	⚡ GAS METER
CD CRIMPED TOP PIPE	⚡ WATER VALVE
CIIP DROP INLET	⚡ WATER METER
DI DUCTILE IRON PIPE	
DWB DOUBLE WING CATCH BASIN	
FND FOUND	
GM GAS METER	
INV INVERT	
JB JUNCTION BOX	
MH MANHOLE	
NF NAIL FOUND	
OSCS OUTLET CONTROL STRUCTURE	
OTIP OPEN TOP PIPE	
PM POWER METER	
POB POINT OF BEGINNING	
POC POINT OF COMMENCEMENT	
RCP REINFORCED CONCRETE PIPE	
RIB RIB	
RBS 5/8\"/>	



PARKING SUMMARY

82 REGULAR
0 HANDICAP
82 TOTAL SPACES

N/PROPERTY OF
Joseph Addison
DEED BOOK 189 / PAGE 595
ZONED C-3

SITE AREA
1.570 Acres
66,398 sf

Professional Land Surveying Services

1660 Barnes Mill Road
Marietta, Georgia 30062

Phone: (770) 795-9900
Fax: (770) 795-8880

www.geosurvey.com
EMAIL: info@geosurvey.com
Certificate of Authorization #LSF-000621

CLOSURE STATEMENT

THE FIELD CLOSURE UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 168,546. AND WAS ADAPTED USING THE LEAST SQUARES METHOD. A TRIMBLE "S" SERIES TOTAL STATION AND TRIMBLE TSC SERIES DATA COLLECTOR WERE USED TO COLLECT THIS FIELD DATA.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 144,562 FEET, BEG. INT.

ALTA/NSPS LAND TITLE SURVEY

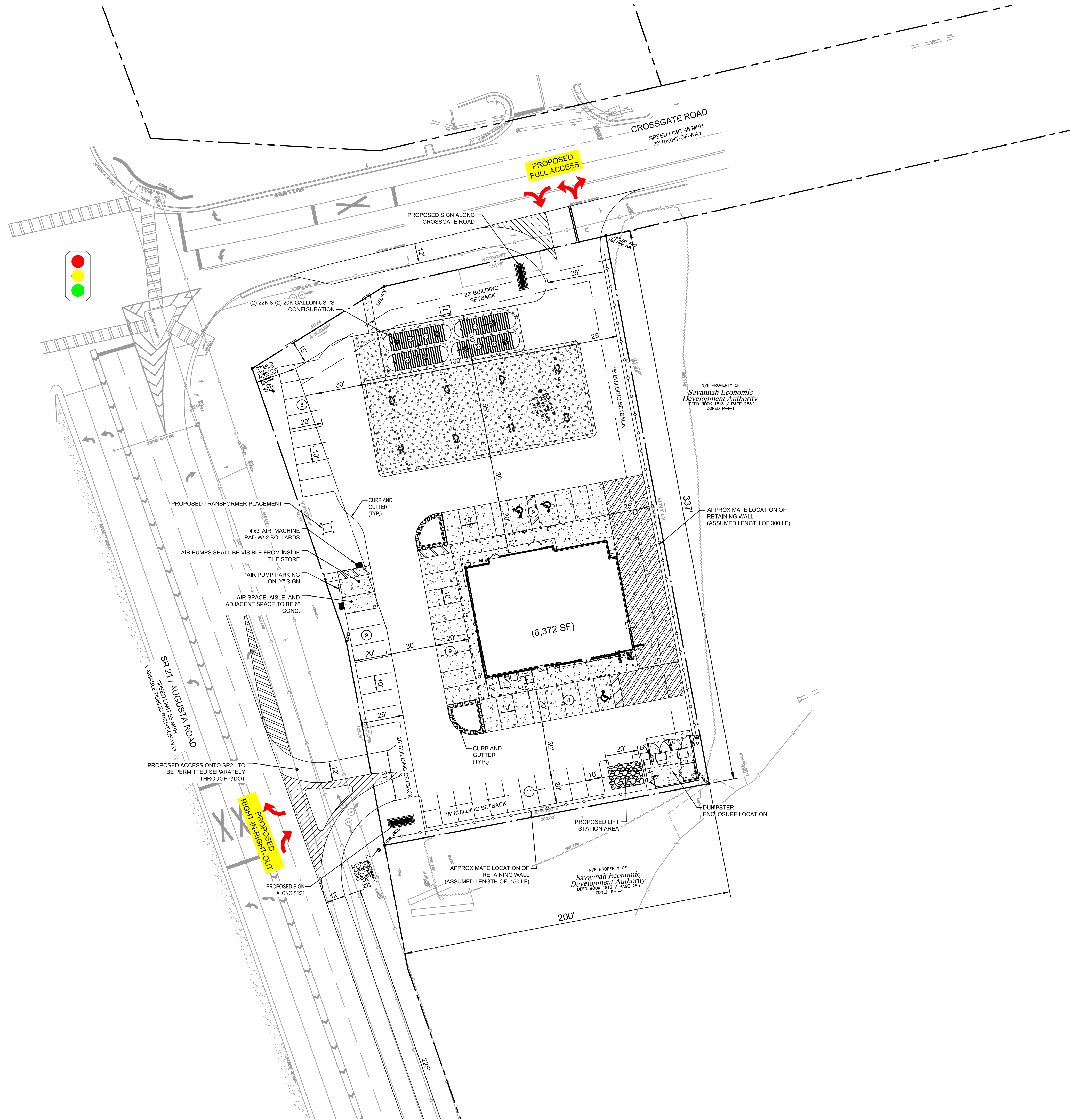
#5990 GA State Route #21

FOR

Southeastern Retail Development, LLC
Calloway Title and Escrow, LLC
Fidelity National Title Insurance Company

CS JOB NO:	20247887	DRAWING SCALE:	1" = 20'	SURVEY DATE:	04/11/2024
FIELD WORK:	TM	CITY:	PORT WENTWORTH	REVISIONS (SEE GENERAL NOTES)	
PROJ MGR:	RFP	COUNTY:	CHATHAM	No. Date Description	
REVIEWED:	BDC	STATE:	GA		
DWG FILE:	20247887-1.dwg	QMD:	8th		

Drawing name: K:\S\A_V_Civil\14777000_Walnut05-Southeastern Retail Development\17218002_Crossgate Road Port Wentworth GACAD\Plansheets\Preliminary Site Plan Submittal\C2-00 - SITE PLAN.dwg SITE PLAN Apr 17, 2024 11:52am by: david.smith



SITE DATA TABLE	
JURISDICTION	CITY OF PORT WENTWORTH
EXISTING ZONING	C-3 (INTERCHANGE COMMERCIAL)
SITE AREA	1.57 AC (PER COUNTY GIS)
BUILDING AREA (SF)	6,372
EXISTING PARKING	82 SPACES
MIN PARKING REQUIRED	45 SPACES
PARKING PROVIDED	54 SPACES
PARKING TOTALS ABOVE INCLUDE FOUR (3) ADA COMPLIANT SPACES	
SETBACK REQUIREMENTS	
FRONT (FT)	25 FT
SIDE EXT. (FT)	15 FT
SIDE INT. (FT)	NOT SPECIFIED IN ORDINANCE
REAR (FT)	NOT SPECIFIED IN ORDINANCE
LANDSCAPE BUFFER REQUIREMENTS	
SIDE GREENWAY (SR 21)	25 FT*
SIDE GREENWAY (CROSSGATE)	15 FT
CANOPY CONFIGURATION	STACKED
CANOPY TYPE	SLOPED
MPD's	8
TYPE OF MPD's	T.B.D.

* PER CITY PLANNING DEPARTMENT DUE TO EXISTING CONDITIONS ON SITE LIMITED PAVEMENT AS SHOWN IN PLAN IS ACCEPTABLE WITHIN GREENWAY BUFFER REQUIREMENTS

PLAN NOTES

1. THIS SITE PLAN, BEING PRELIMINARY IN NATURE, DOES NOT GUARANTEE THAT ALL REQUIREMENTS FOR ZONING ISSUES, NOR STORM DRAINAGE, GRADING, UTILITY EASEMENTS, AND THE LIKE ARE PROPERLY ADDRESSED AT THIS TIME. THE ABOVE REQUIREMENTS CAN AFFECT THE LAYOUT OF THIS SITE.

ACCESS NOTES

1. ACCESS ALONG SR21 TO BE PERMITTED THROUGH GDOT SEPARATELY

Kimley-Horn
 PREPARED BY
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 25 BULL STREET, SUITE 400
 SANTA ROSA BEACH, FL 32459
 PHONE: (912) 231-4384
 WWW.KIMLEY-HORN.COM

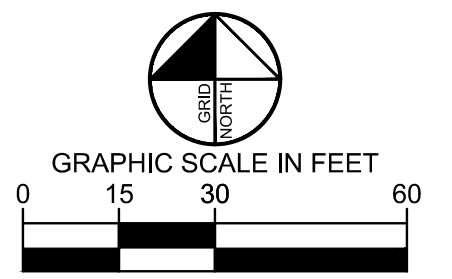
SOUTHEASTERN RETAIL DEVELOPMENT
 SOUTHEASTERN RETAIL DEVELOPMENT
 2050 W COUNTY HIGHWAY 30A SUITE 30A
 SANTA ROSA BEACH, FL 32459
 PHONE: 850-660-1917

NO.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY

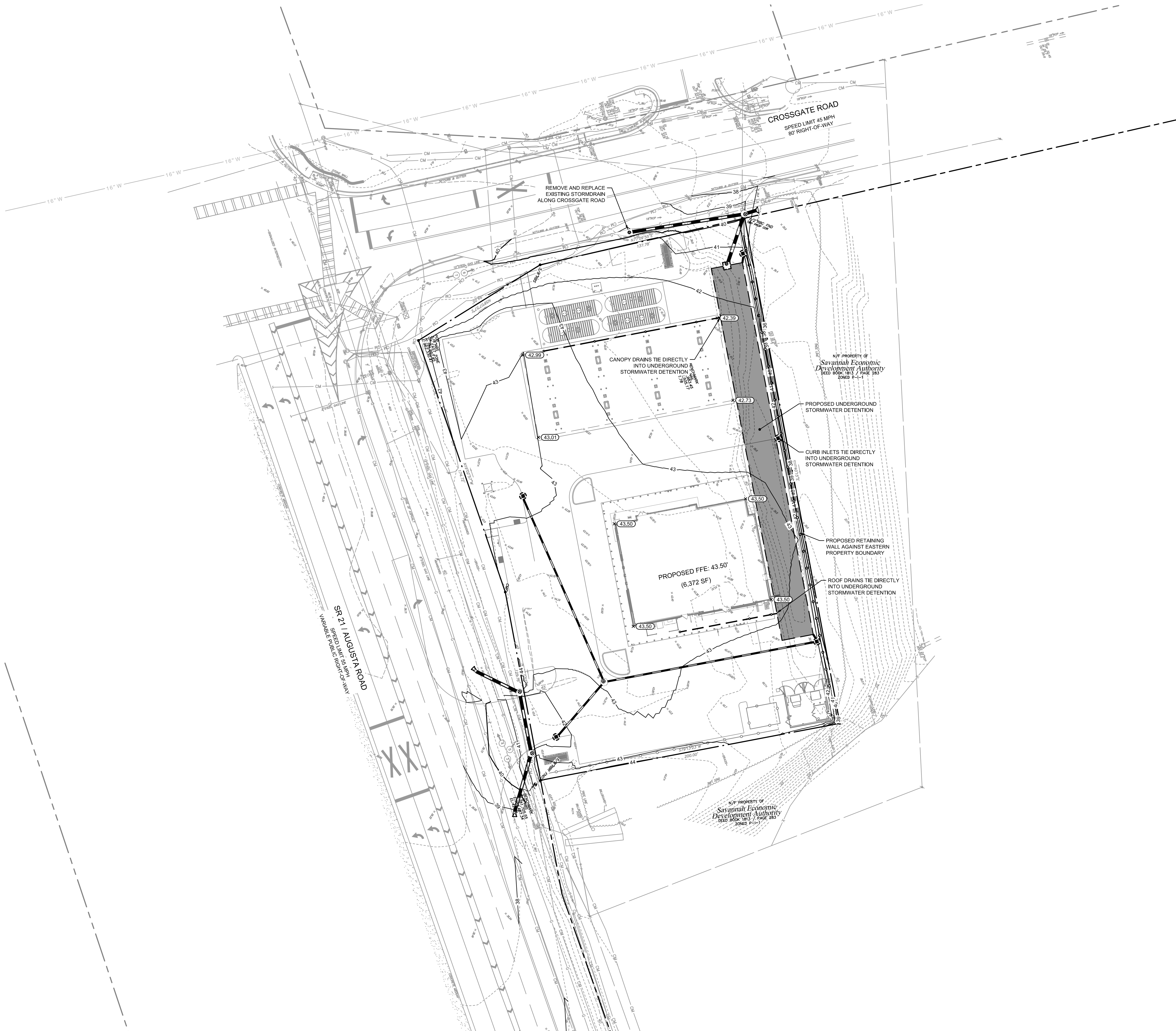
CROSSGATE ROAD
PORT WENTWORTH, GEORGIA
 CHATHAM COUNTY, GEORGIA
 PARCEL ID: 70033-01002

GSWCC NO. 0000000000
 (LEVEL II)
 DRAWN BY DDS
 DESIGNED BY DDS
 REVIEWED BY JNG
 DATE 04/17/2024
 PROJECT NO. 017218002
 TITLE
PRELIMINARY SITE PLAN
 SHEET NUMBER
C2-01

CONCEPTUAL PLAN
SUBJECT TO CHANGE



Drawing name: K:\S\A_V_Civil\04777000_Walnut05-Southeastern Retail Development\017218002_Crossgate Road Port Wentworth GACAD\Plans\Sheets\Preliminary Site Plan Submittal\CS-00 - GRADING & DRAINAGE PLAN.dwg C3-00 GRADING & DRAINAGE PLAN Apr 17, 2024 2:21pm by: david.smith



GRADING & DRAINAGE NOTES:

1. SITE AREA: 1.57 ACRES
DISTURBED AREA: APROX. 1.7 ACRES
2. CRITICAL SPOT GRADES ARE TO PAVEMENT GRADE UNLESS OTHERWISE NOTED.
3. CONTRACTOR SHALL CONSTRUCT ALL SIDEWALKS AND CROSSWALKS WITH A 2.0% MAXIMUM CROSS SLOPE AND A 5.0% MAXIMUM RUNNING SLOPE, UNLESS NOTED AS A RAMP. GRADES WITHIN ADA HANDICAP PARKING AREAS NOT TO EXCEED A 2% MAXIMUM SLOPE IN ANY DIRECTION.
4. ALL ROOF DRAIN PIPING SHALL BE PVC UNLESS OTHERWISE NOTED.
5. ALL ROOF DRAIN CLEANOUTS IN PAVED AREAS SHALL HAVE A BRASS CAP SET FLUSH WITH THE PROPOSED GRADE.
6. ALL PIPE LENGTHS SPECIFIED IN THESE PLANS ARE THE HORIZONTAL DISTANCE AND ARE SHOWN FOR REFERENCE ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE ACTUAL LENGTHS BASED ON PROPOSED PIPE SLOPE. PIPE LENGTHS IN PLANS ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE UNLESS OTHERWISE NOTED.
7. THIS PROJECT DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE AS DEFINED BY THE F.E.M.A. "FLOOD HAZARD BOUNDARY MAP" COMMUNITY PANEL NUMBER 13051C0045G, DATED 08/16/2018.
8. UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES HAVING UTILITIES WITHIN OR ADJACENT TO THE WORK AREA. THE CONTRACTOR SHALL HAVE THE UTILITIES FIELD LOCATED AND COORDINATE WITH THE UTILITY COMPANIES TO HAVE CONFLICTS RELOCATED WHEN NECESSARY OR ADAPTED FOR TIE-INS.
9. CONTRACTOR TO FIELD VERIFY EXISTING INVERT FOR SANITARY SEWER AND STORM DRAINAGE SERVICE CONNECTIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER OF DISCREPANCY PRIOR TO PROCEEDING.
10. NO GRADED SLOPE SHALL EXCEED 2H:1V
11. ALL WALLS GREATER THAN 30" IN HEIGHT SHALL BE DESIGNED AND PERMITTED BY AN ENGINEER LICENSED IN THE STATE OF GEORGIA.
12. ALL WALLS GREATER THAN 30" IN HEIGHT SHALL HAVE FALL PROTECTION THROUGH FENCING OR HANDRAIL AT A MINIMUM OF 42" TALL. REFERENCE LANDSCAPE PLANS FOR DETAILS.

GRADING LEGEND:

- 950 — EXISTING MAJOR CONTOUR
- 948 — EXISTING MINOR CONTOUR
- 945 — PROPOSED MAJOR CONTOUR
- 944 — PROPOSED MINOR CONTOUR
- — PROPOSED SPOT GRADE
- ➔ DRAINAGE FLOW ARROW

STORM DRAINAGE LEGEND:

- JB JUNCTION BOX
- CI HOODED GRATE CURB INLET (GDOT 1019A, TYPE E)
- SWCB SINGLE WING CATCH BASIN (GDOT 1033D)
- CO CLEAN OUT
- OCS OUTLET CONTROL STRUCTURE (CAST-IN-PLACE)
- FES FLARED END SECTION
- — PROPOSED ROOF DRAIN PIPE
- — PROPOSED STORM PIPE

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SOUTHEASTERN RETAIL DEVELOPMENT
 SOUTHEASTERN RETAIL DEVELOPMENT
 2050 W COUNTY HIGHWAY 30A SUITE 30A
 SANTA ROSA BEACH, FL 32459
 PHONE: 850-660-1917

NO.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY

CROSSGATE ROAD
PORT WENTWORTH, GEORGIA
 CHATHAM COUNTY, GEORGIA
 PARCEL ID: 700333-01002

PROJECT: CROSSGATE ROAD PORT WENTWORTH, GEORGIA

GSWCC NO. (LEVEL II) 0000000000
 DRAWN BY DDS
 DESIGNED BY DDS
 REVIEWED BY JNG
 DATE 04/17/2024
 PROJECT NO. 017218002

TITLE
PRELIMINARY GRADING & DRAINAGE PLAN
 SHEET NUMBER
C3-00

CONCEPTUAL PLAN
SUBJECT TO CHANGE

GRAPHIC SCALE IN FEET
 0 15 30 60

Drawing name: K:\SAV_Civil\14777000_Walnut05-Southeastern Retail Development\017218002_Crossgate Road Port Wentworth GACAD\Exhibits\Preliminary Utility Routing\Utility Routing Plan.dwg Layout1 Apr 16, 2024 5:24pm by: david.smith

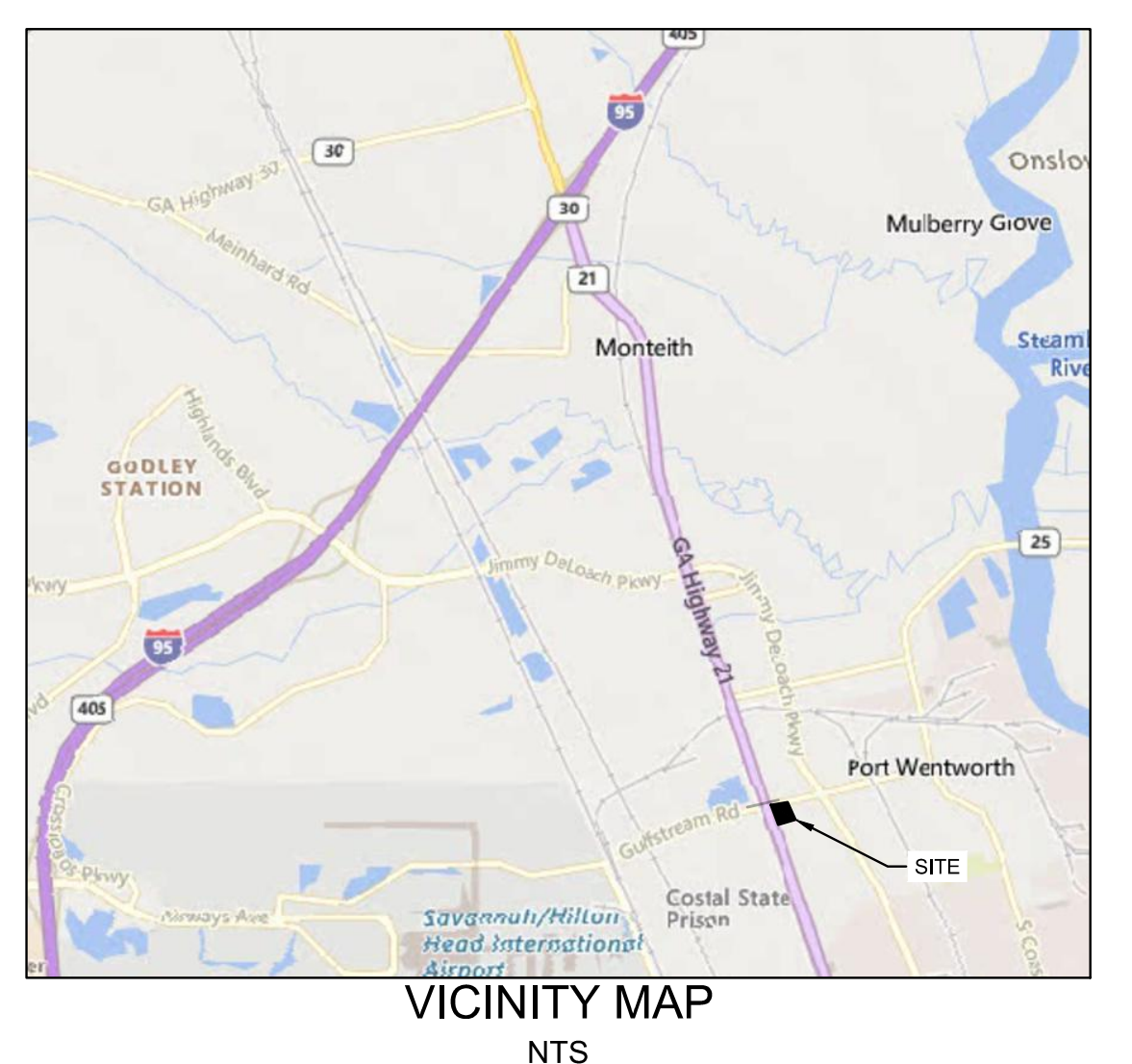
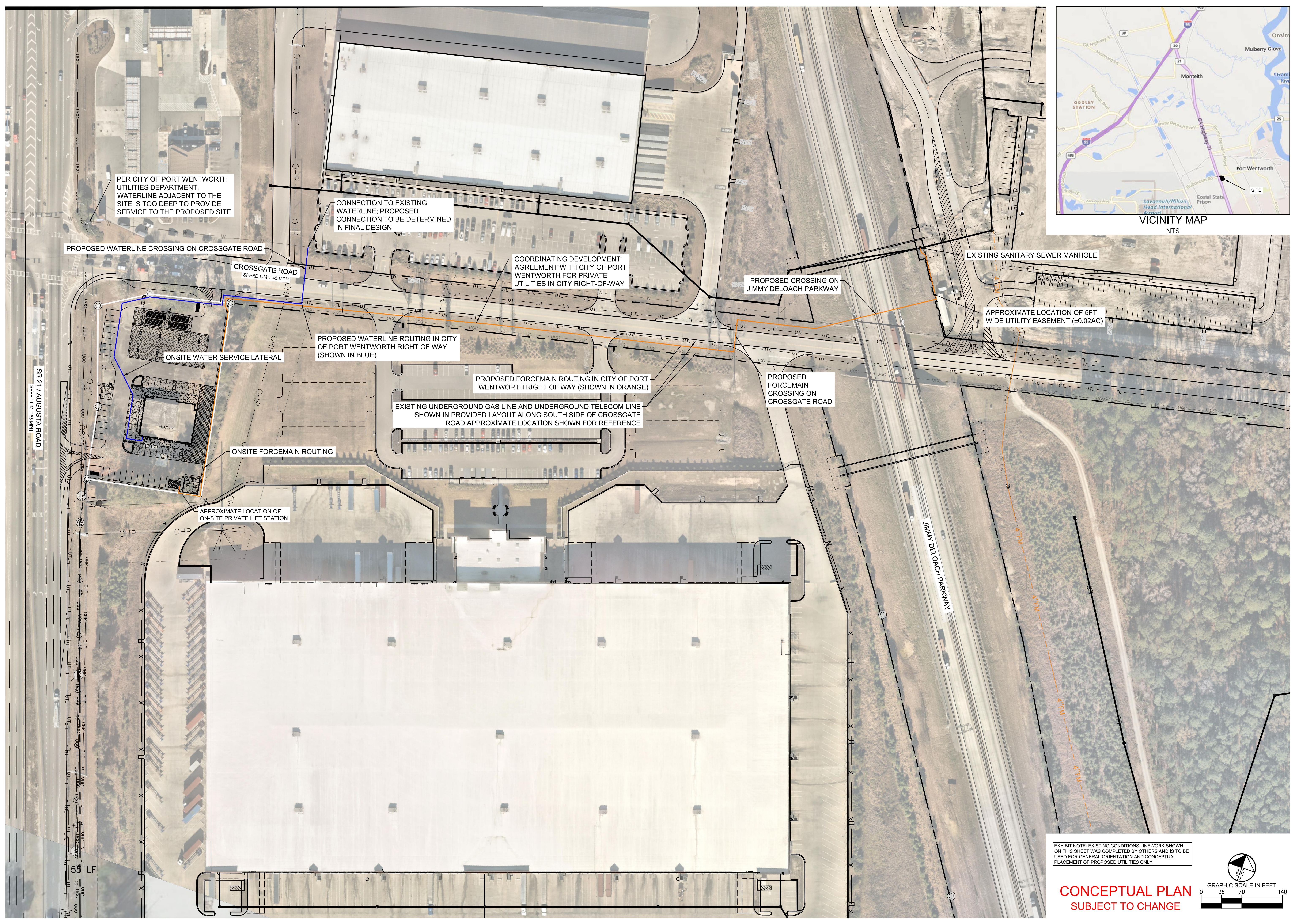
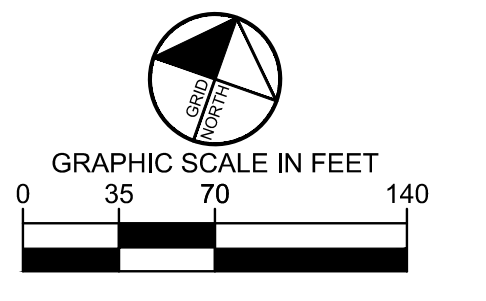


EXHIBIT NOTE: EXISTING CONDITIONS LINEWORK SHOWN ON THIS SHEET WAS COMPLETED BY OTHERS AND IS TO BE USED FOR GENERAL ORIENTATION AND CONCEPTUAL PLACEMENT OF PROPOSED UTILITIES ONLY.



CONCEPTUAL PLAN
SUBJECT TO CHANGE

Kimley-Horn
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SANTA ROSA BEACH, FL 32159
PHONE: (912) 231-4384
WWW.KIMLEY-HORN.COM

PREPARED FOR: **SOUTHEASTERN RETAIL DEVELOPMENT**
SOUTHEASTERN RETAIL DEVELOPMENT
2050 W COUNTY HIGHWAY 30A SUITE 30A
SANTA ROSA BEACH, FL 32159
PHONE: 850-660-1917

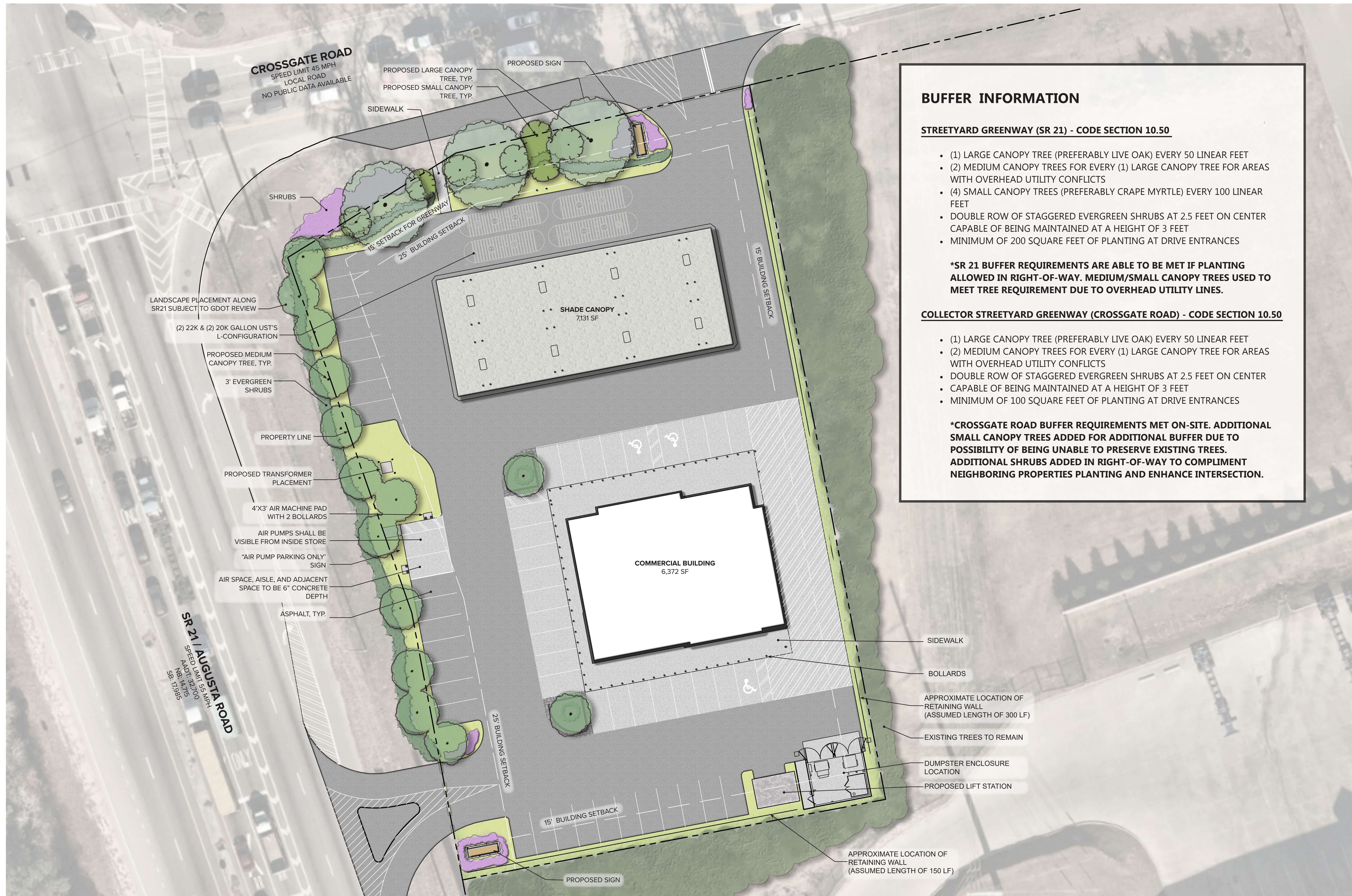
NO.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY

PROJECT: **CROSSGATE ROAD**
PORT WENTWORTH, GEORGIA
CHATHAM COUNTY, GEORGIA
PARCEL ID: 70033-01002

PROJECT NO. 017218002

TITLE: **UTILITY ROUTING EXHIBIT**
SHEET NUMBER: **SHEET 1**

Attachment: 8990 HWY 21 7-0033-01-002 G-SITE PLAN (2984 : Crossgate Site)



BUFFER INFORMATION

STREETYARD GREENWAY (SR 21) - CODE SECTION 10.50

- (1) LARGE CANOPY TREE (PREFERABLY LIVE OAK) EVERY 50 LINEAR FEET
- (2) MEDIUM CANOPY TREES FOR EVERY (1) LARGE CANOPY TREE FOR AREAS WITH OVERHEAD UTILITY CONFLICTS
- (4) SMALL CANOPY TREES (PREFERABLY CRAPE MYRTLE) EVERY 100 LINEAR FEET
- DOUBLE ROW OF STAGGERED EVERGREEN SHRUBS AT 2.5 FEET ON CENTER CAPABLE OF BEING MAINTAINED AT A HEIGHT OF 3 FEET
- MINIMUM OF 200 SQUARE FEET OF PLANTING AT DRIVE ENTRANCES

***SR 21 BUFFER REQUIREMENTS ARE ABLE TO BE MET IF PLANTING ALLOWED IN RIGHT-OF-WAY. MEDIUM/SMALL CANOPY TREES USED TO MEET TREE REQUIREMENT DUE TO OVERHEAD UTILITY LINES.**

COLLECTOR STREETYARD GREENWAY (CROSSGATE ROAD) - CODE SECTION 10.50

- (1) LARGE CANOPY TREE (PREFERABLY LIVE OAK) EVERY 50 LINEAR FEET
- (2) MEDIUM CANOPY TREES FOR EVERY (1) LARGE CANOPY TREE FOR AREAS WITH OVERHEAD UTILITY CONFLICTS
- DOUBLE ROW OF STAGGERED EVERGREEN SHRUBS AT 2.5 FEET ON CENTER CAPABLE OF BEING MAINTAINED AT A HEIGHT OF 3 FEET
- MINIMUM OF 100 SQUARE FEET OF PLANTING AT DRIVE ENTRANCES

***CROSSGATE ROAD BUFFER REQUIREMENTS MET ON-SITE. ADDITIONAL SMALL CANOPY TREES ADDED FOR ADDITIONAL BUFFER DUE TO POSSIBILITY OF BEING UNABLE TO PRESERVE EXISTING TREES. ADDITIONAL SHRUBS ADDED IN RIGHT-OF-WAY TO COMPLIMENT NEIGHBORING PROPERTIES PLANTING AND ENHANCE INTERSECTION.**

Attachment: 8990 HWY 21 7-0033-01-002 G-SITE PLAN 2024-Site Plan (2884 : Crossgate Site)