



CITY OF PORT WENTWORTH

CITY COUNCIL

JUNE 20, 2024

Council Meeting Room

Regular Session

7:00 PM

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

- 1. CALL MEETING TO ORDER**
- 2. PRAYER AND PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL - CLERK OF COUNCIL**
- 4. APPROVAL OF AGENDA**
- 5. RECOGNITION OF SPECIAL GUESTS**
- 6. PUBLIC COMMENTS - REGISTERED SPEAKERS**
- 7. ELECTIONS & APPOINTMENTS**
- 8. ADOPTION OF MINUTES**
 - A. Regular Council Meeting Minutes - May 16, 2024
- 9. COMMUNICATIONS & PETITIONS**
 - A. Small Cities Month Proclamation
- 10. COMMITTEE REPORTS**
- 11. CONSENT AGENDA**
 - A. Memorandum of Understanding with CORE MPO
 - B. Well Permit Approval
 - C. Zawyer Sports and Oakview Group Term Sheet
 - D. Professional Construction Agreement- RFP
 - E. Chatham County Development Agreement
- 12. UNFINISHED BUSINESS**
 - A. Adoption of Millage Rate - 3rd Reading
 - Public Hearing
 - Action

B. Adoption of FY2025 Budget - 3rd Reading

- Public Hearing
- Action

C.

Consideration for the approval of the 2nd Reading of a Zoning Map Amendment Application 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.

- Action

D. Consideration for approval of the 2nd Reading of a Zoning Map Amendment Application 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.

- Action

E. Consideration for approval of the 2nd Reading of a Zoning Map Amendment Application 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.

- Action

F. Consideration of the 2nd Reading of a Zoning Map Amendment Application submitted by Philip R. McCorkle as Agent for SPH-21, 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.

- Action

G. Consideration for approval of the 2nd Reading for a Zoning Map Amendment Application has been submitted by Philip R. McCorkle as Agent for SPH-21, 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.

- Action

13. NEW BUSINESS

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.

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.

14. RESOLUTIONS/ORDINANCES/PROCLAMATIONS

15. EXECUTIVE SESSION

- A. Litigation
- B. Personnel
- C. Real Estate

16. ADJOURNMENT



City Council
7224 GA Highway 21
Port Wentworth, GA 31407

Meeting: 06/20/24
Department: Development Services
Category: Agreement
Prepared By: Katie Dunnigan
Department Head: Katie Dunnigan

SCHEDULED

AGENDA ITEM (ID)

DOC ID: CORE MPO MOU

Memorandum of Understanding with CORE MPO

Issue/Item: The Coastal Region Metropolitan Planning Organization (CORE MPO) requests that the City of Port Wentworth execute a Memorandum of Understanding.

Background:

- The CORE MPO is staffed by the Metropolitan Planning Commission and it's Board serves to "...set(s) regional, long-term transportation policy; prioritizes projects; and approves the long-range plan, short-range TIP, and other required documents"
- The City of Port Wentworth is contained within the CORE MPO 's Metropolitan Planning Area and has representation during CORE MPO Board meetings

Facts and Finding:

- The Memorandum of Understanding outlines the goals, services, and responsibilities of CORE MPO and partners.
- Contributions from members within the Metropolitan Planning Area are based on US Census data. Port Wentworth's calculated annual contribution is \$8,161.00, which accounts for 2.86% of the MPA.

Staff recommends approval.

Funding:

Recommendation:

Exhibit A –Metropolitan Planning Area (MPA) Boundary of the Coastal Region Metropolitan Planning Organization (CORE MPO)

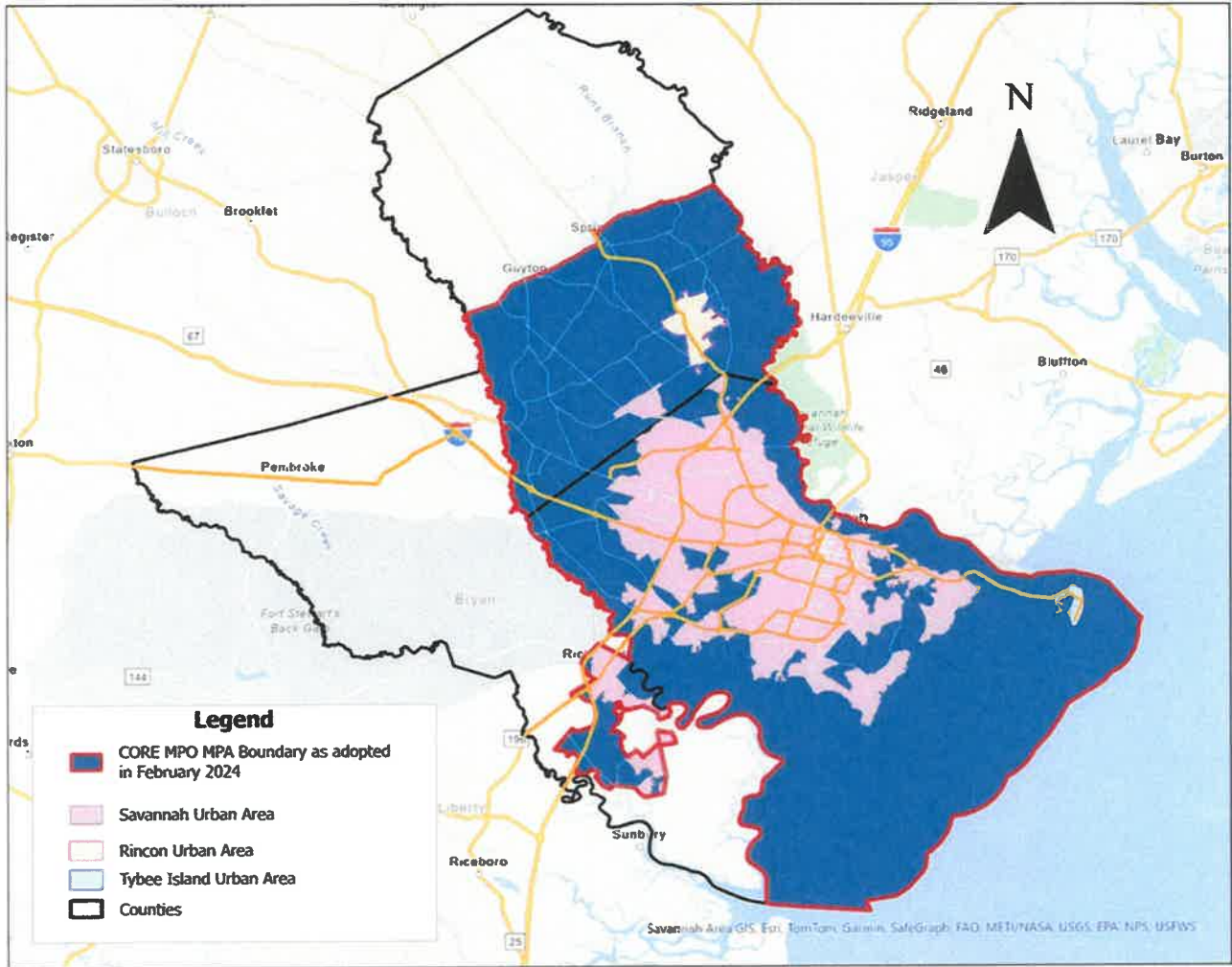


Exhibit B - Coastal Region Metropolitan Planning Organization Membership Dues Contribution Formula

The Parties agree that it is in the best interest of the public and governmental entities that the function of the Coastal Region Metropolitan Planning Organization (CORE MPO) be supported. The CORE MPO's operating functions will be funded through the federal Metropolitan Planning set aside pursuant to the provisions of 23 USC §104(f), the Metropolitan Transit Planning funds pursuant to the provisions of 49 USC §5303, the federal Urban Attributable funds, and the local membership dues to match the federal grants. This Exhibit specifies the formula for membership contributions to support the CORE MPO's transportation planning process.

In general, the CORE MPO's functions will be to maintain a continuing, cooperative and comprehensive transportation planning process for the Bryan – Chatham – Effingham region within the CORE MPO's Metropolitan Planning Area (MPA) boundary as defined in Title 23 USC Section 134 and Section 5303 of the Federal Transit Act. The CORE MPO's detailed staff work activities and planning procedures will be outlined in the annual Unified Planning Work Program (UPWP). The CORE MPO UPWP will include detailed budget information based on the anticipated grant funding contracts with the Georgia Department of Transportation (GDOT). The local match to the federal grants for MPO's operations will be based on the UPWP budget. The local matching funds will be provided by the Parties based upon a formula as described herein. The population component of the formula will be based on the 2020 decennial census population information. The formula for dues will be as follows.

The total local funds contribution will be the dollar amount approved by the CORE MPO Board in the Unified Planning Work Program (UPWP) and the annual overhead cost.

1. The amount of each governmental member's contribution would be a base of \$1,000 plus a proportion based upon population.
2. For the three counties – Bryan, Chatham and Effingham – each county determines how to split their share of the total contributions among the county and municipalities.
 - a. Bryan County – Bryan County and the City of Richmond Hill will split the county's share of the membership dues based on their respective population within the CORE MPO MPA boundary.
 - b. Chatham County - Chatham County and its municipalities will split the county's share of the membership dues based on their respective population within the CORE MPO MPA boundary.
 - c. Effingham County – Effingham County will pay 100% of the county's share of the membership dues, covering all of the Effingham municipalities located within the CORE MPO MPA boundary.
3. For the three modal authorities, the membership dues contributions are calculated based on the following formula.
 - a. The Chatham Area Transit Authority would contribute a fixed amount based upon the 60th percentile of the counties' and municipalities' contributions.
 - b. The Georgia Ports Authority would contribute a fixed amount based upon the 70th percentile of the counties' and municipalities' contributions.

- c. The Savannah Airport Commission would contribute a fixed amount based upon the 70th percentile of the counties' and municipalities' contributions.
4. The Authorities share and the total of the \$1,000 base amounts would be subtracted from total local fund contribution amount before applying the proportional population calculation for the county or each municipality.
5. The Georgia Department of Transportation (GDOT) pays 10% of the transit planning (Section 5303) local match. Thus, no additional membership dues will be assessed from GDOT.
6. The CORE MPO's advisory committees (TCC, EDFAC, TEPIAC and BPAC) will not be assessed dues.
7. The Chatham County – Savannah Metropolitan Planning Commission (MPC) will not be assessed dues.
8. Invoices will be sent out to members after the approval of the Unified Planning Work Program (UPWP) each year and payment will be due by June 30th.

2020 Census Population within the CORE MPO Metropolitan Planning Area (MPA)

	2020 Census Population	Pct of MPA Pop
Richmond Hill	16,633	4.38%
Unincorporated Bryan County within CORE MPO MPA	13,405	3.53%
Bryan County Total	30,038	7.91%
Bloomingtondale	2,790	0.73%
Garden City	10,289	2.71%
Pooler	25,711	6.77%
Port Wentworth	10,878	2.86%
Savannah	147,780	38.90%
Thunderbolt	2,556	0.67%
Tybee Island	3,114	0.82%
Vernonburg	139	0.04%
Unincorporated Chatham County	92,034	24.22%
Chatham County Total	295,291	77.72%
Rincon	10,934	2.88%
Guyton within CORE MPO MPA boundary	1,500	0.39%
Springfield within CORE MPO MPA boundary	2,724	0.72%
Unincorporated Effingham County within CORE MPO MPA	39,434	10.38%
Effingham County Total	54,592	14.37%
MPA Regional Total	379,921	100.00%

Calculate fair share accounting for 3 Modal Reps and \$1000 Base Contribution

	2020 Census Population	Pct of MPA Pop	Base Amount	Pop Adjustment	Total	Final Fee
Richmond Hill	16,633	4.38%	\$1,000	\$10,949	\$11,949	\$11,949
Unincorporated Bryan County within CORE MPO MPA	13,405	3.53%	\$1,000	\$8,824	\$9,824	\$9,824
Bryan County Total	30,038	7.91%	\$2,000	\$19,774	\$21,774	\$21,774
Bloomingdale	2,790	0.73%	\$1,000	\$1,837	\$2,837	\$2,837
Garden City	10,289	2.71%	\$1,000	\$6,773	\$7,773	\$7,773
Pooler	25,711	6.77%	\$1,000	\$16,925	\$17,925	\$17,925
Port Wentworth	10,878	2.86%	\$1,000	\$7,161	\$8,161	\$8,161
Savannah	147,780	38.90%	\$1,000	\$97,283	\$98,283	\$98,283
Thunderbolt	2,556	0.67%	\$1,000	\$1,683	\$2,683	\$2,683
Tybee Island	3,114	0.82%	\$1,000	\$2,050	\$3,050	\$3,050
Vernonburg	139	0.04%	\$1,000	\$92	\$1,092	\$1,092
Unincorporated Chatham County	92,034	24.22%	\$1,000	\$60,585	\$61,585	\$61,585
Chatham County Total	295,291	77.72%	\$9,000	\$194,389	\$203,389	\$203,389
Rincon	10,934	2.88%	\$1,000	\$7,198	\$8,198	\$8,198
Guyton within CORE MPO MPA boundary	1,500	0.39%	\$1,000	\$987	\$1,987	\$0
Springfield within CORE MPO MPA boundary	2,724	0.72%	\$1,000	\$1,793	\$2,793	\$0
Unincorporated Effingham County within CORE MPO MPA	39,434	10.38%	\$1,000	\$25,959	\$26,959	\$39,938
Effingham County Total	54,592	14.37%	\$4,000	\$35,938	\$39,938	\$39,938
Chatham Area Transiti Authority			\$9,500			\$9,500
Georgia Ports Authority			\$12,700			\$12,700
Savannah Airport Commission			\$12,700			\$12,700
Modal Total			\$34,900			\$34,900
MPA Regional Total	379,921	100%	\$49,900	\$250,100	\$300,000	\$300,000

Fee Calculations Based on the following: 1. Total Fee (\$300,000) = FY 2025 UPWP Local March (45%) Rounded (\$135,000) + Overhead (55%) Rounded (\$165,000); 2. Base Amount for City/County = \$1,000;
3. CAT - 60th percentile rounded; SAV and GPA - 70th percentile rounded; 4. Effingham County pays for its municipalities.

METROPOLITAN PLANNING ORGANIZATION

MEMORANDUM OF UNDERSTANDING

FOR THE

COASTAL REGION METROPOLITAN PLANNING ORGANIZATION

BETWEEN

The Counties of Bryan, Chatham and Effingham, the municipalities of Bloomingdale, Garden City, Guyton, Pooler, Port Wentworth, Richmond Hill, Rincon, Savannah, Springfield, Thunderbolt, Tybee Island, and Vernonburg, and the agencies of the Chatham County - Savannah Metropolitan Planning Commission, the Chatham Area Transit Authority, the Georgia Ports Authority, the Savannah Airport Commission, and the Georgia Department of Transportation, in cooperation with the U.S. Department of Transportation,

RELATIVE TO

The continuing, comprehensive, cooperative regional transportation planning process known as the "Coastal Region Metropolitan Planning Organization" (CORE MPO).

I. IT IS THE INTENTION OF THE PARTIES:

A. That the CORE MPO is to:

1. Maintain a continuing, cooperative and comprehensive transportation planning process as defined in Title 23 USC Section 134 that explicitly regards the current Surface Transportation Act's planning factors and focus areas and results in plans and programs consistent with comprehensively planned development of the urbanized area;
2. Update and revise the 20-year multimodal Metropolitan Transportation Plan (MTP), to create a fiscally feasible transportation system that integrates thoroughfare development, public transportation, air facilities, port facilities, rail systems, intermodal facilities, bicycle and pedestrian facilities and transportation enhancements; and reflects consideration of the area's comprehensive land-use plan and overall social, economic, environmental, and energy conservation plans, goals and objectives;
3. Create a functional relationship between transportation planning and the development of cities and counties in the CORE MPO's Metropolitan Planning Area (MPA);

4. Maintain the data obtained in the original data collection phase of the study and any pertinent data collected thereafter on a current level so that existing and forthcoming recommendations may be evaluated and updated periodically; and
5. Produce all documents and studies that are necessary to maintain a federally certified transportation planning process.

- II. **IT IS FURTHER INTENDED**, that the areas of responsibility of the aforementioned counties, municipalities, and agencies shall lie within the Metropolitan Planning Area (MPA) boundary established by the CORE MPO Board and the Governor of Georgia. This area includes all of Chatham County, the portion of Effingham County south of SR 119 - Indigo Road - Bethany Road, Richmond Hill, the portions of the 2020 census defined Savannah Urban Area that fall within unincorporated Bryan County, and the areas that are connecting Richmond Hill and the Savannah Urban Area in Bryan County. The MPA boundary is shown in Exhibit A - Metropolitan Planning Area (MPA) Boundary of the Coastal Region Metropolitan Planning Organization (CORE MPO).
- III. **IT IS FURTHER INTENDED**, that the Metropolitan Planning Organization (MPO) as designated by the Governor of Georgia is the Coastal Region Metropolitan Planning Organization (CORE MPO). The CORE MPO shall have the primary responsibility for carrying out the regional transportation planning process and of developing the planning work program, transportation plan, transportation improvement program, and other studies for the CORE MPO MPA.
- IV. **IT IS FURTHER INTENDED**, that the CORE MPO shall be coordinated by a Project Director who shall be the Executive Director and CEO of the Chatham County - Savannah Metropolitan Planning Commission (MPC) or his/her designee, and his/her staff. Additional staff resources may be provided, upon request, from the existing staff resources of the participating agencies and governments. The Project Director shall coordinate all requests under the direction of the CORE MPO Board.
- V. **IT IS FURTHER INTENDED**, that the CORE MPO shall continue to function to adopt appropriate goals, work programs, and plans; and to establish the need, form, and direction of future transportation improvements in the CORE MPO MPA. The CORE MPO shall be the forum for cooperative decision-making by principal elected and appointed officials of general-purpose local government and intermodal transportation providers. The individuals representing the government jurisdictions involved in the CORE MPO planning process and other involved agencies shall comprise the CORE MPO Board. The membership and duties shall be enumerated in the CORE MPO Board Bylaws. The CORE MPO Board shall have final authority in the matters of policy and plan adoption for the Coastal Region Metropolitan Planning Organization.
- VI. **IT IS FURTHER INTENDED**, that the committee known as the Technical Coordinating Committee (TCC) shall continue to function to ensure the involvement of all operating departments, advisory agencies, and multimodal transportation providers concerned with, or affected by, the planning process and subsequent implementation of plans. The technical guidance and direction of the continuing CORE MPO transportation planning process shall be furnished by the TCC. The

membership and duties of the TCC shall be enumerated in the Technical Coordinating Committee Bylaws.

- VII. **IT IS FURTHER INTENDED**, that the Transportation Equity and Public Involvement Advisory Committee (TEPIAC) shall function with a focus on equity and public participation in the CORE MPO's transportation planning process, shall advise the CORE MPO Board and the Chatham Area Transit Authority (CAT) on public involvement, equity, Title VI, Environmental Justice and accessible transportation related policies and projects, and shall be representative of a cross-section of the community. The TEPIAC shall keep the CORE MPO Board and the CAT Board informed of the community's perspective and shall also provide information to the community about the region's transportation policies and issues. The membership and duties shall be enumerated in the Transportation Equity and Public Involvement Advisory Committee Bylaws.
- VIII. **IT IS FURTHER INTENDED**, that the Economic Development and Freight Advisory Committee (EDFAC) shall advise the freight planning efforts of the CORE MPO and to ensure economic development is considered in identifying transportation improvement projects and setting priorities. The membership and duties shall be enumerated in the Economic Development and Freight Advisory Committee Bylaws.
- IX. **IT IS FURTHER INTENDED**, that the Bicycle and Pedestrian Advisory Committee (BPAC) shall advise in the planning, project selection and implementation of bike, pedestrian, and trail projects in the CORE MPO planning area. The membership and duties shall be enumerated in the Bicycle and Pedestrian Advisory Committee Bylaws.
- X. **IT IS FURTHER INTENDED**, that the various committees meet at significant stages in the planning process in accordance with the adopted bylaws.
- XI. **IT IS FURTHER INTENDED**, that the Georgia Department of Transportation (GDOT) shall be responsible for the following per the current planning rules of the Federal Highway Administration (FHWA) and the Federal Transit Administration (FTA):
1. Provide available maps, aerial photographs, charts, and records as deemed necessary to maintain the CORE MPO planning process.
 2. Update and maintain travel simulation models for use in evaluating the metropolitan area's transportation needs. Said models shall be the "official" CORE MPO's travel demand models. The Department shall also provide the expertise and computer software for the above-mentioned tasks.
 3. Aid the MPO in preparation of planning-oriented planning, scoping, preliminary engineering, right-of-way, utility and construction cost estimates where applicable for multimodal projects in the CORE MPO's 20-year multimodal Metropolitan Transportation Plan (MTP).
 4. Provide the local agencies with current information concerning the status of planning and implementation of the CORE MPO's 20-year multimodal Metropolitan Transportation Plan (MTP).

5. Provide funding availability and proposed project schedules for federally funded projects for use in Metropolitan Transportation Plan (MTP) and Transportation Improvement Program (TIP) development.
6. Incorporate the adopted CORE MPO's Transportation Improvement Program (TIP) into the State Transportation Improvement Program (STIP); and coordinate with the CORE MPO's multimodal transportation plan in the development of the Statewide Transportation Plan.
7. Concurrently certify with the CORE MPO, to the FHWA and the FTA that the CORE MPO's planning process is addressing the major issues facing the area and is being conducted in accordance with all applicable federal laws based on the federal certification review schedule; and certify the CORE MPO's planning process with CORE MPO in conjunction with the TIP development.
8. Provide various types of traffic count data.
9. Provide other assistance as mutually agreed upon.
10. Contribute funds toward the annual budget for the CORE MPO's operations, as established by the adopted Unified Planning Work Program (UPWP) and funding agreements outlined in Exhibit B - Coastal Region Metropolitan Planning Organization Membership Dues Contribution Formula.
11. Notify CORE MPO in advance of public meetings and concept meetings as well as stakeholder meetings, provide draft concept plans before their approval, so that the information can be incorporated into the CORE MPO's plans and programs.

XII. IT IS FURTHER INTENDED, that the Chatham County - Savannah Metropolitan Planning Commission (MPC), only to the extent that it may be bound by contracts which may hereafter be entered into, shall be responsible for the following:

1. Prepare planning-oriented planning, scoping, preliminary engineering, right-of-way, utility and construction cost estimates, where applicable, for multimodal projects in the CORE MPO's 20-year multimodal Metropolitan Transportation Plan (MTP).
2. Make recommendations for revisions to the CORE MPO's 20-year multimodal Metropolitan Transportation Plan (MTP) to conform to new planning goals, objectives, policies, or developments.
3. Prepare and publish a fiscally constrained 20-year multimodal Metropolitan Transportation Plan (MTP) that leads to the development of an integrated intermodal transportation system that facilitates the efficient movement of people and goods. The multimodal transportation plan shall be reviewed and updated at least every five years.
4. Prepare and maintain a financially-balanced four-year multimodal Transportation Improvement Program (TIP) which will be updated at least every four years.
5. Prepare an annual Unified Planning Work Program (UPWP) to document planning activities and budget for the next fiscal year, in sufficient detail to indicate who will perform the work, the schedule for completion, and the products that it will produce.
6. Develop and update a Congestion Management Process (CMP) which documents the congestion areas and strategies to address them. Ensure that the CMP will be a part of

the metropolitan transportation planning process and the CMP results will be considered in the development of the multimodal MTP and TIP, to the extent appropriate.

7. Update and maintain maps showing existing and proposed land use and make appraisals of actual land use development in comparison with projections.
8. Review zoning and subdivision requests in accordance with the CORE MPO's transportation and land use plans.
9. Provide or maintain social and community development plans as they may relate to transportation needs.
10. Develop and maintain base and projected population, housing, employment, economic, vehicle, and land use data by traffic analysis zone and supply information as requested concerning special generators.
11. Periodically review traffic analysis zone boundaries and make appropriate recommendations to the Technical Coordinating Committee and cooperate with the Georgia Department of Transportation in revision of said boundaries.
12. Provide available maps, aerial photographs, charts, records, and directories to the extent possible.
13. Collect and analyze data such as traffic counts and crash statistics and distribute (if available) to the public, governmental agencies, and other parties if requested.
14. Prepare an annual performance report for the comparison of established goals in the Unified Planning Work Program (UPWP) and completed work elements.
15. Compile, maintain, and document data on existing water, air, motor freight and rail terminal and transfer facilities as identified in the Unified Planning Work Program (UPWP).
16. Prepare and publish a Participation Process (PP) which documents how the CORE MPO will provide complete information, timely public notices, full public access to key decisions, and support early and continuing involvement of the public in the development of plans and TIPs; and meets the criteria specified in 23 CFR Part 450.
17. Prepare and publish a Title VI Plan including the Language Assistance Plan (LAP) and the Environmental Justice (EJ) Report which document how the CORE MPO's transportation planning process incorporates considerations of equity and transportation needs of traditionally under-served communities such as low-income, minority, disabled, and people with Limited English Proficiency.
18. Concurrently certify with the Georgia Department of Transportation (GDOT), to the Federal Highway Administration (FHWA) and the Federal Transit Administration (FTA) that the CORE MPO's planning process is addressing the major issues facing the area and is being conducted in accordance with all applicable federal laws based on the federal certification review schedule; and certify the CORE MPO's planning process with GDOT in conjunction with the TIP development.

XIII. IT IS FURTHER INTENDED, that the signatory counties and municipalities, within its official jurisdiction, be responsible for the following:

1. Collaborate with the continuing, cooperative and comprehensive transportation planning process of the CORE MPO.
2. Maintain records of crashes occurring on the roads and highways by location and description and maintain these files on a current basis and provide the data to the CORE MPO for analysis and reports upon request.
3. Assist the CORE MPO to collect planning information within the counties and/or municipalities such as socioeconomic data, utility locations, land use and zoning, street inventories, inventories of bicycle and pedestrian facilities, and other data as required for the metropolitan planning process.
4. Provide funding for planning, scoping, preliminary engineering, right-of-way acquisition, utility and construction ideally matching federal funds to further the implementation of the CORE MPO priorities per appropriate project framework agreement.
5. Aid the MPO in developing planning-oriented planning, scoping, preliminary engineering, right-of-way, utility and construction cost estimates where applicable for the CORE MPO's 20-year multimodal Metropolitan Transportation Plan (MTP).
6. Contribute funds toward the annual budget for the CORE MPO's operations as established by the adopted Unified Planning Work Program (UPWP) and funding agreements outlined in Exhibit B - Coastal Region Metropolitan Planning Organization Membership Dues Contribution Formula.
7. Notify CORE MPO in advance of public meetings and project-related neighborhood meetings and/or stakeholder meetings so that the information can be incorporated into the CORE MPO's plans and programs.

XIV. IT IS FURTHER INTENDED, that the Chatham Area Transit Authority shall:

1. Collaborate with the on-going continuing, cooperative and comprehensive transportation planning process of the CORE MPO.
2. Make available to the CORE MPO any records, documents or information necessary to accomplish the planning objectives and to develop the CORE MPO's 20-year multimodal Metropolitan Transportation Plan (MTP) and the Transportation Improvement Program (TIP).
3. Contribute funds toward the annual budget for the CORE MPO's operations as established by the adopted Unified Planning Work Program (UPWP) and funding agreements outlined in Exhibit B - Coastal Region Metropolitan Planning Organization Membership Dues Contribution.
4. Notify CORE MPO in advance of public meetings and project-related neighborhood meetings and/or stakeholder meetings so that the information can be incorporated into the CORE MPO's plans and programs.

XV. IT IS FURTHER INTENDED, that the Savannah Airport Commission assist the MPO in gathering information and data relating to the planning process as may be necessary to ensure that the Savannah Airport Commission is adequately served by the CORE MPO. Such data includes but is not limited to employment, land use, traffic, air traffic, and major street or enplanement changes.

The Savannah Airport Commission will contribute funds to support the CORE MPO's operations, as established by the adopted Unified Planning Work Program (UPWP) and funding agreements outlined in Exhibit B - Coastal Region Metropolitan Planning Organization Membership Dues Contribution.

XVI. **IT IS FURTHER INTENDED**, that the Georgia Ports Authority (GPA) either provide or assist the MPO in gathering information and data relating to the planning process as may be necessary to ensure that GPA is adequately served by the CORE MPO. Such data includes but is not limited to employment, traffic, projected port activity, and major street or gate changes. The Georgia Ports Authority will contribute funds to support the CORE MPO's operations, as established by the adopted Unified Planning Work Program (UPWP) and funding agreements outlined in Exhibit B - Coastal Region Metropolitan Planning Organization Membership Dues Contribution.

XVII. **IT IS FURTHER INTENDED**, that:

1. The CORE MPO's planning process shall be of a continuing, comprehensive, cooperative nature and that all planning decisions shall be reflective of and responsive to the needs and desires of the local communities as well as the programs and requirements of the Georgia Department of Transportation (GDOT) and the U.S. Department of Transportation (US DOT).
2. A reappraisal shall be made of the CORE MPO whenever there is a significant change in the community's goals and objectives, land use patterns, or travel characteristics at least once every five (5) years.
3. The participating agencies shall cooperate in all phases of the CORE MPO's transportation planning process. Adequate and competent personnel shall be assigned to ensure development of adequate and reliable data.
4. All parties to this agreement shall have access to all study related information developed by the other agencies, including the right to make duplication thereof.

This document is a Memorandum of Understanding expressing the present intentions of the parties. Obligations established within any previous versions of this Memorandum of Understanding are rescinded upon the execution of this agreement. Nothing contained herein shall require the undertaking of any act, project, study, analysis, or any other activity by any party until a contract for such activity is executed. Nor shall this document require the expenditure of any funds by any party until a contract authorizing such expenditure is executed.

However, nothing contained herein shall be construed to prohibit any party's undertaking any act, project, study, analysis, or any other activity which the party is required by law or contract to undertake as part of any other program which fulfills some function shown herein as intended to be performed by the party undertaking such act, project, study, analysis, or other activity.

In witness whereof, the parties hereto have executed this Memorandum of Understanding, this _____ day of _____, 2024.

CITY OF PORT WENTWORTH

Witness

Mayor

Notary Public

May 10, 2024

Chester Ellis

Chairman

Van R. Johnson

Vice-Chairman

James Aiello

Dennis Baxter

Tim Callanan

Bruce Campbell

Vivian Canizares

Deidrick Cody

Faye DiMassimo

Asia Hernton

James Hungerpiller

Karen Jarrett

Michael Kaigler

Jamie McCurry

Joseph Melder

Tanya Milton

Gary Norton

Nick Palumbo

Steve Scholar

Armand Turner

Brian L. West

Dana Williams

Karen L. Williams

EDFAC Chair

Melanie Wilson

Executive Director and CEO

Zhongze Wang

*Director of Transportation
Administration*

This board is supported by the staff of the
Chatham County - Savannah Metropolitan
Planning Commission

The Honorable Gary Norton
Mayor
City of Port Wentworth
City Hall
7224 GA HWY 21
Port Wentworth, GA 31407

**Re: Request to Execute the Coastal Region Metropolitan Planning Organization
(CORE MPO) Memorandum of Understanding (MOU) by June 30, 2024**

Dear Mayor Norton:

Over the last year, the staff of the Coastal Region Metropolitan Planning Organization has been working on the CORE MPO Reapportionment process, including updating the Metropolitan Planning Area (MPA) boundary and the Memorandum of Understanding (MOU). We held multiple Working Group meetings, workshops, and MPO Board and Advisory Committee meetings to assist in updating the relevant documents. We greatly appreciate the help of those who participated in the process, including those persons from the City of Port Wentworth.

Attached is the MOU that was adopted by the CORE MPO Board on May 3, 2024. The CORE MPO Board also approved requesting your formal action to execute the MOU. On behalf of the CORE MPO Board, I am requesting that your governing body execute the MOU by June 30, 2024. The MOU includes a separate signature page for each member to sign. Once all of the member governing bodies and authorities execute the MOU, it will be forwarded to the Governor for his concurrence and signature.

By executing the MOU, the City of Port Wentworth will continue as a member engaged in the collaborative decision-making process. The MOU sets forth the duties of the members, including those of the Georgia Department of Transportation, CORE MPO and the Chatham County - Savannah Metropolitan Planning Commission (staff to the CORE MPO). The items related to your jurisdiction are on pages five and six of the MOU, most of which are similar to the previous MOU, which speaks to collaboration to carry-out the continuing, cooperative and comprehensive planning responsibilities under federal law.

Since the federal funds allocated to the CORE MPO for planning purposes require local match, it is also necessary to revisit the local funding support for the MPO. Exhibit B in the MOU explains the cost sharing formula approved by the CORE MPO Board. A chart showing the approximate dues for each jurisdiction or authority for FY 2025 based upon the adopted Unified Planning Work Program is attached.

Background

The Reapportionment process is necessitated by the 2020 Census expansion of the Savannah Urbanized Area. Federal law requires that the CORE MPO's MPA boundary expand to include parts of Bryan County and Effingham County (See Exhibit A of the MOU).



It is also necessary to update the MPO and Advisory Committees' membership, the Bylaws and revise the MOU to reflect the current requirements and the expanded planning area membership.

The benefits of the CORE MPO program include but are not limited to:

1. Access to the CORE MPO staff for technical support, which is particularly a benefit for smaller jurisdictions that do not have a dedicated planning staff.
2. Access to CORE MPO funds to address your planning needs, which can address regional or localized mobility issues. If your planning project is programmed you will get a direct benefit on your contribution. (Your contribution is match for the federal funds, so for every two dollars of local funds provided, eight dollars of federal funds are available – a 300% return on investment).
3. Eligibility for federal funds for design, rights of way and construction projects. A project is required to be programmed in the Metropolitan Transportation Plan and the Transportation Improvement Program to be eligible for federal funding. Until the CORE MPO Board includes the project in these plans the funding will not be authorized.
4. Continued access to federal funds. Your contribution will support the CORE MPO planning program that is mandated by the Federal Highway/Federal Transit Planning Rules and must be satisfactorily accomplished or no federal funds will be authorized. Your participation is important.

Please review the enclosed information and contact me if you have any questions. Again, I respectfully request your governing body's action to authorize signing the MOU before June 30, 2024. I am available to make a presentation to your governing body at your request.

Please sign the signature page, then scan and email to wilsonm@thempc.org. Also, please use the enclosed envelope to mail the original copy to the MPC office.

If you have any questions, please contact me at 912.651.1446.

Sincerely,



Melanie Wilson
Executive Director & CEO

MW/ww

cc: Steve Davis, City Manager, City of Port Wentworth



City Council
 7224 GA Highway 21
 Port Wentworth, GA 31407

Meeting: 06/20/24
 Department: Public Works
 Category: Ordinance
 Prepared By: Omar Senati-Martinez
 Department Head: Omar Senati-Martinez

SCHEDULED

**AGENDA ITEM (ID Wentworth
 Grove Well Permit)**

DOC ID:

Well Permit Approval

Issue/Item: A well permit application for two shallow wells has been requested.

Background: - The proposed shallow wells will produce 25 GPM and be used to both:

- re-use stormwater for the purpose if irrigation and landscaping in Wentworth Grove.
- restore pond elevations during periods of "drought and excessive evaporation"

Facts and Finding: Staff recommends approval.

Funding:

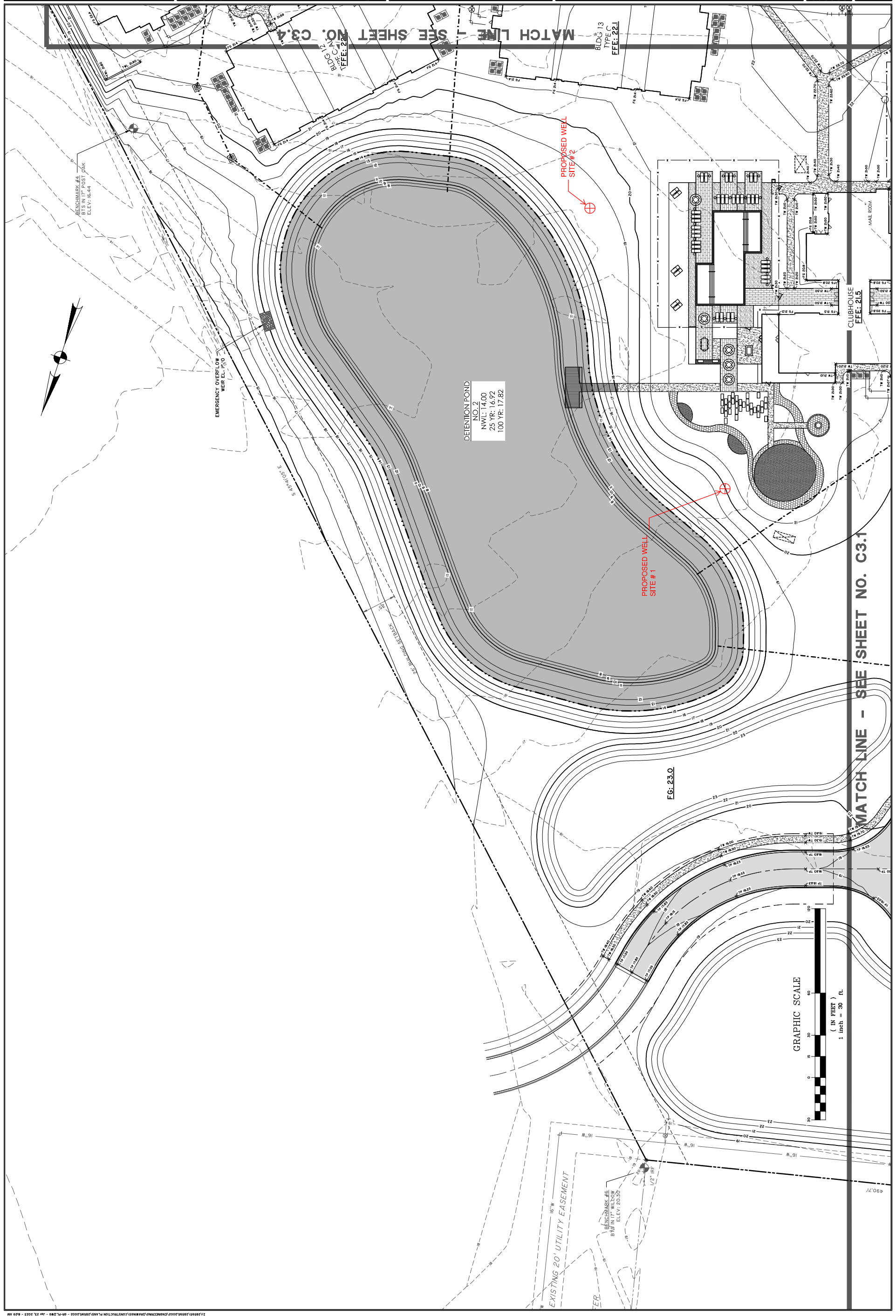
Recommendation:

JOB NO: J-28959.0002
DATE: 07/20/23
DRAWN: SKM
DESIGNED: SKM
REVIEWED: SKM
APPROVED: SKM
SCALE: 1" = 30'

NGI ACQUISITIONS, LLC
PORT WENTWORTH, GEORGIA
NOVARE
PAVING AND GRADING PLAN

THOMAS & HUTTON
50 Park of Commerce Way
Savannah, GA 31405 • 912.234.5300
www.thomashutton.com

NO.	BY	DATE	REVISIONS
5	JSP	12/17/22	GRADING FOR NEW ENTRANCE
4	JSP	4/23/22	ISSUE FOR CONSTRUCTION
3	JSP	1/21/22	LOWERED SITE 1 FT.
2	JSP	12/9/21	GRADING AROUND BUILDINGS AND SIDEWALKS
1	JSP	10/22/21	PER T.R. LONG ENG. REVIEW COMMENTS DATED 10/9/21



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

BUILDING AND DEVELOPMENT PERMIT APPLICATION

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

Date: 4/15/24 Estimated Value*: \$1,000 Permit No: _____

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

Address of Building/Structure: 7450 Highway 21, Port Wentworth, GA, 31407

Lot #: N/A Subdivision: Portion of Julian F. Chisolm Tract - 8th GM District

PIN #: 7-0907-01-003 Zoning: PRIP-Planned Residential Institutional Flood Zone: AE 13 Zone X (Shaded) Zone X

Setbacks: F 70' (from CL) R 25' S 10' Total Sq. Ft. of Lot: 1,283,844 SF

Heated Sq. Ft.: 0 Non-Heated Sq. Ft.: 25

Total Sq. Ft. of Building / Addition: 25 No. of Stories: N/A

Bedrooms: 0 Bathrooms: 0 Fireplaces: 0

Sewer Septic** Sprinkler System Fire Alarm

Public Water Private Well Automatic Fire Control System

USE:

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

TYPE OF CONSTRUCTION:

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

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

OWNER: Port Wentworth Apartment Residences, LLLP. Phone #: 404-815-1234

Address: 2827 Peachtree Road, Suite 500, City, State, Zip: Atlanta, GA 30305

ARCHITECT: Jason Shepard, Dwell Design Studio Phone #: (770) 864-1035

Address: 1280 Hightower Trail City, State, Zip: Atlanta, GA, 30350

CONTRACTOR: Classic Plains Construction Phone #: (770) 777-2771

Address: Bombay Lane City, State, Zip: Roswell, GA, 30076

ELECTRICAL CONTRACTOR: _____ Phone #: _____

Address: _____ City, State, Zip: _____

PLUMBING CONTRACTOR: _____ Phone #: _____

Address: _____ City, State, Zip: _____

MECHANICAL CONTRACTOR: _____ Phone #: _____

Address: _____ City, State, Zip: _____

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

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



Signature of Applicant

Jim Borders

Print Name

2827 Peachtree Road, Suite 500

Address

Atlanta, GA, 30305

City, State & Zip Code

404-815-1234

Contact Number

Email Address

APPROVED:

Building Inspector

Date: _____

FEES:

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

NOTES:



City Council
7224 GA Highway 21
Port Wentworth, GA 31407

Meeting: 06/20/24
Department: Administration
Category: Agreement
Prepared By: Zahnay Smoak
Department Head: Steve Davis

SCHEDULED

AGENDA ITEM (ID)

DOC ID:

Zawyer Sports and Oakview Group Term Sheet

Issue/Item:

The City is constructing a multi-use facility to provide recreation and entertainment for the citizens. This term agreement will allow the city to provide a state-of-the-art facility along with state-of-the-art entertainment. To solidify the partnership, a term agreement is warranted.

Background: The city has never ventured into the atmosphere of providing a multi-use facility, nor an entertainment venue. With the joint efforts of the City of Port Wentworth, the Port Wentworth Development Authority, OVG Facilities, and Zawyer Sports, the City can provide a state-of-the-art facility to not only Port Wentworth but also the entire region within southeast Georgia and Southern South Carolina.

Facts and Finding: The term agreement proposed will enter the listed parties into a 20-year agreement. The training arena will be operated and managed by Zawyer Sports, while the Amphitheater will be operated and managed by OVG Facilities LLC. The project supports the City Parties' strategic plan of providing high quality entertainment and recreation options for City residents. The City parties will select a construction manager for the project following a competitive procurement process. The Authority will enter into a construction contract with the construction manager providing for the construction of the project for a fixed price. The City parties estimate that the project construction will take approximately eighteen (18) months. This agreement outlines payment and performance bonds/insurance for the construction manager, as well as liquidated damages. The project construction will be monitored by Campol Consulting Group for and on behalf of the Owner.

Funding: City - \$9,000,000; Authority - \$15,000,000; OVG/Zawyer - \$20,000,000

Recommendation:

**City of Port Wentworth
OVG Facilities, LLC
Zawyer Sports¹**

This “Preliminary Term Sheet” outlines the proposed terms of a to be drafted Development Agreement that will detail the development and construction of the Project (as defined herein). This Preliminary Term Sheet does not purport to summarize or contain all the conditions, covenants, representations, warranties, and other provisions that would be contained in the definitive Development Agreement. The binding terms of any such Development Agreement shall be evidenced only by definitive documents executed by all parties which memorialize the entire agreement among the parties. This Preliminary Term Sheet is for informational purposes only and does not constitute a commitment and is subject, among other things, to due diligence, and definitive documentation satisfactory to the parties described herein.

PRELIMINARY TERM SHEET

Owner: Port Wentworth Development Authority (the “**Authority**”)

Project: The Project will be located in the city limits of the City of Port Wentworth (the “**City**,” and together, where applicable, with the Authority, the “**City Parties**”) in the development known as “Anchor Park.”

The Project is expected to consist of new construction comprised of (i) a training arena (the “**Training Arena**”) for the Savannah Ghost Pirates professional minor league ice hockey team and (ii) a 5,500-seat outdoor amphitheater (the “**Amphitheater**”) (together, where applicable, the Training Arena and the Amphitheater are the “**Project**”).

The site for the Project is owned by the City and encompasses approximately [REDACTED] acres.

OVG Facilities, LLC OVG Facilities, LLC (“**OVG**”) is a Delaware limited liability company that was organized in 2017 and is authorized to do business in the State of Georgia (the “**State**”).

Zawyer Sports, [REDACTED] **Zawyer Sports, [REDACTED]** (“**Zawyer**”) is a [REDACTED] company that was organized in [REDACTED].

Strategic Plan: The City Parties, OVG, and Zawyer are collaborating to construct the Project with funds to be contributed by each entity in approximate dollar amounts outlined below. The City will contribute the land for the Project. The Project will be owned by the

¹ There is no entity registered with the Ga. SOS by this name.

Authority. The Training Arena will be operated and managed by Zawyer. The Amphitheater will be operated and managed by OVG.

The Project supports the following goals and objectives of the parties:

- 1) Citizen Amenities – The Project supports the City Parties’ strategic plan of providing high quality entertainment options for City residents.
- 2) More to follow – sales tax projections, other tax benefits?
- 3) Draw points from comprehensive plan?
- 4) Environmental aspects of note? LEED certification, brownfield remediation?

Construction Manager:

The City Parties will select a construction manager for the Project (the “**Construction Manager**”) following a competitive procurement process. The Authority will enter into a Construction Contract with the Construction Manager providing for the construction of the Project for a fixed price.

The City Parties estimate that the Project construction will take approximately eighteen (18) months.

Payment and Performance Bonds/Insurance. The Construction Manager will furnish payment and performance bonds issued by a rated insurer in the full amount of the Construction Contract. In addition, the Construction Manager shall procure and maintain, during the life of the Construction Contract (and for five years after final acceptance by the Authority in the case of completed operations coverage), insurance with a carrier licensed to do business in the State and an AM Best Rating of no less than A-VII. The Construction Manager shall pay for the following types and minimum amounts of insurance: Workers Compensation Insurance, Employers’ Liability Insurance, Business Automobile Liability Insurance and Commercial General Liability Insurance. The Authority will be responsible for securing a Builder’s Risk Policy for the full replacement at the time of loss.

Liquidated Damages. The Construction Contract will provide that if the Project is not substantially completed by a date certain, the Construction Manager will be liable for liquidated damages in an amount to be stipulated under the Construction Contract.

Cost Summary of the

Project: The parties estimate that Project will cost \$44 million, inclusive of soft costs such as architectural and engineering fees, construction hard costs, furnishings, fixtures, and equipment, and contingency.

Capital Contributions: The parties will contribute capital for the Project as follows:

City:	\$9,000,000
Authority (bond proceeds):	15,000,000
OVG / Zawyer:	<u>20,000,000</u>
Total:	\$44,000,000

Owner’s Representative: Project construction will be monitored by Campol Consulting Group for an on behalf of the Owner.

The Bonds: A portion of the City Parties’ financial contribution will be derived from revenue bonds (the “**Bonds**”) to be issued by the Authority. The principal and interest payments on the Bonds will be secured by an unconditional pledge of payment under an Intergovernmental Contract (the “**Intergovernmental Contract**”) from the City in favor of the Authority. The Bonds may be tax-exempt, taxable, or a combination thereof.

Numerous conditions and prerequisites must be completed prior to the issuance of the Bonds. If the City Parties are unable to satisfy all such conditions and prerequisites, the Bonds may not be issued.

The Bonds shall not be deemed to constitute a general debt, liability, or obligation of the City, the Authority, or the State or of any political subdivision or agency thereof, or a pledge of the faith and credit the City, the Authority, the State, or of any political subdivision or agency thereof, but the Bonds shall be payable solely from revenues provided therefore in certain financing documents to be executed in connection herein, and the Authority will be obligated to pay the Bonds or the interest thereon only from the revenues and proceeds pledged therefore, which will consist solely of payments to be made by the City to the Authority under the Intergovernmental Contract, which will be pledged to the payment of the principal of, premium, if any, and interest on the Bonds.

Management Agreements: The real property upon which the Project is to be constructed is currently owned by the City and will be conveyed to the Authority prior to commencement of Project construction.

Following construction completion of the Project, the Authority will enter into a Management and Operating Agreement (the “**Management Agreement**”) with OVG with regards to the Amphitheater and a Management Agreement with Zawyer with

regards to the Training Arena. Each Management Agreement will be for a term of twenty (20) years. Each Management Agreement will be renewable under certain circumstances. Under each Management Agreement, OVG and Zawyer will, respectively, be responsible for all operational and maintenance costs associated with their respective facilities.

OVG and Zawyer will provide all programming for the Amphitheater and the Training Area. Under their respective Management Agreements: OVG will provide that the City Parties will retain the right to use the Amphitheater no less than eight (8) times per year for City sponsored events, non-profit events, graduation events, etc., and the right to use the Amphitheater when it's not otherwise in use; and Zawyer will provide that Zawyer will partner with the City to provide programming to include sports leagues, skating events, etc.

Under each Management Agreement, OVG and Zawyer will, respectively, retain all revenues generated by their respective facilities. The City Parties will neither provide nor receive any financial contribution to or from the Project following construction completion.

OVG Management Agreement:

Under the Management Agreement between the Authority and OVG, OVG will pay the Authority a usage fee (the “**Base Usage Fee**”) equal to \$750,000 per year commencing in the second (2nd) operational year of the Amphitheater. Commencing in the third (3rd) operational year of the Amphitheater and thereafter, the Usage Fee will be increased by three percent (3%) per annum.

In addition to the Base Usage Fee, OVG shall pay an additional fee (the “**Additional Usage Fees**”) to the Authority as follows:

Operational Years 1 to 9: \$2.50 per sold ticket

Operational Years 10 to 20: \$2.00 per sold ticket

Operational Years 1 to 20: \$0.25 per alcoholic beverage sold

Operational Years 1 to 20: \$0.25 per parked vehicle

In addition to the Usage Fee and the Additional Usage Fees, OVG shall make a contribution to a to-be established capital fund in the following amounts:

Operational Years 1 to 9: \$1.00 per sold ticket

Operational Years 10 to 20: \$1.50 per sold ticket

Insurance:

The following describes features of the insurance requirements to be embodied in each Management Agreement:

(i) commencing on the Completion Date, insurance upon the repair or replacement basis in an amount of not less than 100% of the then actual cost of replacement (excluding costs of replacing excavations and foundations but without deduction for depreciation) (with deductible provisions not to exceed \$10,000 in any one casualty) against loss or damage by fire, lightning, windstorm, hail, explosion, riot, riot attending a strike, civil commotion, aircraft, vehicles and smoke and such other risks as are now or hereafter included in the uniform standard extended coverage endorsement in common use for similar structures (including vandalism and malicious mischief);

(ii) commencing on the Completion Date, business interruption insurance (also referred to as “use and occupancy insurance” or “rental income insurance”) covering loss of revenues and other income by the insured by reason of total or partial suspension of, or interruption in, the operation of any of the Project in an amount sufficient to pay management fees (if any) for twelve (12) months plus the salaries and expenses of key personnel (including the manager) and other minimum operating expenses required for the operation of the Project during such period;

(iii) comprehensive commercial general liability insurance against liability for personal and bodily injury including death resulting therefrom and for damage to property, including loss of use thereof, occurring on or in any way related to the Project or any part thereof or the operation thereof, providing insurance (with deductible provisions not to exceed \$10,000 per occurrence) to the extent of not less than \$1,000,000 per wrongful act;

(iv) insurance under the Federal Flood Insurance Program must be maintained at all times within the minimum requirements and amounts required for federally financed or assisted loans under the Flood Disaster Protection Act of 1973, as amended, if the Project is eligible under such program, to the extent such real property is located in a flood prone area and the FIA map shows that the such real property is located within a special flood hazard area;

(v) workers’ compensation coverage, or other provision therefor, as required by the laws of the State;

(vi) commencing on the Completion Date, fidelity bonds or employee dishonesty insurance in an amount recommended by the Insurance Consultant, but not less than \$250,000, covering all

officers, agents and employees of the Manager and any manager responsible for the financial operations of any Project facility; and

(vii) commencing on the Completion Date, an additional umbrella or all-risk policy in an amount \$3,000,000 per occurrence and \$3,000,000 in the aggregate relating to (iii) above.

Bonds Maturity:

The Bonds are expected to mature no later than twenty (20) years from their date of issuance.

Key Target Dates:

Targeted milestone dates are as follows:

1) Execution of Development Agreement: _____, 2024.

2) Execution of Construction Contract with Construction Manager: _____, 2024.

3) Commencement of site work: _____, 2024.

4) Building substantial completion date: _____, 2024.

5) Execution of each Management Agreement: _____, 2024.

Site Details:

A preliminary site plan and facility renderings are attached hereto.

Financial Projections:

Estimated financial projections for the Amphitheater are attached hereto.

SIGNATURES

CITY OF PORT WENTWORTH

_____ Signature

_____ Name

_____ Title

_____ Date

PORT WENTWORTH DEVELOPMENT AUTHORITY

_____ Signature

_____ Name

_____ Title

_____ Date

ZAWYER SPORTS

_____ Signature

_____ Name

_____ Title

_____ Date

OVG FACILITIES

_____ Signature

_____ Name

_____ Title

_____ Date

[INSERT SITE MAP]

[INSERT PROJECT RENDERINGS]

[INSERT FINANCIAL PROJECTIONS]



City Council
7224 GA Highway 21
Port Wentworth, GA 31407

Meeting: 06/20/24
Department: Administration
Category: Agreement
Prepared By: Zahnay Smoak
Department Head:

SCHEDULED

AGENDA ITEM (ID)

DOC ID:

Professional Construction Agreement- RFP

Issue/Item: The City in partnership with Zawyer Sports and the Oakview Group is constructing a new Ghost Pirates Training Center and Amphitheater within the property off Highway 30 where the sports complex will be constructed.

Background: The City did a full RFP for this project. We held a mandatory pre bid meeting in May attended by 8 contractors. The bid date was June 12, 2024 and allowed time for submission of questions and we fully responded.

Facts and Finding: The Bid was based on a contract price bid but the city did stipulate an estimated construction cost. The proposals were scored and the Evaluation Summary Tabulation is attached. The graded components of the proposals were 30% for Management Plan, 30% for Services, 25% for Schedule, 15% for References. The highest scoring bidder was Meyer Najem.

Funding:

Recommendation:

RFP EVALUATION SCORESHEET
(Port Wentworth Professional Construction Services)
City of Port Wentworth

Summary Sheet

	<u>SD</u>	<u>TK</u>	<u>KD</u>	<u>SR</u>	<u>DS</u>		
Sheridan	86	75	95	85	70	411	82.2
Piedmont	90	80	91	83	89	433	86.6
JE Dunn	96	90	93	93	92	464	92.8
Meyer Najem	99	92	93	84	98	466	93.2
Samet	80	60	88	79	79	386	77.2



City Council
7224 GA Highway 21
Port Wentworth, GA 31407

Meeting: 06/20/24
Department: Administration
Category: Agreement
Prepared By: Zahnay Smoak
Department Head:

SCHEDULED

AGENDA ITEM (ID)

DOC ID:

Chatham County Development Agreement

Issue/Item: Parcel ID# 70014 06001 – 11.5 acres

Background:

The city owns 20.846 acres downtown behind the Police and Fire Station #1. The city will retain 9.346 acres of this parcel that is occupied by a commercial building and equipment for the Police and Fire department as well as greenspace. The sale price of the land is \$35k per acre for a total to the city of \$402,500.

Facts and Finding:

Funding: The City, Chatham County and The Habitat for Humanity are partnering to bring an affordable housing project to provide quality housing options for Chatham County and Port Wentworth residents. This is the first new housing development in downtown Port Wentworth in decades. The project will consist of 15 single family units and 68 townhomes. The project is adjacent to our park. The city plans to make enhancements to the park including re-constructing the basketball court and adding playground equipment over the next 2 years.

Recommendation:

STATE OF GEORGIA)
)
COUNTY OF CHATHAM)

AFFORDABLE HOUSING DEVELOPMENT AGREEMENT

This Development Agreement is made this _____ day of _____, 2024 by and among Coastal Empire Habitat for Humanity, a non-profit corporation hereinafter (“Habitat”), Chatham County, a political subdivision of State of Georgia, hereinafter (“County”), and the City of Port Wentworth, an incorporated municipality in the State of Georgia, hereinafter (“City”) and collectively referred to as “the parties”.

RECITALS:

WHEREAS, the parties desire to acquire, construct and build a subdivision to include mixed-use single-family residences detached, and townhomes single family, residences attached upon 11.5 acres of property known and described as a portion of the East Tract shown as Lot A owned by the City of Port Wentworth; and

WHEREAS, Chatham County, with the use of Federal funds, will acquire the 11.5 acres from City for the development of a residential subdivision that includes mixed housing and being a planned unit development (PUD); and

WHEREAS, Habitat is a non-profit organization which focuses on the development and construction of affordable housing and townhomes with target pricing for which first time home buyers and other qualified citizens may secure a loan to purchase said residence in a development designed for making affordable housing possible; and

WHEREAS, it is the desire of the parties to purchase this property and develop it into a subdivision upon which would be erected affordable housing within the City limits; and

WHEREAS, City has agreed to provide services of drinking water, sewage waste disposal and storm water facilities and other needed facilities to aid and assist the development of an affordable housing subdivision; and

NOW THEREFORE, based on the mutual benefit from each of the parties to other parties and the benefit of citizens seeking the opportunity to acquire affordable housing the parties agree as follows:

I. COUNTY’S OBLIGATIONS

The recitals stated above are incorporated by reference into the body of this development agreement.

1.01 The County shall provide staff with time as needed to assist in the development of this project. The project will be to develop detached single-family residences to include 83 units, 15 single-family detached residences, and 68 multi-family townhome units attached.

1.02 The County will use recovery funds to purchase the 11.5 acres which shall encompass the actual subdivision at a cost of \$35,000 per acre of land for a purchase price of \$402,500. The HOA will maintain ownership and maintenance to include the retention pond. In addition, the City will maintain ownership and maintenance for the buffer.

1.03 The property will be owned and titled in the name of the County or other designated development entity chosen by the County.

1.04 The County staff will assist in the procurement process on behalf of Habitat for design, layout of the subdivision, clearing, grading, site prep, road construction with curve and gutter, City drinking water system, public sewage disposal system, public stormwater facilities, survey and construct layout of a subdivision, pave roads with adequate stormwater outlets and retention facilities and such other amenities and matters necessary for development of a residential subdivision.

1.05 County shall provide City sufficient easements over and within the project to allow City to have access to project's water system, sewage treatment system and stormwater disposal system.

1.06 The County will, to the extent of Habitat's financing ability to secure financing for construction or funds available to Habitat, develop a system whereby Habitat upon securing funds for construction, the County would release lots by payment schedule and use the released lots as a building site by Habitat which can be used as bank collateral for construction loans.

1.07 The County and Habitat will develop release fees per lot and the County will use said fees as may be needed to retire indebtedness or provide other project related development services.

1.08 The County, prior to the conveyance or release of any subdivision lots, will prepare a set of restrictive covenants that would govern all lots within the subdivision and would create a legal entity to be the subdivision's Homeowners Association. The Homeowner's Association will have the ability to make monthly assessments for the benefit of the homeowners for maintenance, repairs, and replacement of common elements, as needed, within the subdivision project.

1.09 The parties agree that the declaration of restrictive covenants shall make the Declarant, County, the majority voting member of the Homeowners Association until such time as all residential lots within the subdivision are sold. The Declarant regardless of the number of lots that remain in Declarant's ownership shall not be subject to any assessment by the Homeowners Association pertaining to any of the common elements and no homeowner's assessment may be made against Declarant lots on property.

1.10 The County will help ensure there is a fair opportunity for competitive bids to be taken for the services involved in construction of said project.

1.11 The County shall use its best efforts and staff's expertise to secure Federal and State funding, grants, public or private funding sources to assist in the completion of subdivision facilities with single family homes both attached and detached.

1.12 The County will work with the City and Habitat to provide services through the County Purchasing Department for assistance in the process of selection of a third-party private builder that is qualified to build townhomes and single-family residences on a competitive basis and possible bid basis that is acceptable to Habitat and its financing institutions.

II. CITY OF PORT WENTWORTH'S OBLIGATIONS

2.01 The City, in order to assist in development, shall use the proceeds from the sale of the property to the County to support payment for the lift/force main that will be used as part of the sewage disposal treatment system for the project. The City of Port Wentworth will apply the remainder of said funds, as may be needed, to financially support the infrastructure improvements for the support of the project subdivision.

2.02 City is responsible for all costs associated with off-site wastewater infrastructure and drinking water infrastructure from the point of tie in or connection to the treatment facility.

2.03 The City shall make available all necessary equipment and materials to provide sewage disposal system connections to the property line of subdivision project and the subdivision project may tie in to one or said City sanitary sewage system.

2.04 The City shall also use a portion of land sale proceeds to bring potable drinking water to the property line of the subdivision project and allow the subdivision project to tie into the City's drinking water system. The City shall take such steps as to reserve capacity of drinking water to permit usage up to 25,000 gallons per day for all units within the subdivision project.

2.05 The City shall not charge the project ERU'S or fee for reserve capacity for drinking water or reserve sewage disposal capacity or any other administrative fee that may be designated by any name as relates to the subdivision's utilities or construction for the project.

2.06 The City shall waive all tap in fees for drinking water and sewage disposal treatment services.

2.07 The City shall at appropriate times make inspections to ensure construction is in accordance with building code compliance but shall forgo building permit charges and inspection fees as may relate to regulatory fees as to the project.

2.08 Upon final inspection and passage of inspection the City shall issue a certificate of occupancy. Upon purchase closing by citizen taking occupancy within the project the citizen and unit shall be subject to the usual and customary residential service fee charges for drinking water, sewage treatment customary paid by all citizen residential property owners within the City.

2.09 The City shall assist the subdivision project in locating and installing fire hydrants within the subdivision project for sufficient water capacity for fire protection purposes.

2.10 The City at a mutually agreed upon time shall design and construct the extension of Falkirk Street and Coleraine Drive in such a manner as to connect said rights of way, street, or drive to the main development spine road within the boundary of the property.

2.11 The City will upon construction of the detention pond, shall rely on the Homeowners Association to maintain the detention pond as in good operating order but the City to the extent it deems necessary in its sole discretion may periodically mow grass and slopes and perform minor maintenance as they may deem needed to the detention pond.

2.12 The City will provide its estimate as to the projected value of the waiver of various building fees, costs of equipment and infrastructure and the value of in-kind services provided for this project.

III. COASTAL EMPIRE HABITAT FOR HUMANITY OBLIGATIONS

3.01 Habitat shall cooperate with the County and City in the design, financing, construction, and sale of residential units within the project subdivision. Habitat shall use its expertise to find qualified buyers under Habitat guidelines and programs to become the owner of individual residential unit within the project subdivision.

3.02 Habitat will aid in obtaining loans and funding as may be necessary for construction purposes and shall assist citizens in obtaining loans and grants sufficient to retire construction loans so as to have banking and lending institutions to provide permanent mortgage services to the citizens acquiring the affordable housing.

3.03 Habitat shall attempt to find grants, financing, public and private assistance to cover short fall of any funding needs as to complete the subdivision project.

3.04 Habitat will secure grants, funds, and financing to permit the take down of two or more lots and to fund in part or in whole the construction of residential units upon said single family lots detached or take down four (4) townhome single family residences attached within the project subdivision.

3.05 Habitat will secure funding or grants to qualified citizen buyers and shall at closing pay off all outstanding construction costs allowing the owner to have given a first deed to secure debt to the financing institution.

3.06 Habitat will secure long term financing to qualified buyers that meet all requirements and qualifications of Habitat purchase and ownership requirements.

3.07 Habitat will work with County staff and Port Wentworth to ensure timely construction of residential units within costs that would cover all expenses upon completion and be within the target pricing range to maintain affordable housing.

IV. OTHER PROVISIONS

4.01 The Housing Developer, when selected, the City, and Habitat shall comply with all Georgia laws, rules, regulations; all Federal laws, codes, regulations; and all existing and future city ordinances, rules, and regulations including those relating to the connection and use of City of Port Wentworth's services and development requirements.

4.02 This Agreement shall be governed by, construed, and enforced in accordance with the laws of the State of Georgia. All parties agree to be subject to the jurisdiction of the State of Georgia and also agree to waive all venue requirements and agree that any civil action arising from this Agreement shall be filed in the State or Superior Court of Chatham County, Georgia.

4.03 This Agreement shall constitute the entire agreement between the parties.

4.04 Any modification or amendment to this Agreement shall be binding only if reduced to writing and approved and executed by all parties.

4.05 The failure of either party to this Agreement to insist upon the performance of any of the terms and conditions of this Agreement, or the waiver of any breach of any of the terms and conditions of this Agreement, shall not be construed as thereafter waiving any such terms and conditions, but the same shall continue and remain in full force and effect as if no such forbearance or waiver had occurred.

4.06 In the event that any part or subpart of this Agreement is held to be invalid or unenforceable by any court of competent jurisdiction, the parties agree that the remaining provisions shall be deemed to be in full force and effect.

4.07 The headings and subheadings within this Agreement are solely for the convenience of the parties and shall not be construed to modify, explain, or aid in the interpretation of this Agreement.

4.08 Any notice provided for or concerning this Agreement shall be in writing and shall be deemed sufficient given upon receipt by certified mail or hand delivery as follows:

Chatham County:
Michael Kaigler
Chatham County Manager
124 Bull Street, Suite 220
Savannah, GA 31401
mkaigler@chathamcounty.org

with a copy to:
R. Jonathan Hart
Chatham County Attorney
124 Bull Street, Suite 230
Savannah, GA 31401
rjhart@chathamcounty.org

City of Port Wentworth:
Steve Davis, City Manager
7224 GA Highway 21
Port Wentworth, GA 31407
stevedavis@portwentworthga.gov

Coastal Empire Habitat for Humanity:
Zerik Samples, CEO
701 MLK, Jr. Blvd.
Savannah, GA 31401
zsamples@habitatsavannah.org

4.09 The Parties acknowledge and agree that the benefit of this Agreement is intended to inure only to the Parties and nothing in this Agreement shall be construed as creating or giving rise to any rights in any third parties or deemed to confer any third-party beneficiary status on any person or entity who is not a Party.

4.10 This Agreement may be executed in two or more counterparts, each of which shall be deemed an original and all of which together shall constitute one and the same instrument, and it shall not be necessary in making of this Agreement or its terms to produce or account for more than one of such counterparts.

4.11 This Agreement shall be binding upon the parties hereto, shall inure to the benefit of and be binding upon the successors or assigns of the parties hereto, shall run with the Property, and be binding upon and inure to the benefit of any person, firm or corporation that may become the successor in interest, directly or indirectly, to the Property, or any portion thereof.

4.12 Time is of the essence in the performance of the terms and provision of this Agreement. County nor City waive sovereign immunity, qualified immunity, or official immunity.

4.13 City shall not charge Habitat nor County any administrative fees water sewage and storm water usage or any other administrative fee during the course of development and units within the project subdivision.

[Signatures Appear on Following Page(s)]

CHATHAM COUNTY:

By: _____

ATTEST:

By: _____

Janice Bocook, Clerk of Commission

Approved as to form by:

CITY OF PORT WENTWORTH:

By: _____

ATTEST:

By: _____

Approved as to form by:

COASTAL EMPIRE HABITAT FOR HUMANITY:

By: _____

ATTEST:

By: _____

Approved as to form by:



City Council
7224 GA Highway 21
Port Wentworth, GA 31407

Meeting: 06/20/24
Department: Administration
Category: Ordinance
Prepared By: Zahnay Smoak
Department Head:

SCHEDULED

AGENDA ITEM (ID)

DOC ID:

Adoption of Millage Rate - 3rd Reading



City Council
7224 GA Highway 21
Port Wentworth, GA 31407

Meeting: 06/20/24
Department: Administration
Category: Ordinance
Prepared By: Zahnay Smoak
Department Head:

SCHEDULED

AGENDA ITEM (ID)

DOC ID:

Adoption of FY2025 Budget - 3rd Reading



City Council
7224 GA Highway 21
Port Wentworth, GA 31407

Meeting: 06/20/24
Department: Development Services
Category: Ordinance
Prepared By: Katie Dunnigan
Department Head: Katie Dunnigan

SCHEDULED

**AGENDA ITEM (ID Sainamo, LLC
- Rezoning)**

DOC ID:

Consideration for the approval of the 2nd Reading of a Zoning Map Amendment Application 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 current concept sketch has been updated and features one hotel with access through the site via Highway 21.
- The development will be served by City of Port Wentworth water and sewer.

Facts and Finding:

- 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:

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

At the May 13, 2024 meeting, the Planning Commission voted to recommend approval.

APPLICATION TO AMEND THE ZONING MAP OF PORT WENTWORTH, GEORGIA



Applicant: Phillip R. McCorkle

Phone # 912-232-7416

Mailing Address: 319 Tattnell 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.

Signature of Applicant

Notary Public





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.

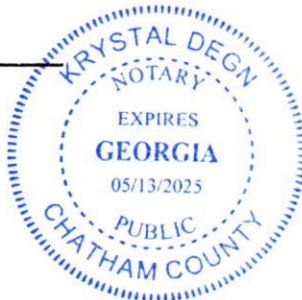
NONE

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.

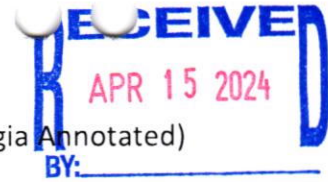
Signature of Applicant

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:

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____.

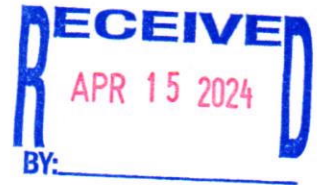
Signature of Official

Notary Public

Updated 8/25/2023

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

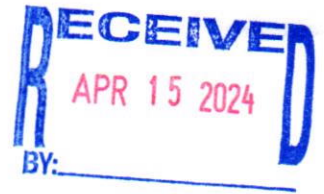
who swears that the information contained in this authorization is true and correct to the best of his or her knowledge and belief.

[Signature]
Notary Public

04/09/2024
Date



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

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).

W I T N E S S E T H, T H A T:

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.

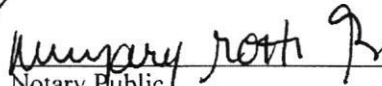
TO HAVE AND TO HOLD the said described Property to the said Grantee, so that neither the said Grantor nor any person or persons claiming under the said Grantor, shall at any time, by any means or ways, have, claim or demand any right or title to the said described Property or appurtenances, or any rights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

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

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

Signed, sealed and delivered
in the presence of:

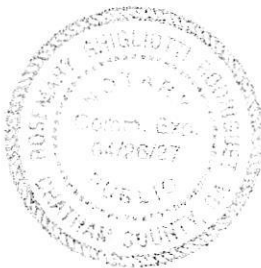


Unofficial Witness


Notary Public

My Commission Expires:
My Commission Expires April 26, 2027

[NOTARY SEAL]



GRANTOR:

City of Port Wentworth, Georgia,
a Georgia municipal organization

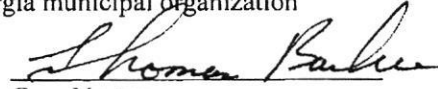
By: 
~~Gary Norton~~
Thomas Borbee
Its: Mayor Pro-Tem

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.

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.

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

Prepared by and, after recording, return to:



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]



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

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

Laura C. Milko

Notary Public

Commission Expiration Date:

[NOTARIAL SEAL]



Seller(s):

George Jones
GEORGE JONES

Isabell M. Polite By George Jones, POA
ISABELL M. POLITE BY GEORGE JONES, POA

Nettie Reese By George Jones, POA
NETTIE REESE BY GEORGE JONES, POA

Eddie L. Green By George Jones, POA
EDDIE L. GREEN BY GEORGE JONES, POA

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

Print Name: Wallace Williams

Laura C Milko
Notary Public

Commission Expiration Date:

[NOTARIAL SEAL]



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

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

Prepared by and, after recording, return to:



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 1941, 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 Greene

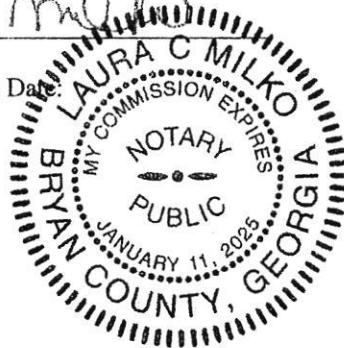
EDDIE GREENE AKA EDDIE LEE GREEN

Laura C Milko

Notary Public

Commission Expiration Date:

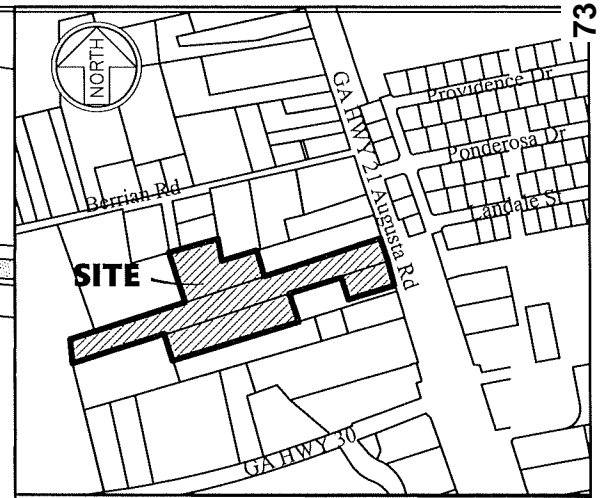
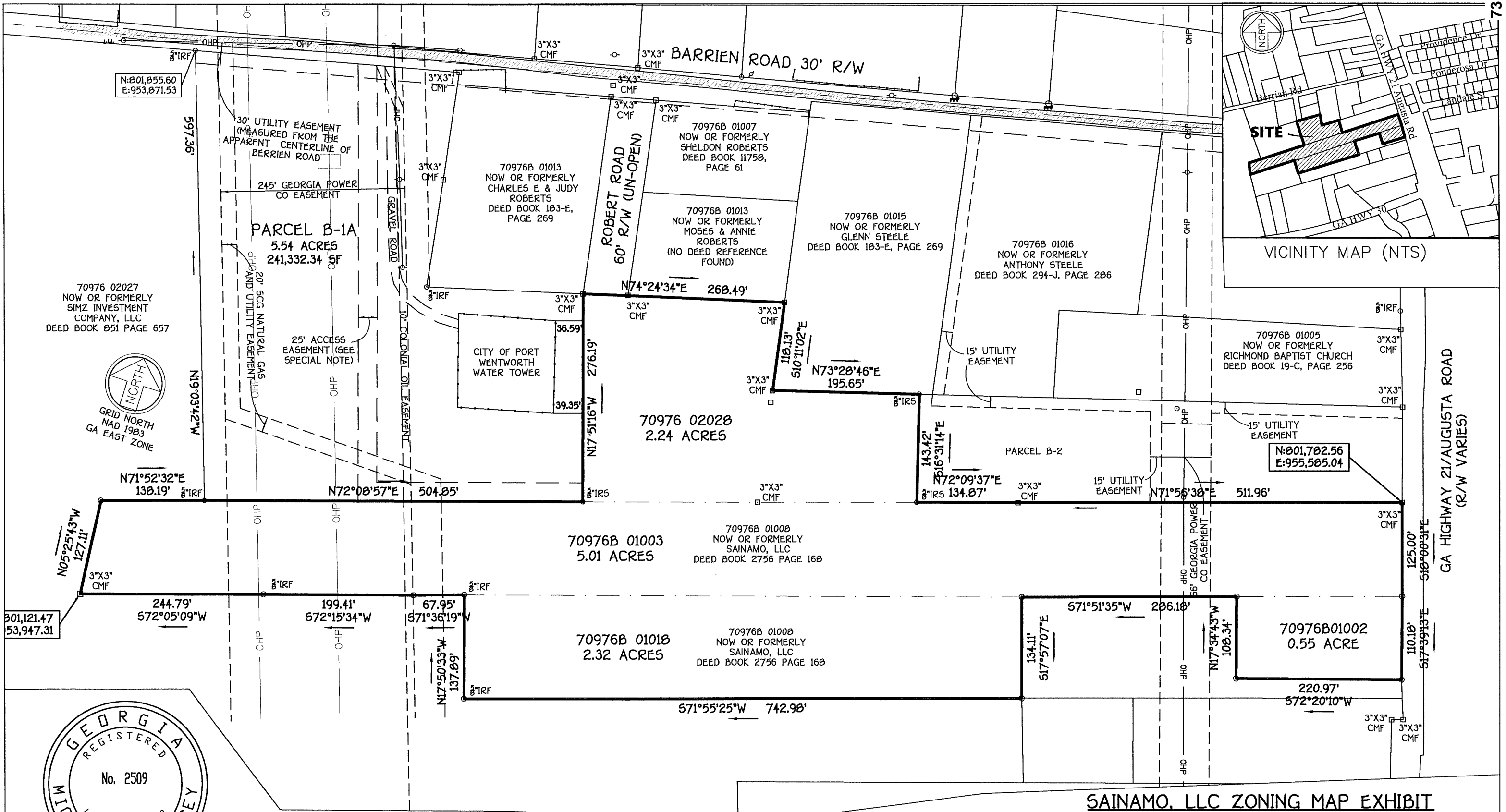
[NOTARIAL SEAL]



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



70976 02027
NOW OR FORMERLY
SIMZ INVESTMENT
COMPANY, LLC
DEED BOOK 051 PAGE 657



PARCEL B-1A
5.54 ACRES
241,332.34 SF

70976 02028
2.24 ACRES

70976B 01003
5.01 ACRES

70976B 01018
2.32 ACRES

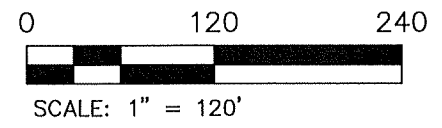
N:801,702.56
E:955,505.04

70976B01002
0.55 ACRE

MICHAEL A. HUSSEY
GA REG NO 2509

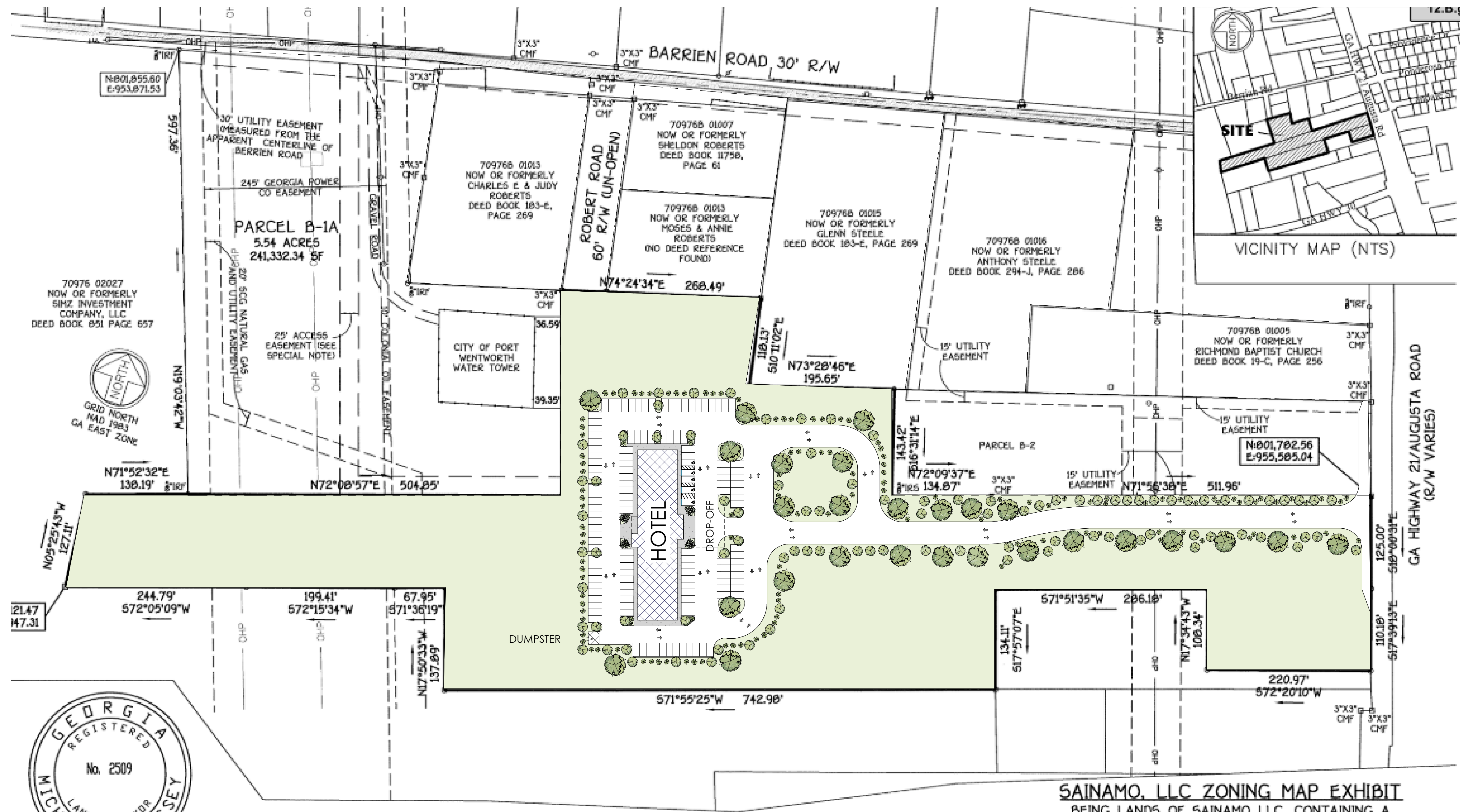


SUNDIAL LAND SURVEYING, PC
LSF000957
1410 WEST U.S. HIGHWAY 80, SUITE 2
BLOOMINGDALE, GA 31302
912-235-2477
mhussey@sundiallandsurveying.com
sundiallandsurveying.com



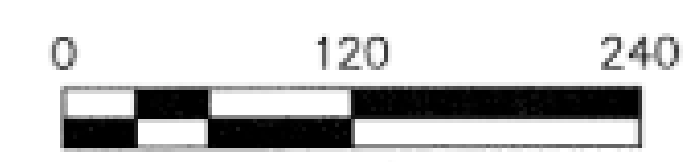
SAINAMO, LLC ZONING MAP EXHIBIT
BEING LANDS OF SAINAMO LLC, CONTAINING A
TOTAL OF 10.12 ACRES, AND INCLUDING THE
FOLLOWING PIN'S; 7096 02028, 70976B 01002, 7096B
01003 AND 70976B 01018, 8TH G.M. DISTRICT, PORT
WENTWORTH, CHATHAM COUNTY, GEORGIA

for
SAINAMO LLC
112 PARKSIDE BOULEVARD
PORT WENTWORTH, GA 31407
DATE: 04-09, 2024



MICHAEL A. HUSSEY
LAND SURVEYOR
GA REG. NO. 2509

SUNDIAL LAND SURVEYING, PC
LSF000957
1410 WEST U.S. HIGHWAY 80, SUITE 2
BLOOMINGDALE, GA 31302
912-235-2477
hussey@sundiallandsurveying.com



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
for
SAINAMO LLC
112 PARKSIDE BOULEVARD

1 CONCEPTUAL SITE PLAN
1" = 80'-0"

J.ELDER
STUDIO ©

www.jelderstudio.com
30 W. Broughton Street,
Suite 201
Savannah, Georgia 31401
P 646.619.7494

**MARRIOTT
PORT WENTWORTH**

AUGUSTA ROAD
(PIN# 70976B 01008)

CONCEPTUAL SITE
PLAN

PROJECT NO. -
DATE 5/20/2024
DRAWING NO.

A100



City Council
7224 GA Highway 21
Port Wentworth, GA 31407

Meeting: 06/20/24
Department: Development Services
Category: Ordinance
Prepared By: Katie Dunnigan
Department Head: Katie Dunnigan

SCHEDULED

**AGENDA ITEM (ID SPH-21 - R-5
Rezoning)**

DOC ID:

Consideration for approval of the 2nd Reading of a Zoning Map Amendment Application 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.

Issue/Item: 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.

Background:

- The applicant requests R-5 zoning for the future development of an apartment community. The complex is proposed to have approximately 308 units.
- The (+/-) 20 acres remaining R-1 include 2 acres, with frontage on both Saussy Road and Highway 21, which is the proposed site of a future fire station.
- The concept plan shows two access points:
 - Saussy Road via easement through the planned fire station parcel
 - Highway 21 as right in/right out access

Facts and Finding:

- Adjacent properties to the north, south, and west are zoned R-1 and R-5, the parcel to the west contains a profusion of wetlands. The majority of the eastern property line abuts Highway 21.
- 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 across Highway 21
 - Recent R-5 approval directly across Saussy Road
- 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”.

The proposed rezoning meets applicable zoning criteria, is appropriate to location and neighboring use, and addresses a need for an increase in available housing.

Funding:

Recommendation: At the April 8, 2024 meeting, the Planning Commission voted to recommend approval.

APPLICATION TO AMEND THE ZONING MAP OF PORT WENTWORTH, GEORGIA

Applicant: Phillip R. McCorkle Phone # 912-232-6000

Mailing Address: 319 Tattnell Street, Savannah, Georgia 31401

Property Owner: SPH-21, LLC, a Georgia limited liability company Phone # 770-828-2222

Use back if more than one owner

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

PIN #(s): Portion of 7-0976-02-035 # of Acres 24.952

Zoning Classification: Present R-1 Requested R-5

Use of Property: Present Timber Harvesting Requested Apartments

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?)

This tract is on Highway 21. It is across 21 from a multi-family project that is under construction.

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 7th day of March, 2024.

Signature of Applicant

Notary Public



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:

24.952 Acre portion of Pinc 7-0976-02-0315

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.

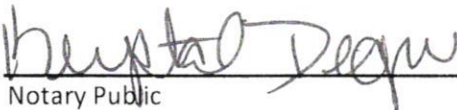
NONE

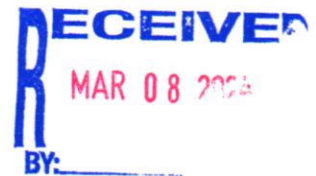
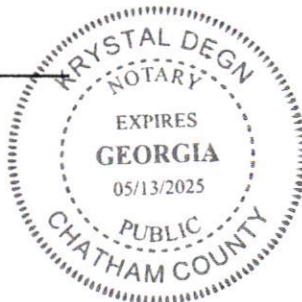
I hereby depose and say that all statements herein are true, correct and complete to the best of my knowledge and belief.

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

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.

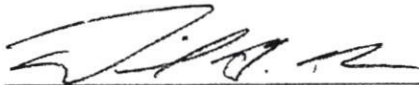
I authorize the person named below to act as applicant in the pursuit of a variance or for the rezoning of this property.

Name of Applicant: Phillip R. McCorkle

Address: 319 Tattnall Street, Savannah, Georgia 31401

Telephone Number: 912-232-7416

SPH 21, LLC,
a Georgia limited liability company



Signature of Owner

David G. Hanna
Manager

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.

Krystal DeGn
Notary Public



Date

2/15/24



Property Owners Within 300 Feet

SPH 21, LLC
PIN: 70976 02036
Property Address: Saussy Road
Mailing Address: 6 Concourse Parkway,
Suite 200
Atlanta, Georgia 30328

Joseph N. Harris
PIN: 70976 02012A
Property Address: Saussy Road
Mailing Address: 1920 Arcadian Street
Savannah, Georgia 31405

Willis H. Floyd
PIN: 70976 02012
Property Address: 123 Saussy Road
Mailing Address: 123 Saussy Road
Savannah, Georgia 31407

Anthony Foster
Vanessa McBride
PIN: 70975 01010
Property Address: Saussy Road
Mailing Address: Post Office Box 7531
Savannah, Georgia 31418

Alexander Hicks III
PIN: 70976A01025
Property Address: 7423 Highway 21
Mailing Address: 7425 Highway 21
Port Wentworth, Georgia 31407

Bostick Jackson
PIN: 70976A01020
Property Address: Augusta Road
Mailing Address: 362 Saussy Road
Savannah, Georgia 31407

Richard Bryant
PIN: 70976A01021
Property Address: August Road
Mailing Address: 40 Cottingham Way,
Pooler, Georgia 31322

Edward Johnson
David Wilson
PIN: 70975 02011
Property Address: 7500 Highway 21
Mailing Address: 2119 Biscayne Drive
Savannah, Georgia 31406

Edward Johnson
PIN: 70975 02012
Property Address: Highway 21
Mailing Address: 2127 Mason Drive
Savannah, Georgia 31404

Fieldstone Group LLC
PINs: 70975 02015; 70975 02014; 70975
02013
Property Address: Highway 21
Mailing Address: 204 Wiley Bottom Road
Savannah, Georgia 31411

Port Wentworth Apartment Residences, LLLP
PIN: 70907 01003
Property Address: 7450 Highway 21
Mailing Address: 1545 Peachtree Street NE,
Suite 245
Atlanta, Georgia 30303

Alexander Hicks
PIN: 70976A01019
Property Address: 7425 Highway 21
Mailing Address: 7425 Highway 21
Port Wentworth, Georgia 31407

Glenn A. Steele
Anthony Steele
PIN: 70976A01006
Property Address: Berrien Avenue
Mailing Address: 207 Stephanie Avenue
Rincon, Georgia 31326

Viola Hicks, Et al.
PINs: 70976A01024
70976A 01023
Property Address: Augusta Road
Mailing Address: c/o Dwight Douglas Hicks
8613 Gateshead Road
Alexandria, Virginia 22309

Priscilla Harden
Angela Reed
PIN: 70976A01016
Property Address: 7413 Highway 21
Mailing Address: 7411 US Highway 21
Port Wentworth, Georgia 31407

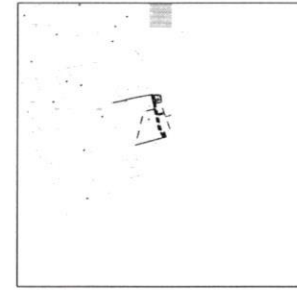
Tonya Yevette Brown
Taneka Beasley
PIN: 70976A01009
Property Address: Berrien Ave
Mailing Address: 503 Belleview Circle N
Beaufort, South Carolina 29902

Edward Johnson
David Wilson
PIN: 70976A01022
Property Address: Augusta Road
Mailing Address: 2119 Biscayne Drive
Savannah, Georgia 31406

Georgia W. Benton
PIN: 70976 02013
Property Address: 135 Saussy Road
Mailing Address: 135 Saussy Road
Port Wentworth, Georgia 31407

MULTI-FAMILY PARCEL

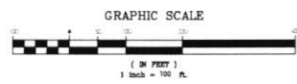
BEGINNING AT A 3" X 3" CONCRETE MONUMENT FOUND ON THE SOUTHWESTERN SIDE OF GEORGIA HIGHWAY 21, BEARING THE HORIZONTAL COORDINATES OF NORTH: 803,412.73', EAST: 955,045.02' (POB 2); THENCE S 74°26'28" W A DISTANCE OF 210.97' TO A 3" X 3" CONCRETE MONUMENT FOUND; THENCE S 18°31'40" E A DISTANCE OF 108.97' TO A 5/8" IRON REBAR FOUND; THENCE S 17°55'48" E A DISTANCE OF 66.75' TO A 3" X 3" CONCRETE MONUMENT FOUND; THENCE S 74°38'59" W A DISTANCE OF 1,135.21' TO A 5/8" IRON REBAR SET; THENCE N 13°46'17" E A DISTANCE OF 1,215.85' TO A 5/8" IRON REBAR SET; THENCE N 76°23'32" E A DISTANCE OF 400.38' TO A 3" X 3" CONCRETE MONUMENT FOUND; THENCE N 13°17'58" W A DISTANCE OF 172.07' TO A 5/8" IRON REBAR SET; THENCE N 76°23'32" E A DISTANCE OF 296.24' TO A 5/8" IRON REBAR SET; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 378.77', WITH A RADIUS OF 2,290.03', WITH A CHORD BEARING OF S 13°37'52" E, WITH A CHORD LENGTH OF 378.34', TO A 5/8" IRON REBAR FOUND; THENCE S 18°22'29" E A DISTANCE OF 79.76' TO A 5/8" IRON REBAR FOUND; THENCE N 71°48'25" E A DISTANCE OF 19.91' TO A 5/8" IRON REBAR FOUND; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 21.05', WITH A RADIUS OF 2,048.06', WITH A CHORD BEARING OF S 18°07'35" E, WITH A CHORD LENGTH OF 21.05', TO A 6" X 6" RIGHT OF WAY MONUMENT FOUND BROKEN; THENCE S 18°20'27" E A DISTANCE OF 559.57' TO A 3" X 3" CONCRETE MONUMENT FOUND; WHICH IS THE POINT OF BEGINNING (POB 2), HAVING AN AREA OF 1,086,928 SQUARE FEET, OR 24.952 ACRES.



LOCATION MAP
1" = 300'

DEVELOPMENT SUMMARY:

MULTI-FAMILY SITE	TOTAL
APARTMENTS	308 DU
PARKING (1.8 PER UNIT)	562 PARKS
	ACREAGE
FIRE STATION	±2.0
MULTI FAMILY SITE	±25.0
TOTAL	±27.0



RECEIVED
MAR 08 2024
BY: _____

PREPARED FOR:
SPH 21, LLC

**MULTIFAMILY AND FIRE STATION LAYOUT
VARNEDOE TRACT**

PORT WENTWORTH, GEORGIA
MARCH 7, 2024



50 Park of Commerce Way
Savannah, GA 31405 • 912.234.5300
www.thomasandhutton.com

The map shows a general plan of the development which is for discussion purposes only. It does not limit or bind the owner/developer and is subject to change and revision without any written notice to the holder. Dimensions, locations and other features are for illustrative purposes only and are subject to an accurate survey and property description. © 2024 THOMAS & HUTTON



City Council
7224 GA Highway 21
Port Wentworth, GA 31407

Meeting: 06/20/24
Department: Development Services
Category: Ordinance
Prepared By: Katie Dunnigan
Department Head: Katie Dunnigan

SCHEDULED

AGENDA ITEM (ID 1 Sparkman Anderson - Rezoning)

DOC ID:

Consideration for approval of the 2nd Reading of a Zoning Map Amendment Application 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 SPH-21, 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 Finding:

- 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:

Recommendation: At the May 13, 2024 meeting, the Planning Commission voted to recommend approval with the following conditions:

1. A development agreement shall be reached prior to the issuance of development permits
2. Access shall not be permitted via Saussy Road or Berrien Road

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

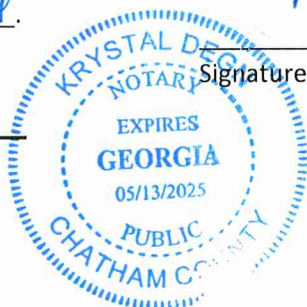


Exhibit A**Address of Property Owners**

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

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

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

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.

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 Hearterbrooks 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

[Link School:](#) [General Link School](#)

[Zoom to](#)

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:	Conover High School

[Zoom to](#)



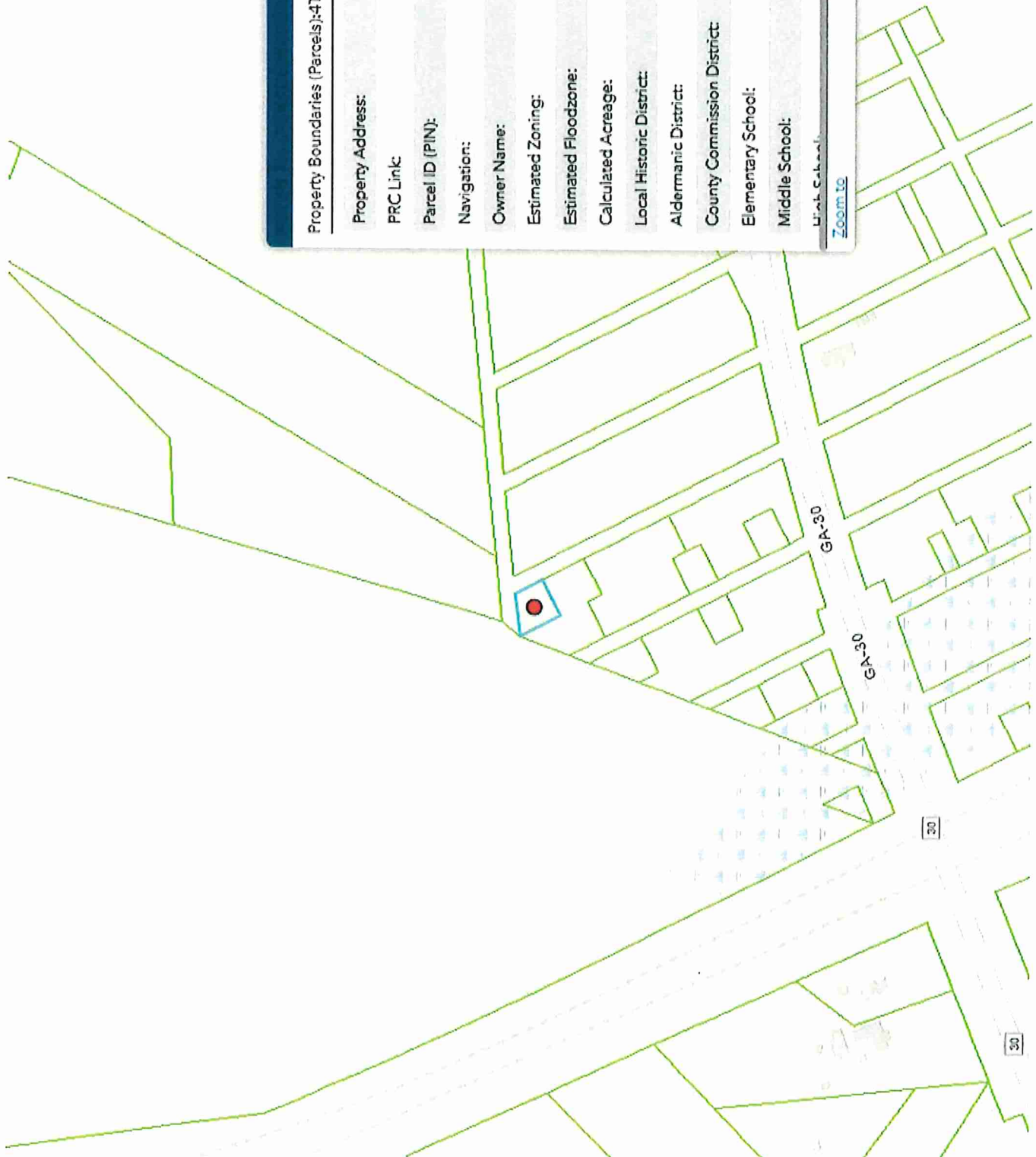
Exhibit "A"

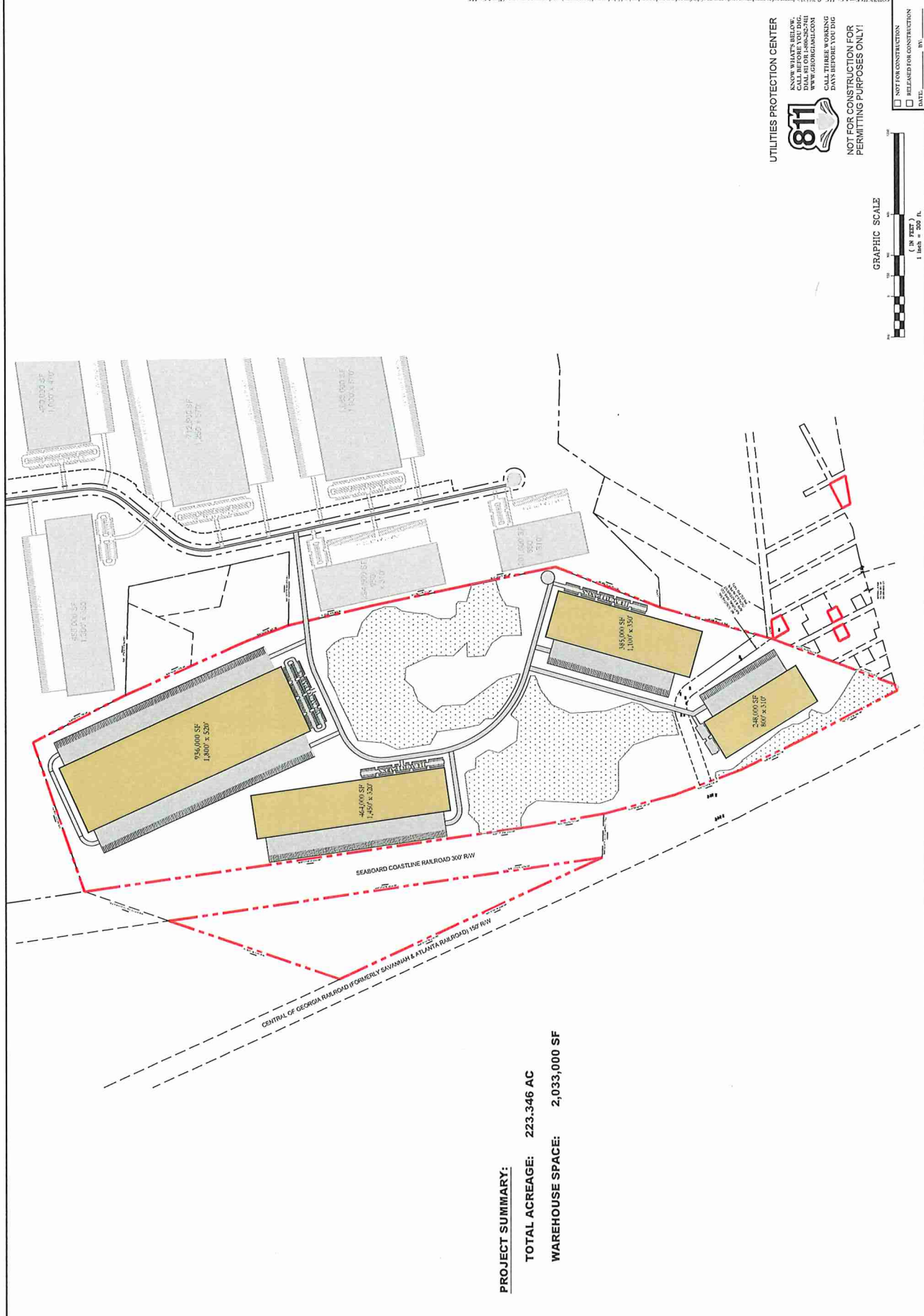
Exhibit "A"

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:](#) [Rice Creek School](#)
[Zoom to](#)





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

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 N. 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 N. Wiggins
Notary Public

10.30.23
Date



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

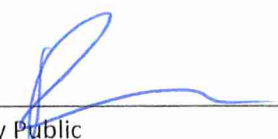
Address: 120 Danbury Court, Pooler, Georgia 31322

Telephone Number: _____

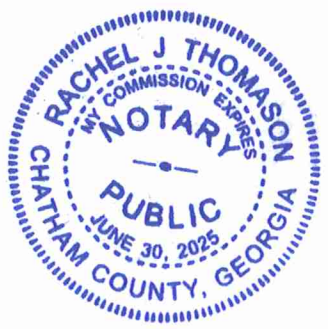

Signature of Owner

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



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

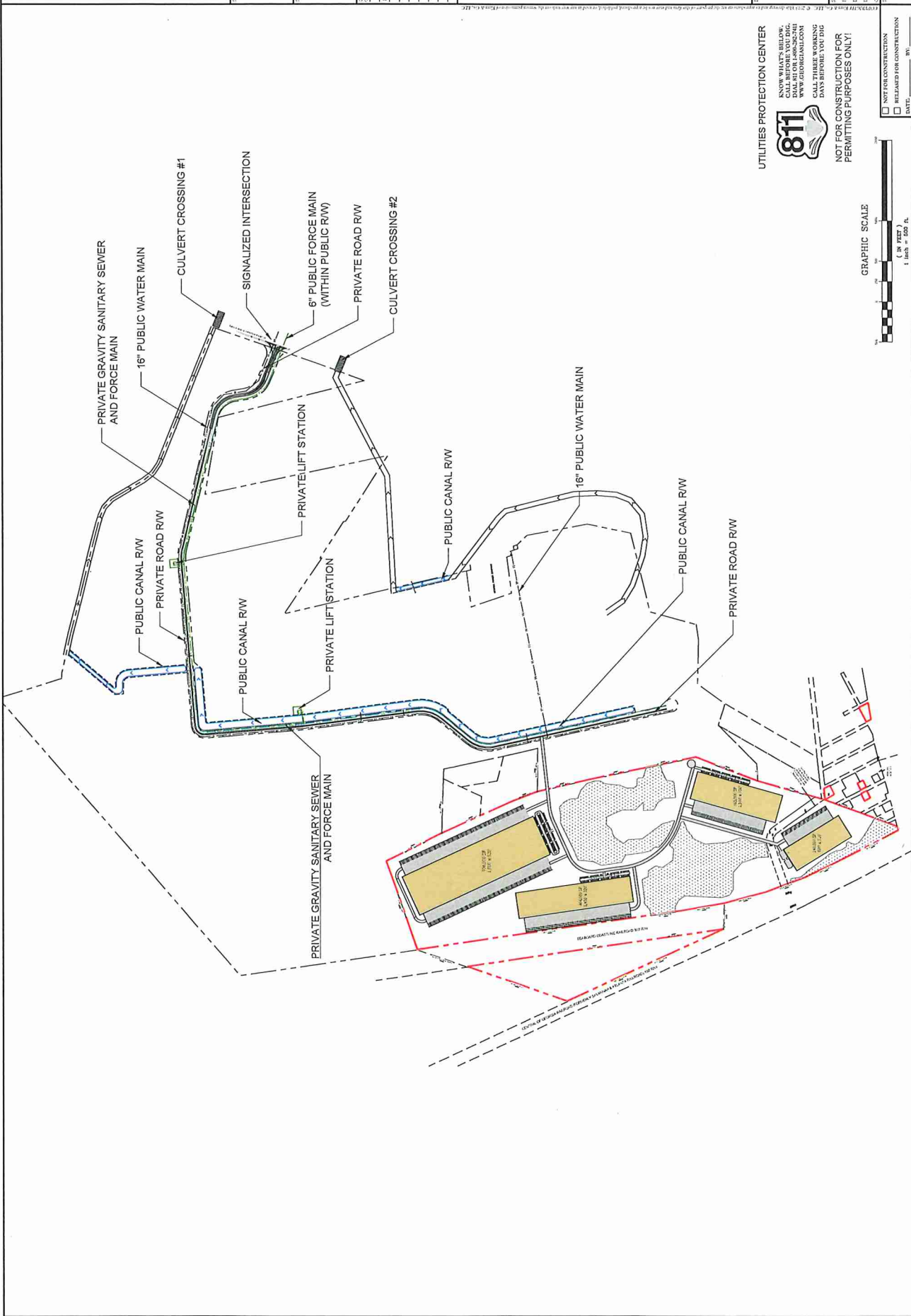
10-31-23
Date



PROJECT TITLE	PLANS OF SPARKMAN-ANDERSON TRACT AT GA HWY 21 - PORT WENTWORTH, GA
DATE	
BY	
CHECKED BY	
DATE	
BY	
CHECKED BY	
DATE	
BY	
CHECKED BY	
DATE	

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

OVERALL SITE PLAN	SCALE: 1" = 50'
PROJECT NO. 2014-001	DATE: 08/14/14
PROJECT NAME: SPARKMAN-ANDERSON TRACT	CHECKED BY: [Signature]
PROJECT LOCATION: 2100 GA HWY 21, PORT WENTWORTH, GA	DATE: 08/14/14
PROJECT SHEET NO. C-2	

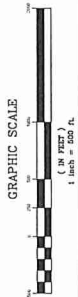


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DATE: _____ BY: _____



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.

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 \(stlouisfed.org\)](https://fred.stlouisfed.org/series/UNEMPCH)

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

KERN & CO., LLC
 1100 Peachtree Street, N.E.
 Atlanta, Georgia 30309
 TEL: 404.525.1100
 FAX: 404.525.1101
 WWW.KERNANDCO.COM

PROJECT SUMMARY:

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



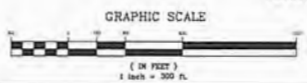
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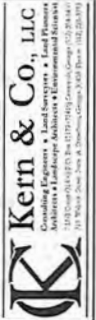
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ISSUED FOR:	
DATE:	
BY:	
CHECKED BY:	
DATE:	
BY:	

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

SITE
 PLAN

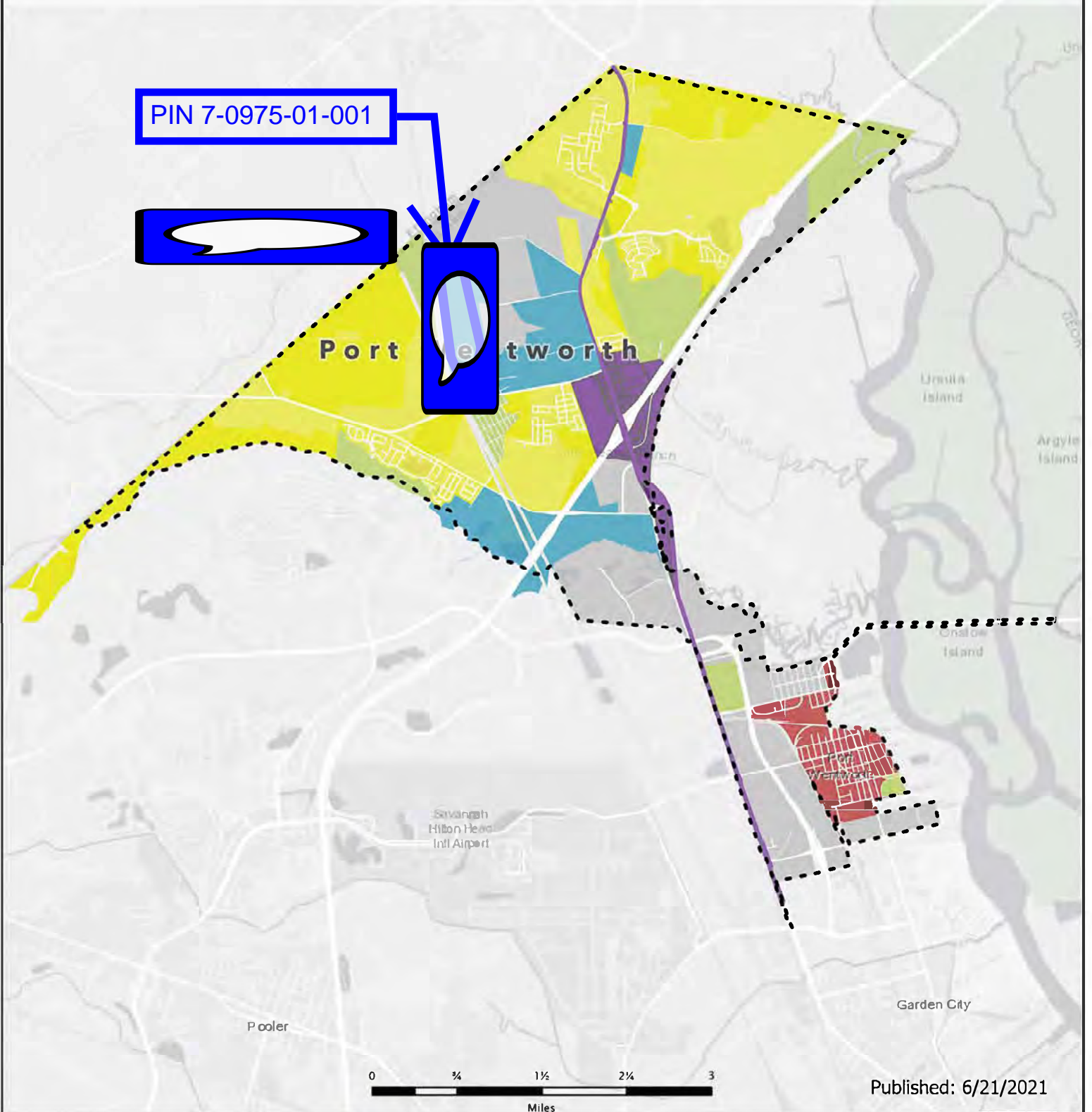
SCALE:	1" = 300'
PROJECT NO.:	0500111
DATE:	5/10/14
DRAWN BY:	CS
CHECKED BY:	CS

SHEET NO.
C-1

CHARACTER AREA MAP



Character Areas


City of Port Wentworth Comp Plan



Published: 6/21/2021

Character Areas

-  Highway Commercial Interchange Area
-  Industrial Park

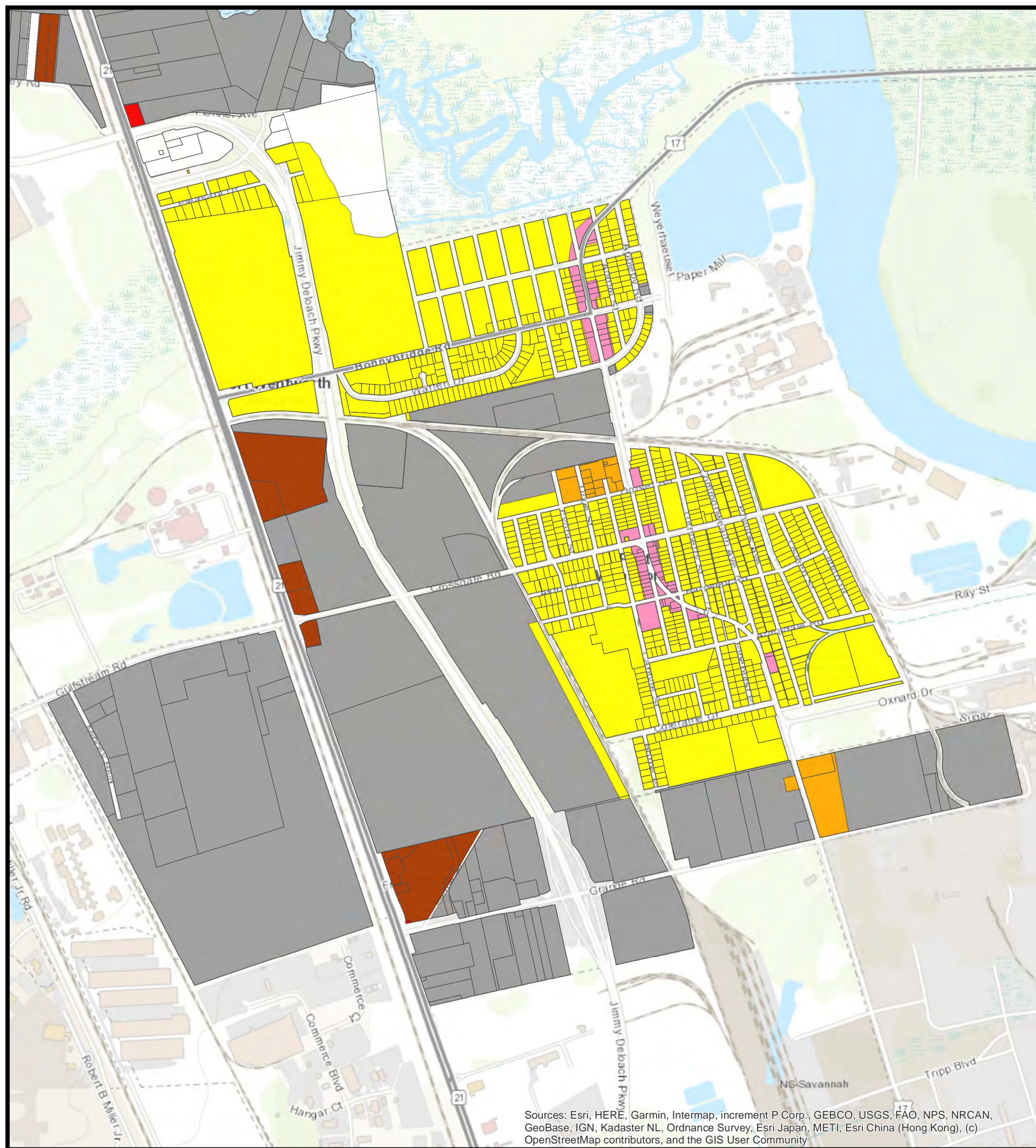
-  Open Space
-  Rural Neighborhood
-  Suburban
-  Traditional Village



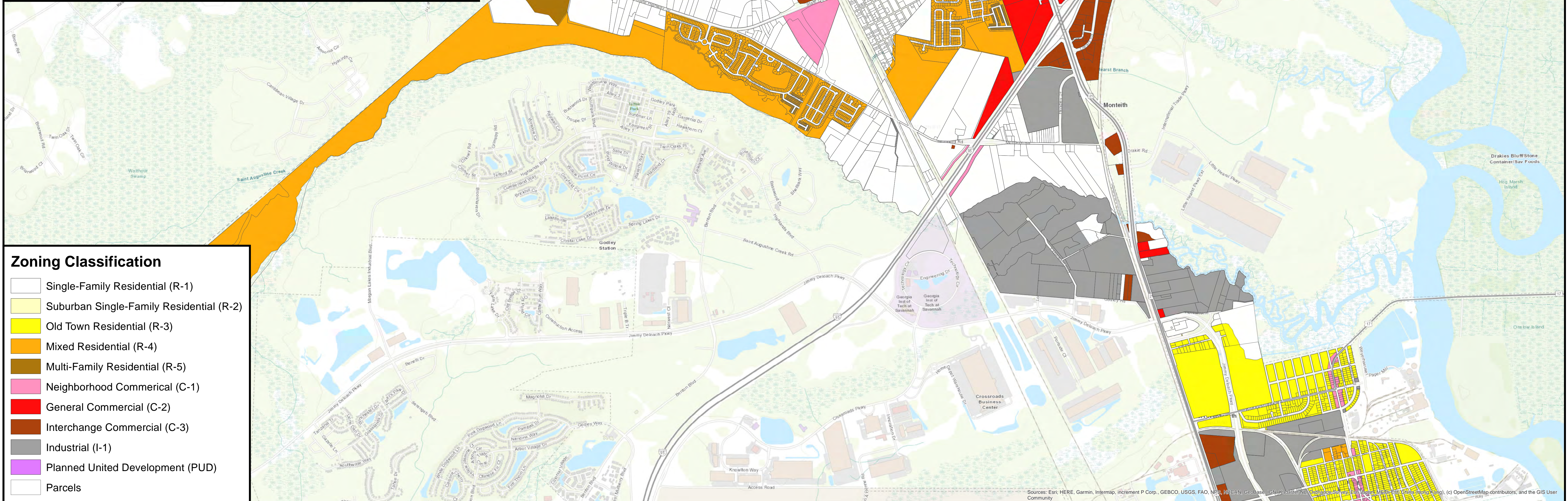
ZONING DISTRICTS MAP

CITY OF PORT WENTWORTH PROPOSED ZONING MAP

PIN 7-0975-01-001



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



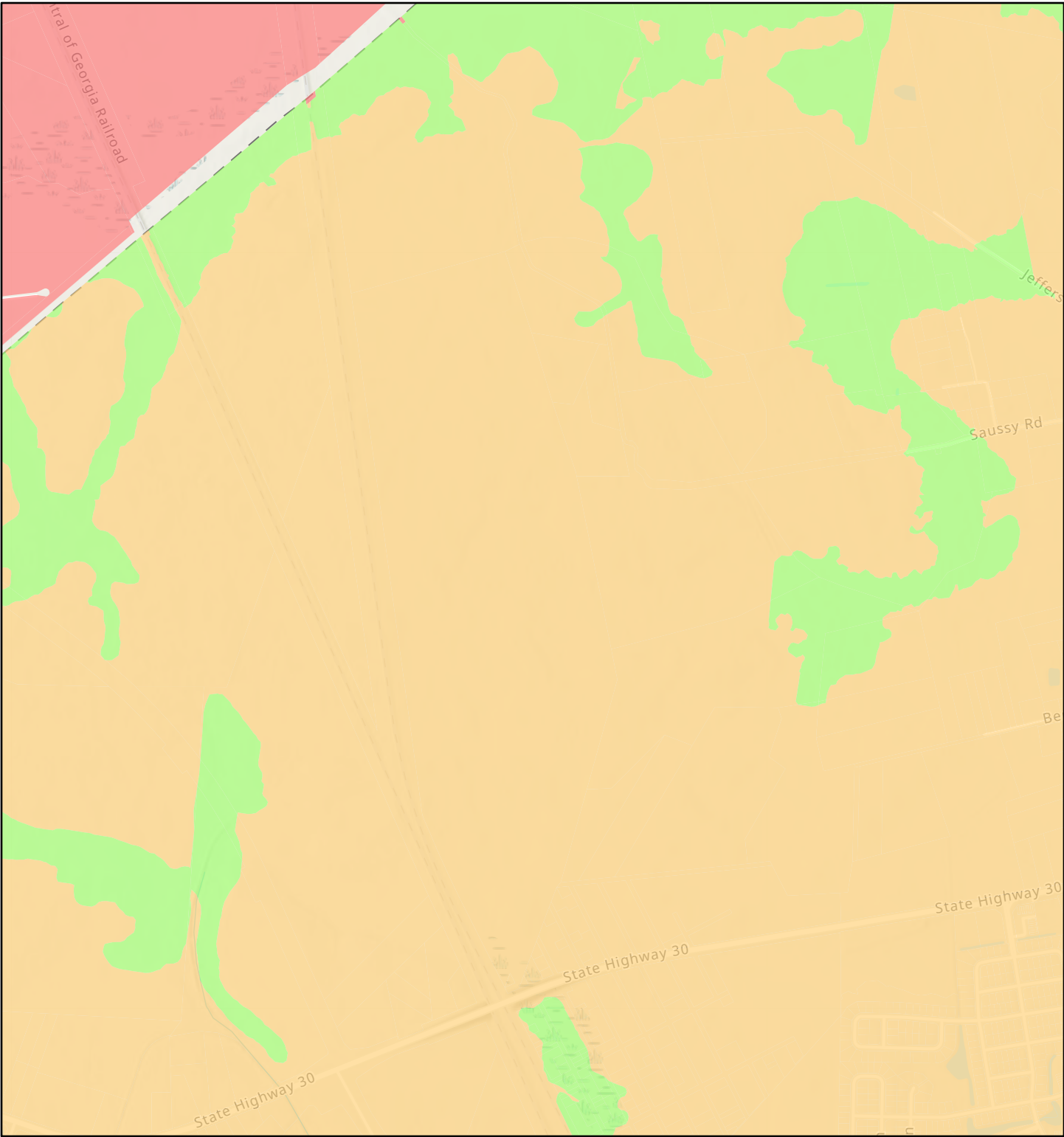
Zoning Classification

- 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

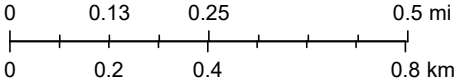


3/11/2024, 2:31:01 PM

Future Development

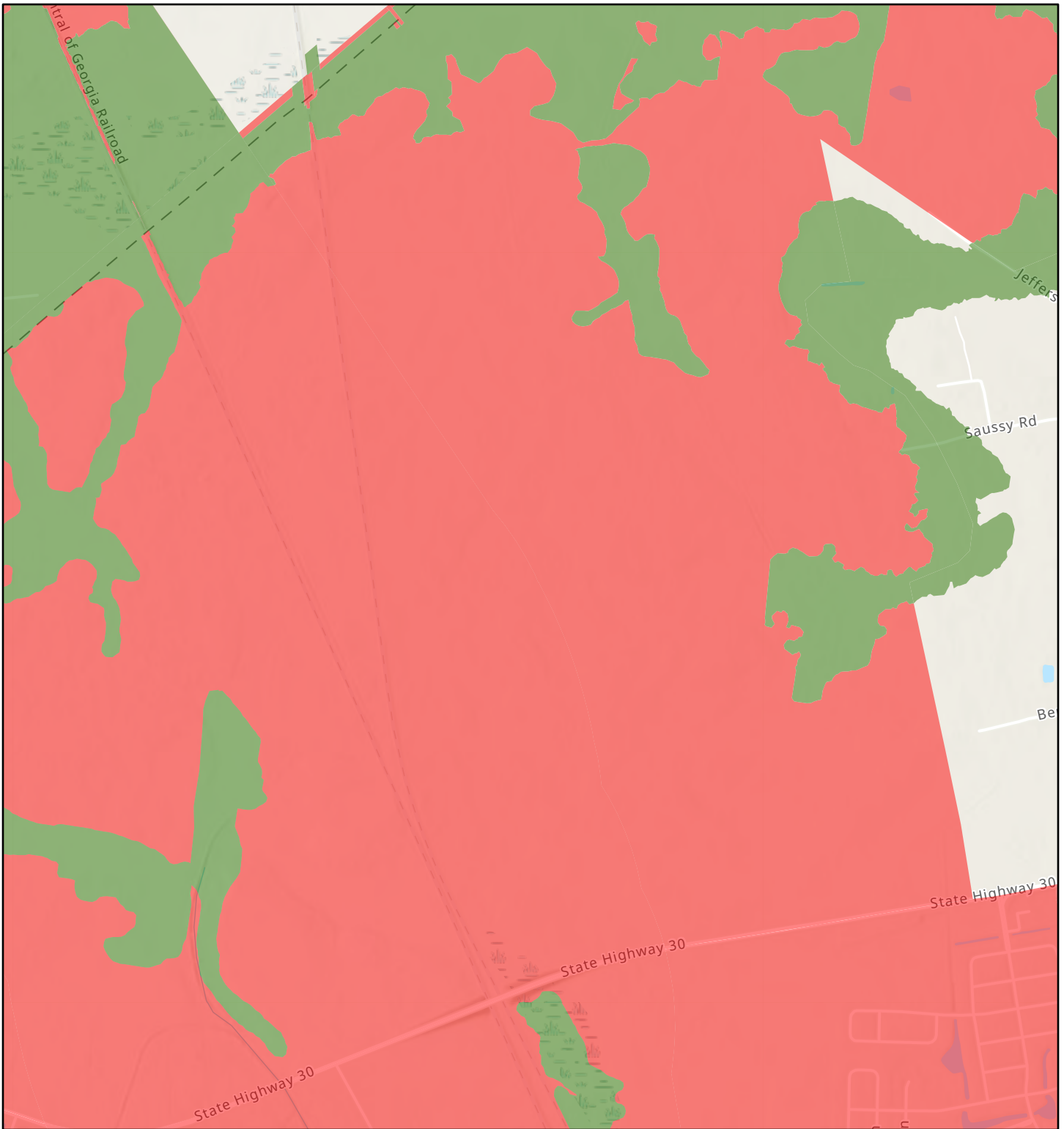
- Developed
- Developing
- Rural

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



3/11/2024, 1:58:11 PM

ARSA - Areas Requiring Special Attention

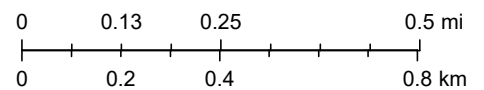


Areas of Rapid Development



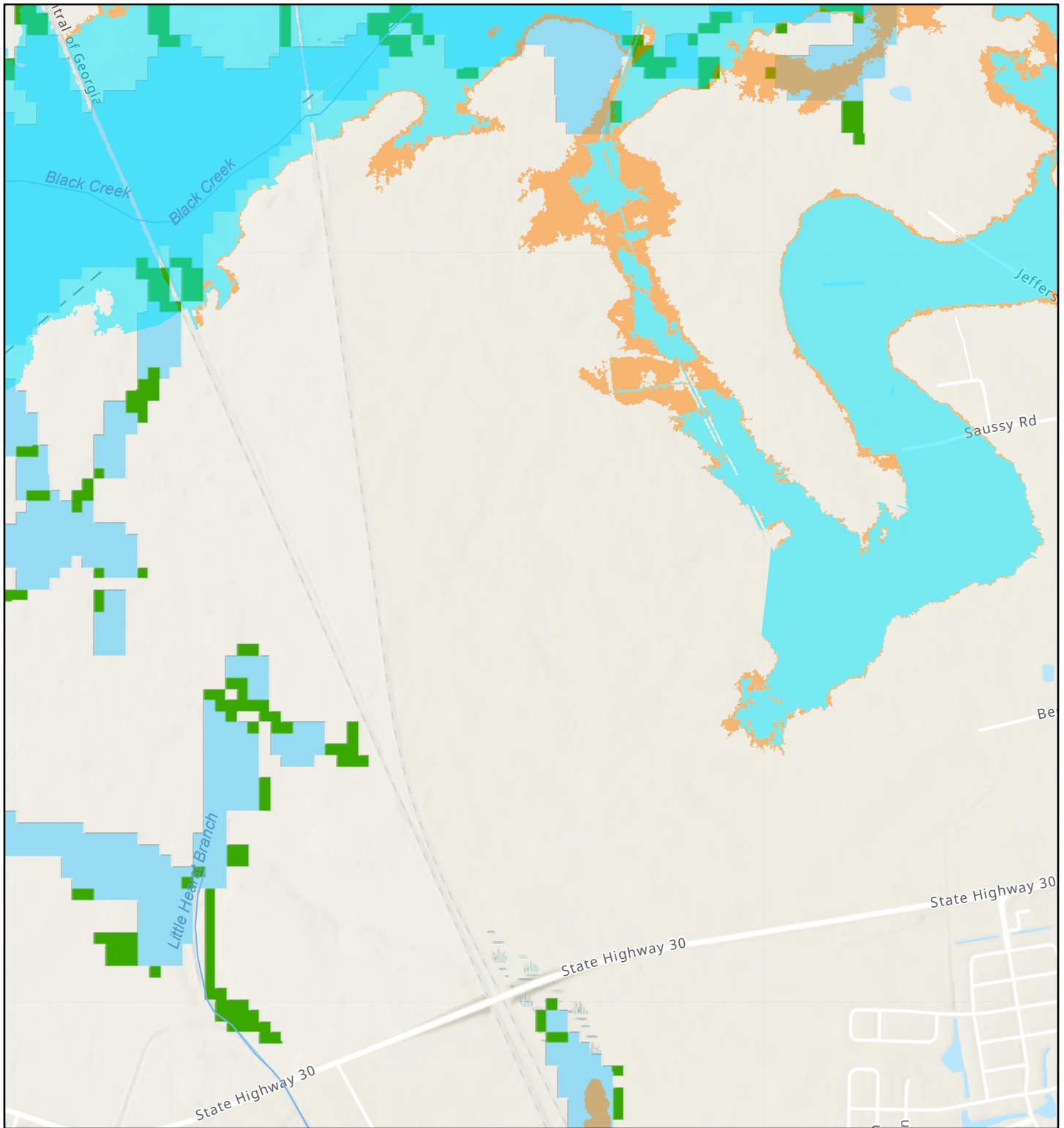
Areas of Significant Natural Resources

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 Green Infrastructure Map



3/11/2024, 1:56:35 PM

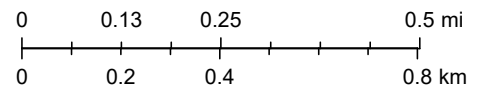
1:18,056

Green Infrastructure Class

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

FEMA Flood Zones

- 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 N
Exemptions

[View Map](#)



Owner

[ANDERSON ANGELA A.](#)
 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



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](#)

[Contact Us](#)

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**

Email address	First name	Last name
robertplz@yahoo.com	Robert	Parker
rmilie@thunderboltga.org	Robert	Milie
ksaunds@crc.ga.gov	Karen	Saunds
kelly.o'rourke@gadnr.org	Kelly	O'Rourke
halll@thempc.org	Laura	Hall
recept@planters.net	Lori	Boulineau
achood@dot.ga.gov	Alan	Hood
jmcoughlin@co.camden.ga.us	James	Coughlin
pmonahan@savannahga.gov	Pat	Monahan
mmassey@savannahga.gov	Mark	Massey
director@libertycounty.org	Leah	Poole
bar3134654@gmail.com	Ben	Rozer
president@camdenchamber.com	Allison	Shores
lameisha.kelly@effinghamhospital.org	LaMeisha	Kelly
cakridge@bloomingdale-ga.gov	Charles	Akridge
jehaigler@co.camden.ga.us	Julie	Haigler
mhardin@glynncounty-ga.gov		
sboatright@co.camden.ga.us		
kerriebieber.wcccw@yahoo.com	Kerrie	Bieber
jpope@bullochcounty.net	James	Pope
sleif@glynncounty-ga.gov	Stefanie	Leif
ikellett@crc.ga.gov	Ian	Kellett
susan@onehundredmiles.org	Susan	Inman
creich@georgiaconservancy.org	Courtney	Reich
fneal@thunderboltga.org	Frank	Neal
pwilson@georgia.org	Pat	Wilson
kquillet@bryan-county.org	Kandi	Quillet
sherrell.davis@mcintoshcounty-ga.gov	Sherrell	Davis
michalakl@thempc.org	Leah	Michalak
wcorbitt@effinghamcounty.org	Wesley	Corbitt
shardt@crc.ga.gov	Simon	Hardt
dbethune@gardencity-ga.gov	Don	Bethune
clint.stanley@libertycountyga.com	Clint	Stanley
tcallanan@effinghamcounty.org	Tim	Callanan
rstaffins@bgicoc.com	Ralph	Staffins
hhill@gefa.ga.gov		
hannah@onehundredmiles.org	Hannah	Mendillo
wpoon@crc.ga.gov	Wincy	Poon
director@screvencounty.com	Grace	Waits
cityhall@cityofflemington.org	City Hall	
gnorton@cityofportwentworth.com	Gary	Norton
tharris@glynncounty-ga.gov	Toby	Harris
bill_frechette@dnr.state.ga.us	Bill	Frechette

cakridge@bloomington-ga.com	Charles	Akridge
chap.bennett@amerisbank.com	Chap	Bennett
clovell@richmondhill-ga.gov	Chris	Lovell
cotydan@hotmail.com	Dan	Coty
dwaters@bryan-county.org	Donna	Waters
info@ogeecheeriverkeeper.org	Simona	Perry
ezraprice@bellsouth.net	Ezra	Price
gshaw@cityoftybee.org	George	Shaw
district5@co.camden.ga.us		
hparadice@eda.gov	Phil	Paradice
jill.andrews@dnr.state.ga.us	Jill	Andrews
jleviner@cityoftybee.org	Jan	Leviner
kberry@co.camden.ga.us	Katie	Bishop
kclark@gefa.ga.gov	Kevin	Clark
kcroasmun@bryan-county.org	Kirk	Croasmun
klee@cityofrincon.com	Ken	Lee
manning@hogarc.org	Brett	Manning
maryann_odum@yahoo.com	Maryann	Odum
mayor@pembrokega.net	Tiffany	Zeigler
patrick.zoucks@mcintoshcounty-ga.gov	Patrick	Zoucks
sjohnson@effinghamcounty.org	Stephanie	Johnson
rhonda@gardencity-ga.gov	Rhonda	Ferrell-Bowles
riverkeeper@savannahriverkeeper.org	Tonya	Bonitatibus
ron.tolley@lcda.com	Ron	Tolley
susdev@gate.net	Dave	Kyler
tratcliffe@hinesvillelaw.com	Tom	Ratcliffe
ttollison@seda.org	Trip	Tollison
aburns@crc.ga.gov	Allen	Burns
joey.brown@libertycountyga.com	Joey	Brown
alscott@chathamcounty.org	Al	Scott
alice.vick@dnr.state.ga.us	Alice	Vick
btaylor@bryan-county.org	Ben	Taylor
jfcoley@southernco.com	Jason	Coley
anna.chafin@bryan-county.org	Anna	Chafin
jennifer.fordham@dca.ga.gov	Jennifer	Fordham
dorothyhglisson@yahoo.com	Dorothy	Glisson
jacksonj@thempc.org	Jackie	Jackson
lotsonm@thempc.org	Marcus	Lotson
creed@savannahga.gov	Cornelia	Reed
cmobley@gaconservancy.org	Clay	Mobley
jbocook@chathamcounty.org	Janice	Bocook
apoppell@darientel.net	Adam	Poppell
director@rhbcchamber.org	Kathryn	Johnson
jricketson@thelcpc.org	Jeff	Ricketson

rfeldner@gardencity-ga.gov	Ron	Feldner
aclement@bryan-county.org	Amanda	Clement
qmoore@bryan-county.org	Quint	Moore
pconner@bullochcounty.net	Paul	Conner
bill.sawyer@cityofguyton.com	Bill	Sawyer
slucki@gefa.ga.gov		
bnyers@glynncounty-ga.gov	Robert	Nyers
lizlynn@bryan-county.org	Liz	Lynn
longcoappr@windstream.net	Robert	Parker
sctaxassess@planters.net	Stephanie	Lee
mabush2@gmail.com	Mark	Bush
ssessions@cityoftybee.org	Shirley	Sessions
dgreene@richmondhill-ga.gov	Dawnne	Greene
tmcouch@bullochcounty.net	Thomas	Couch
dwills@accg.org	Dave	Wills
tmcqueen@dot.ga.gov	T	McQueen
clerk@pembrokega.net	Sharroll	Fanslau
kelly.hill@gadnr.org	Kelly	Hill
kmertz@dot.ga.gov	K	Mertz
mmcclellan@gfc.state.ga.us	Mark	McClellan
tkilmartin@cityofportwentworth.com	Thomas	Kilmartin
mmorris@springfieldga.org	Matt	Morris
cfernald@effinghamcounty.org	Chelsie	Fernald
zach.crumpler@gmail.com	Zach	Crumpler
benjy.thompson@advantagebulloch.com		
cdaniels@co.camden.ga.us		
tgjennings@chathamcounty.org		
joseph.mosley@libertycountyga.com		
carmen.cole@comegrow.global		
amiller@bryan-county.org	Audra	Miller
jyacobacci@co.camden.ga.us	Joey	Yacobacci
mkaigler@chathamcounty.org		
wfallon@glynncounty-ga.gov		
rsimmons@longcountyga.gov		
andycripps@effinghamcounty.com	Andy	Cripps
georgiayall@gmail.com	Ronda	Durney
gracia.szczech@dhs.gov	Gracia	Szczech
kdunnigan@portwentworthga.gov	Katie	Dunnigan
blidy@savannahga.gov	Bridget	Lidy
lorne.george3@sccpss.com	Lorne	George
bgoette@thunderboltga.org	Beth	Goette
ronald.felder@savannahga.gov		
ddenion@thunderboltga.org	Deathe	Denion
rmcmurry@dot.ga.gov	Russell	McMurry

mpostal@glynncounty-ga.gov	Maurice	Postal
rmarane@crc.ga.gov	Russ	Marane
ronald.feldner@savannahga.gov	Ronald	Feldner
skirby@pooler-ga.gov	Shannon	Kirby
sscarboro@cityofportwentworth.com	Shanta	Scarboro
kcox@richmondhill-ga.gov	Kristi	Cox
bherndon@effinghamindustry.com	Brandt	Herndon
dariencitymanager@dariantel.net	Richard	Braun
khoyt@mcintoshchamber.com	Katarina	Hoyt
christopher.j.fletcher3.civ@mail.mil	Chris	Fletcher
jmclean@savannahairport.com	Jerry	McClellan
socsconnection@gmail.com	Connie	Shreve
superintendent@sccpss.com	Ann	Levett, ED.d
npatton@crc.ga.gov	Nikki	Patton
sfalls@bryan-county.org		
ltyson@bryan-county.org		
ppatton@bullochcounty.net		
clerk@bullochcounty.net		
vwhite@bullochcounty.net		
rnewton@bullochcounty.net		
csteinmann@bullochcounty.net		
landon@statesborochamber.com		
cyfeazel@camdencountyga.gov		
gbbishop@camdencountyga.gov		
dhharris@co.camden.ga.us		
boa@chathamcounty.org		
bbrantley@savannahchamber.com		
sjohnson@effinghamcounty.org		
taxassessor@effinghamcounty.org		
ttollison@wtcsavannah.org		
wneal@glynncounty-ga.gov		
rvakulich@glynncounty-ga.gov		
ryanmoore@goldenislesdev.com		
mpadgett@goldenislesdev.com		
islandplanninglist@glynncounty-ga.gov		
mainlandplanninglist@glynncounty-ga.gov		
donald.lovette@libertycountyga.com		
taxassessors@libertycountyga.com		
jered.pritchett@libertycountyga.com		
southernprosperityconsulting@gmail.com		
longco.chamber@yahoo.com		
planningandzoning@longcountyga.gov		
director@mcintoshga.com		
info@mcintoshchamber.com		

assessors@mcintoshcounty-ga.gov		
rachel@screvenworks.com		
zoning@planters.net		
comm.rsloper.dist4@gmail.com	Reginald	Loper
david.feliciano@sccpss.com	David	
jsmith@springfieldga.org	Jennifer	Smith
katarinaobermeyer@gmail.com	Katarina	Obermeyer
lparks@thelcpc.org	Lori	Parks
dbucher@bloomington-ga.gov	Danielle	Budget
scandler@effinghamcounty.org	Steve	Candler
leesmith@chathamcounty.org	Lee	Smith
sallison@richmondhill-ga.gov	Scott	Allison
nongame.review@dnr.ga.gov		
rthompson@bullochcounty.net	Roy	Thompson
jenna.tidwell@cityofguyton.com	Jenna	Tidwell
rdunn@dnr.state.ga.us	Richard	Dunn
rseamans@gfc.state.ga.us	Robert	Seamans
jtouhcton@cityofportwentworth.com	James	Touchton
planningzoning@glynncounty-ga.gov		
hannahmendillo@gmail.com		
vanessa.miller-kaigler@sccpss.com	Vanessa	Miller-Kaigler
chairman@chathamcounty.org	Chester	Ellis
gary.hankins@usda.gov	Gary	Hankins
carterinfinger@bryan-county.org	Carter	Infinger
lauralawton@att.net	Laura	Lawton
merry@springfieldlegacyfoundation.org	Meredith	Belford
hmendillo@crc.ga.gov	Hannah	Mendillo
kris@ogeecheeriverkeeper.org		
jlaplander@savannahga.gov	Jim	Laplander
rbenton@pooler-ga.gov	Rebecca	Benton
wilsonm@thempc.org	Melanie	Wilson
rglisson@glynncounty-ga.gov	Ron	Glisson
acarpenter@crc.ga.gov	Aaron	Carpenter
dking@cityofrincon.com	Dulcia	King
dorremae27@gmail.com	Dorre	Miles
keith.payne@mcintoshcounty-ga.gov	Keith	Payne
michael.johnson2@sccpss.com	Michael	Johnson
mayorjohnson@savannahga.gov	Van	Johnson
meaganjones@crc.ga.gov	Meagan	Jones
ben@ogeecheeriverkeeper.org	Ben	Kirsch
talia.levine@dnr.ga.gov	Talia	Levine
tom@mcintoshga.com	Tom	Draffin
rbyrd@pooler-ga.gov	Robert	Byrd
sgillen@cityoftybee.org	Shawn	Gillen

rcarpenter@richmondhill-ga.gov	Russ	Carpenter
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City Council
7224 GA Highway 21
Port Wentworth, GA 31407

Meeting: 06/20/24
Department: Development Services
Category: Ordinance
Prepared By: Katie Dunnigan
Department Head: Katie Dunnigan

SCHEDULED

AGENDA ITEM (ID)

DOC ID: 2 Sparkman Anderson -
Rezoning

Consideration of the 2nd Reading of a Zoning Map Amendment Application 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 SPH-21, 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 Finding:

- 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*".

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.

Funding:

Recommendation: At the May 13, 2024 meeting, the Planning Commission voted to recommend denial.

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

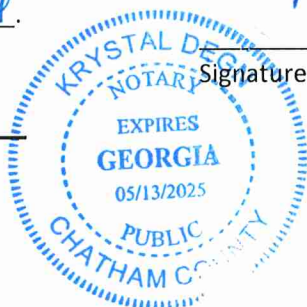


Exhibit A**Address of Property Owners**

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

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

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 Subdivison; 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 Subdivison; 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.

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.

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 Gerogia 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 Hearterbrooks 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

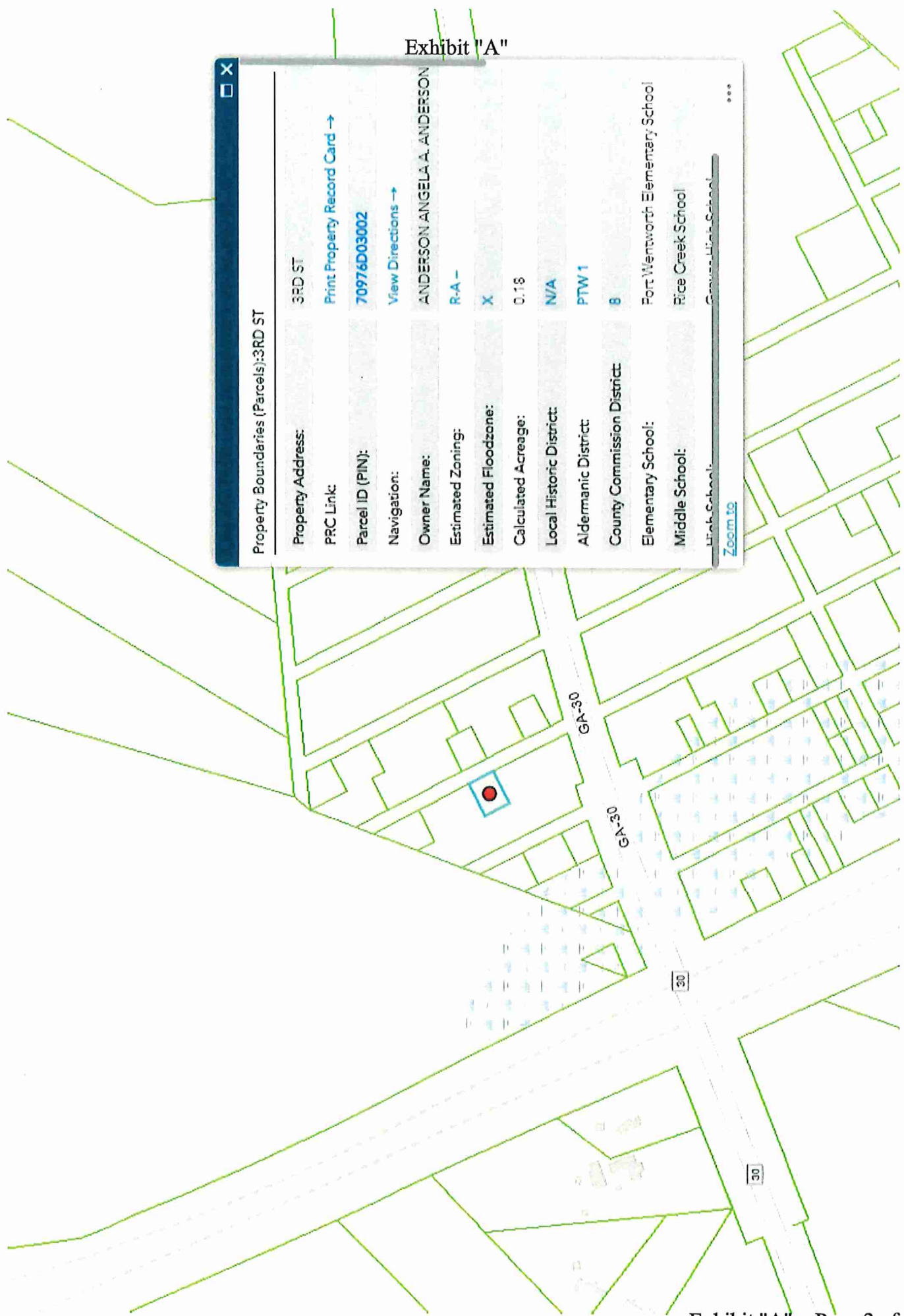
Donald C. Works, III, ET AL

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

[Link School](#) [General Link 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
Link School:	Cowee High School

[Zoom to](#)

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:](#) [Rice Creek School](#)
[Zoom to](#)

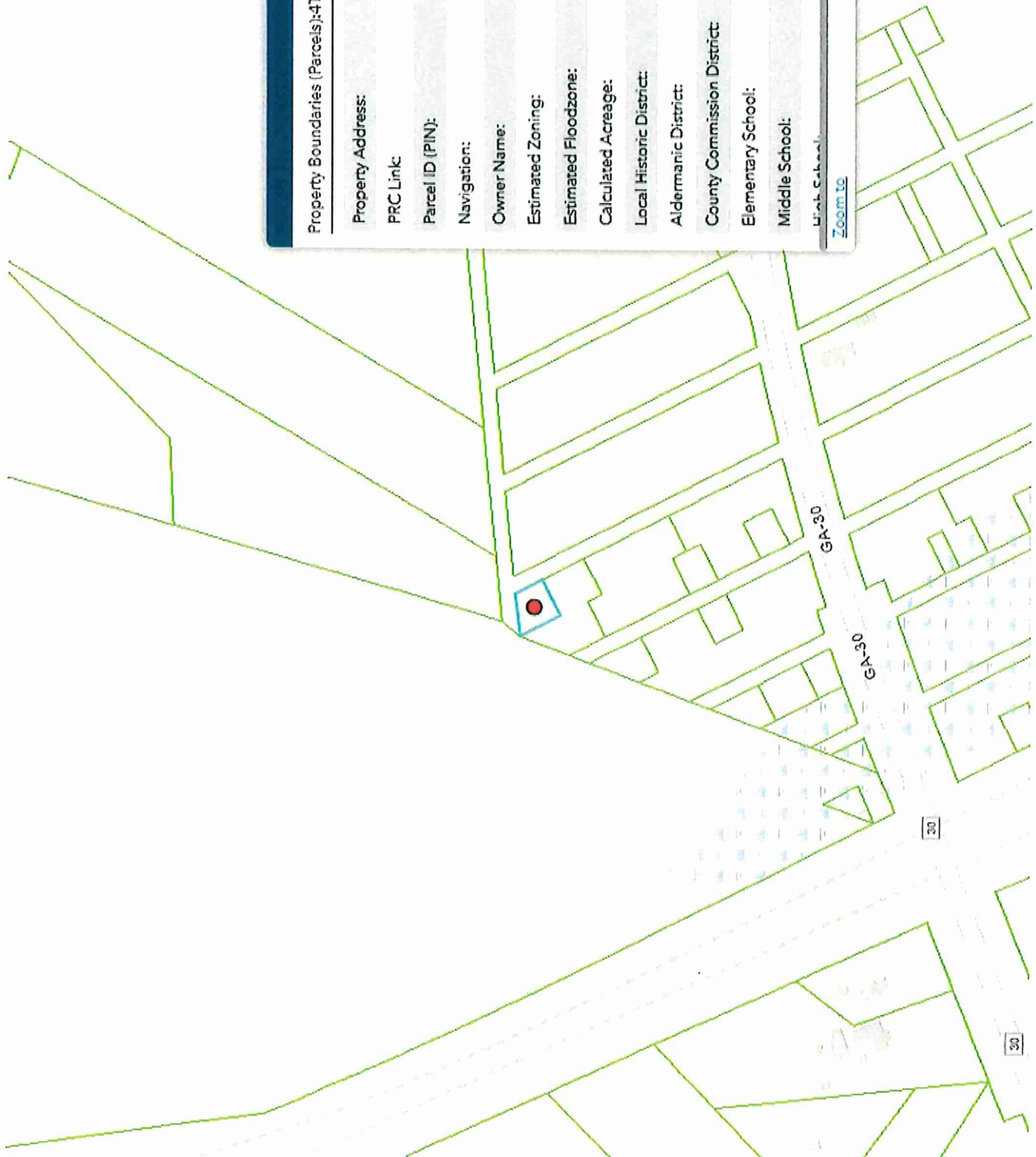
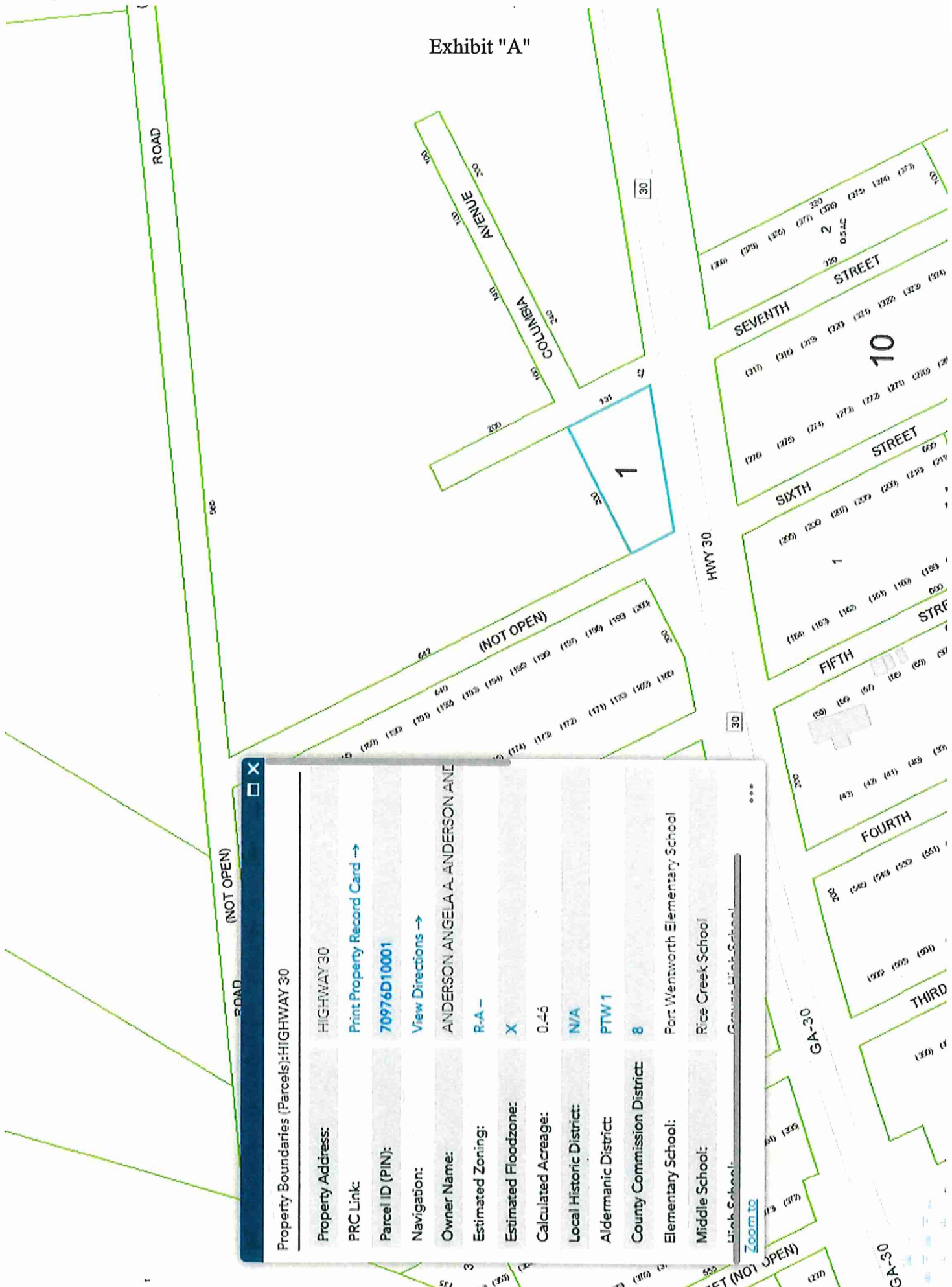


Exhibit "A"



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

Link School: [Cross-Link School](#)

Zoom to

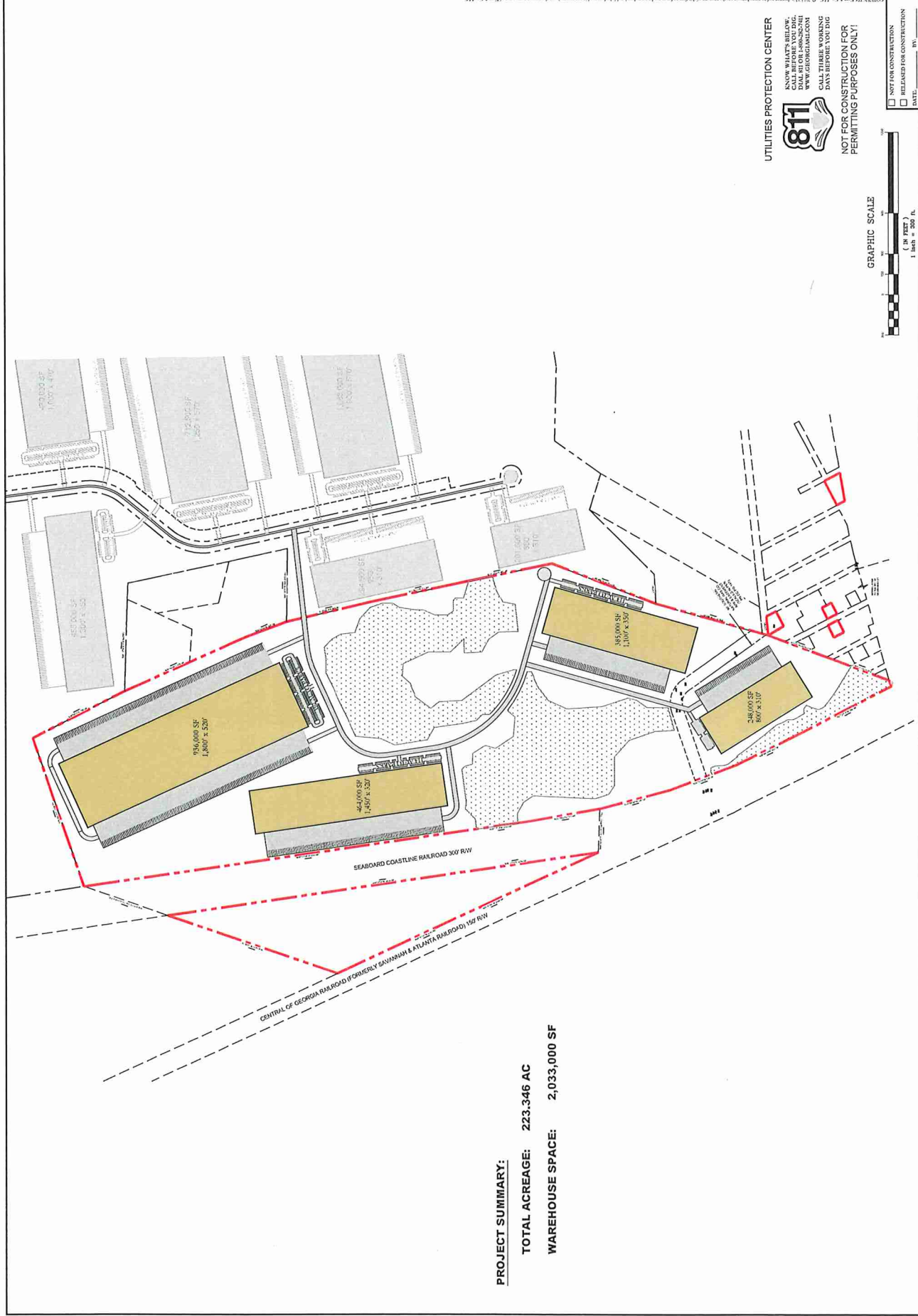
Keirn & Co., LLC
 Consulting Engineers • Land Surveyors • Land Planners
 Architects • Landscape Architects • Environmental Scientists
 110 Peach Street, Suite A, Savannah, Georgia 31401 Phone: (912) 233-1179
 1100 North 12th Street, Suite 1110, Savannah, Georgia 31404 Phone: (912) 233-1179


NO.	DATE	REVISION

STAMP

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

PROJECT TITLE
 SITE
 PLAN
 SCALE 1" = 50'
 PROJECT NO. 2020036
 DATE 2/20/24
 DRAWN BY
 CHECKED BY
 C-1





Kern & Co., LLC
 Consulting Engineers • Land Surveyors • Land Planners
 215 Tucker Street, Suite A, Decatur, Georgia 30030
 Tel: 404.376.7100 Fax: 404.376.7101 www.kernco.com

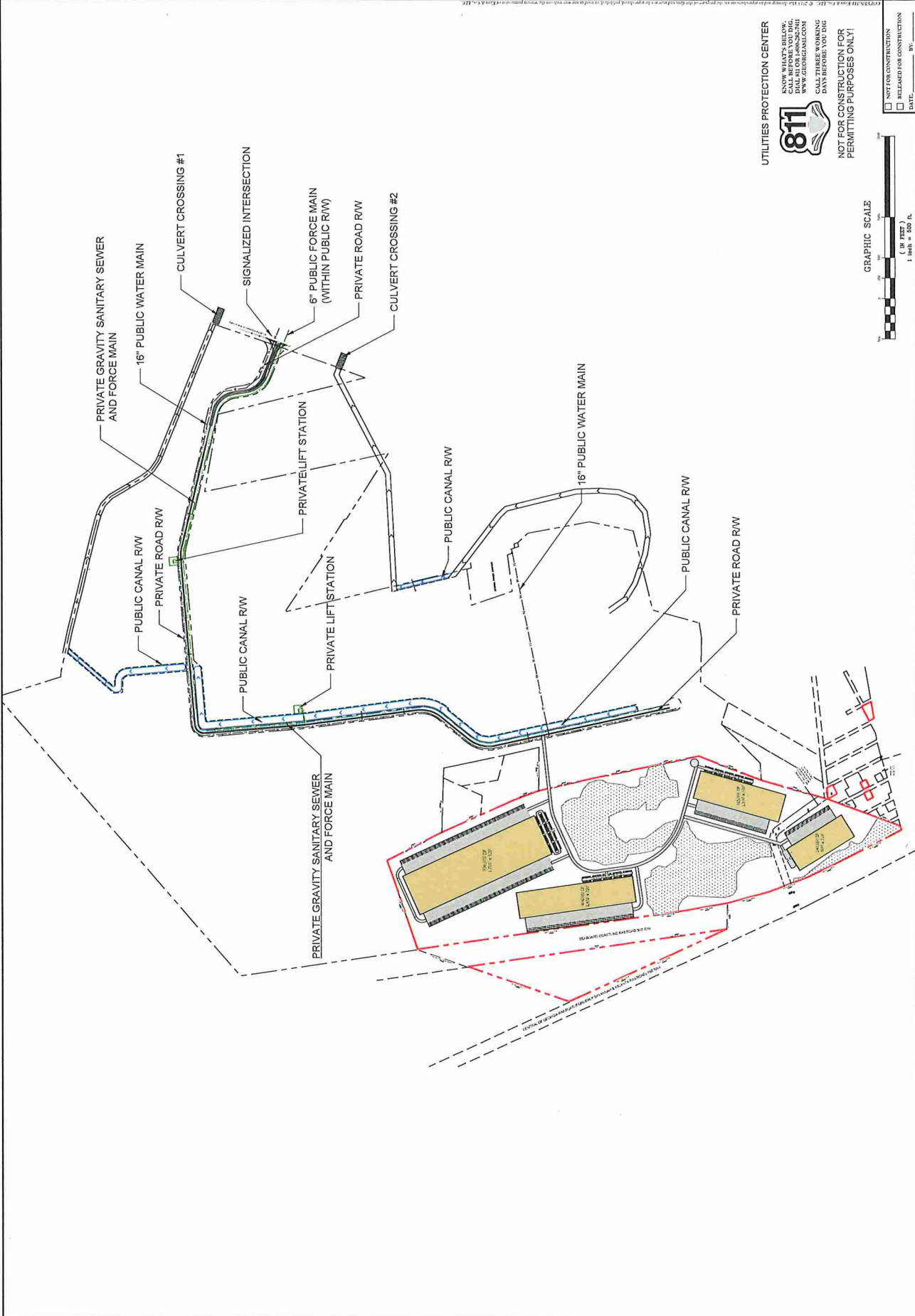
NO.	DATE	REVISION

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


OVERALL
 SITE
 PLAN

SCALE: 1" = 50'
 PROJECT NO: 2023018
 DATE: 2/6/24
 DESIGNED BY: JDE
 CHECKED BY: JDE

C-2



UTILITIES PROTECTION CENTER



KNOW WHAT'S BELOW.
 CALL BEFORE YOU DIG.
 www.811.com

CALL THREE WORKING
 DAYS BEFORE YOU DIG

NOT FOR CONSTRUCTION FOR
 PERMITTING PURPOSES ONLY!

DATE: _____ BY: _____

NOT FOR CONSTRUCTION
 RELEASED FOR CONSTRUCTION



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

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 N. 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 N. Wiggins
Notary Public

10.30.23
Date



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



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





City Council
7224 GA Highway 21
Port Wentworth, GA 31407

Meeting: 06/20/24
Department: Development Services
Category: Ordinance
Prepared By: Katie Dunnigan
Department Head: Katie Dunnigan

SCHEDULED

AGENDA ITEM (ID)

DOC ID: 3 Sparkman Anderson -
Rezoning

Consideration for approval of the 2nd Reading for 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 SPH-21, 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 Finding:

- 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..."*

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.

Funding:

Recommendation: At the May 13, 2024 meeting, the Planning Commission voted to recommend denial.

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 D. Paper Notary Public

Signature of Applicant

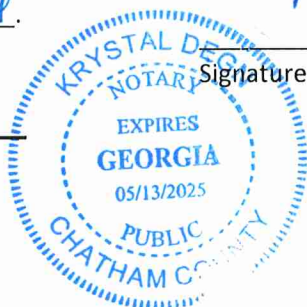


Exhibit A**Address of Property Owners**

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

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

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 Subdivison; 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 Subdivison; 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.

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.

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

Link 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
Link School:	Cooper High School

[Zoom to](#)

Exhibit "A"

Property Boundaries (Parcels): 4TH ST

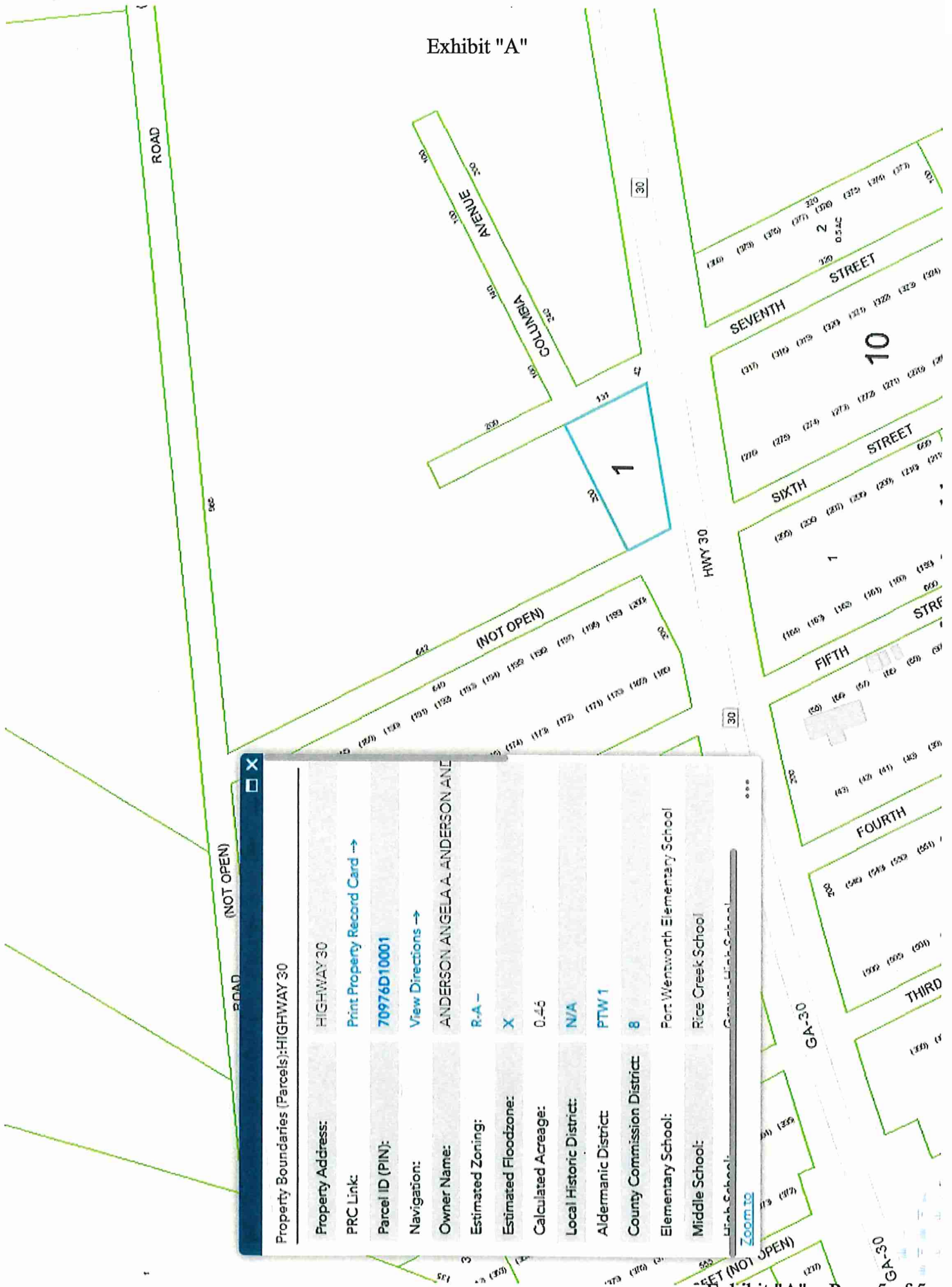
Property Address:	4TH ST
PRC Link:	Print Property Record Card →
Parcel ID (PIN):	70976D04006
Navigation:	View Directions →
Owner Name:	ANDERSON ANGELA A. ANDERSON
Estimated Zoning:	R-A-
Estimated Floodzone:	X
Calculated Acreage:	0.22
Local Historic District:	N/A
Aldermanic District:	PTW 1
County Commission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

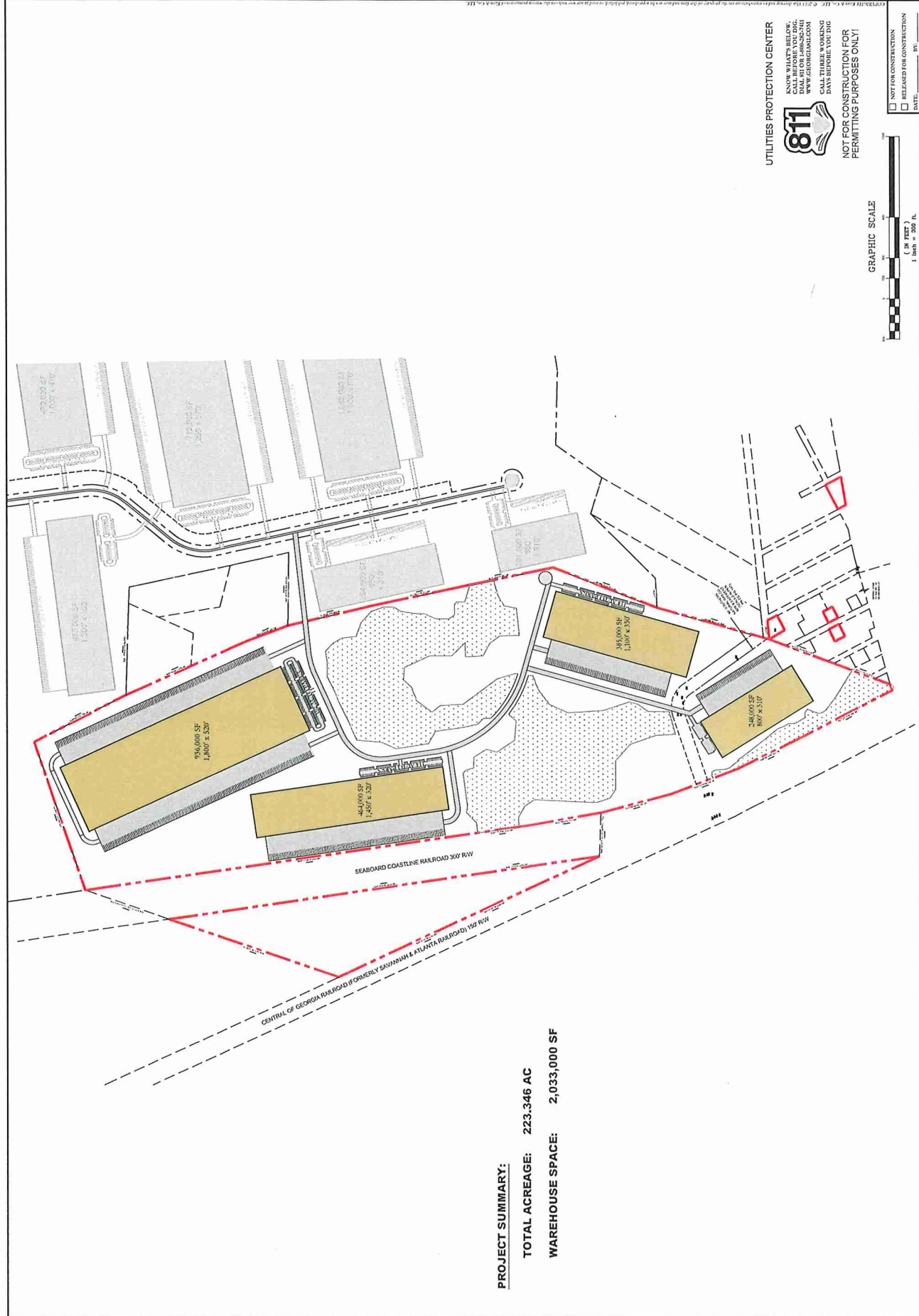
[Link School:](#) [Rice Creek School](#)
[Zoom to](#)



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
High School:	Cooper's Link School



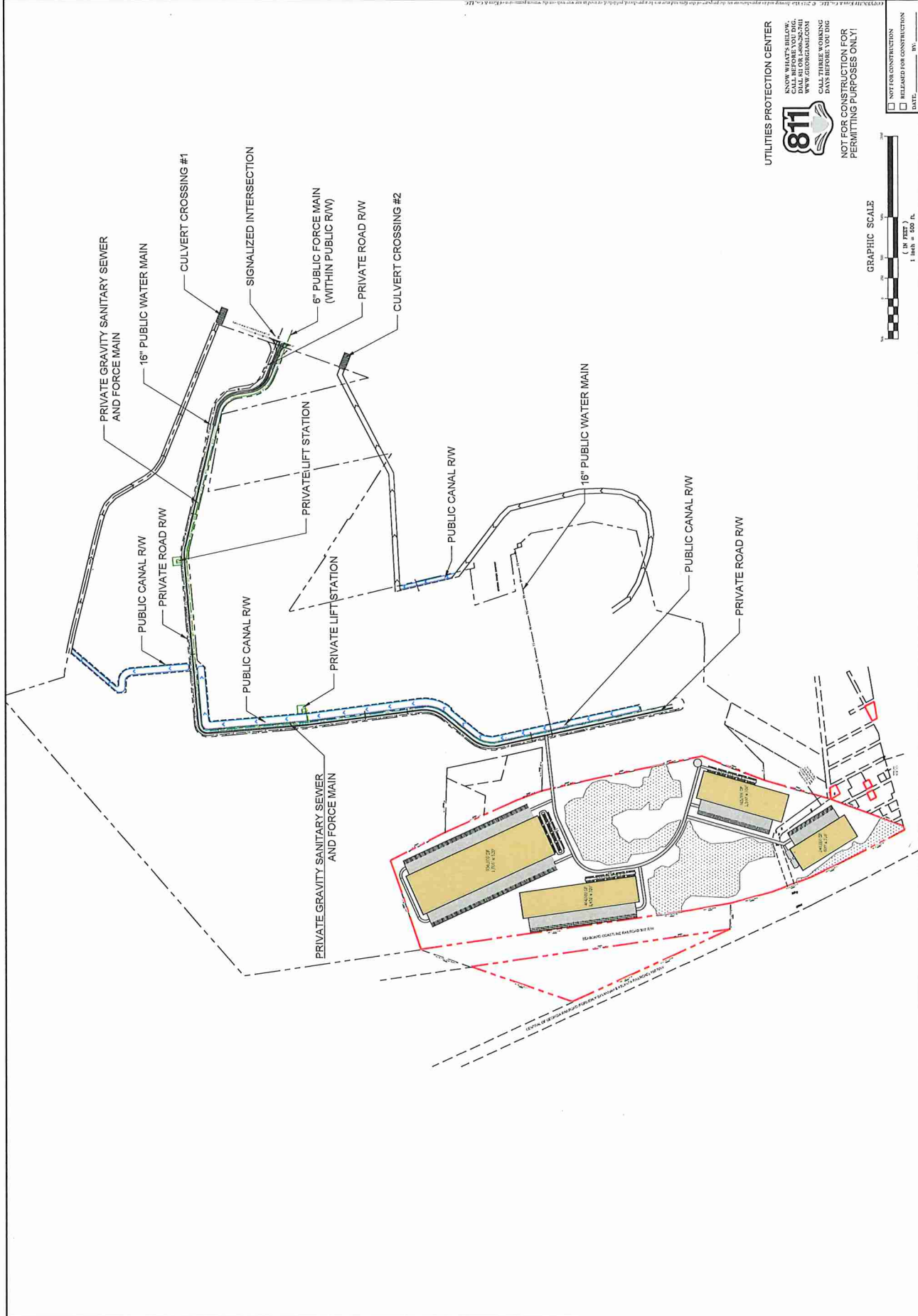


Kern & Co., LLC
 Consulting Engineers • Land Surveyors • Lead Engineers
 215 Tucker Street, Suite A, Marietta, Georgia 30066
 Tel: 770.428.1100 Fax: 770.428.1101
 www.kernandco.com

NO.	DATE	REVISION

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

OVERALL SITE PLAN
 SCALE: 1" = 500'
 PROJECT NO: 2023018
 DATE: 2/20/24
 DRAWN BY: JDC
 CHECKED BY: JDC
 SHEETS OF: 02
C-2



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 RELEASED FOR CONSTRUCTION

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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

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 N. 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 N. Wiggins
Notary Public

10.30.23
Date



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

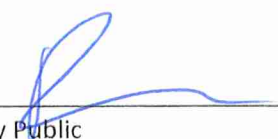
Address: 120 Danbury Court, Pooler, Georgia 31322

Telephone Number: _____

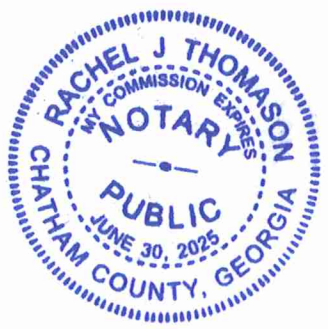

Signature of Owner

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



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





SHEET 2
SHEET 3

SEABOARD COASTLINE RAILROAD 300' ROW

ANGELA A. ANDERSON
18101 W. PARKWAY
PARCEL 1A
282207 PA.1
282208 PA.2

ANGELA A. ANDERSON
18101 W. PARKWAY
PARCEL 1A
282207 PA.1
282208 PA.2

ANGELA A. ANDERSON
18101 W. PARKWAY
PARCEL 1A
282207 PA.1
282208 PA.2

ANGELA A. ANDERSON
18101 W. PARKWAY
PARCEL 1A
282207 PA.1
282208 PA.2

ANGELA A. ANDERSON
18101 W. PARKWAY
PARCEL 1A
282207 PA.1
282208 PA.2

ANGELA A. ANDERSON
18101 W. PARKWAY
PARCEL 1A
282207 PA.1
282208 PA.2

ANGELA A. ANDERSON
18101 W. PARKWAY
PARCEL 1A
282207 PA.1
282208 PA.2

ANGELA A. ANDERSON
18101 W. PARKWAY
PARCEL 1A
282207 PA.1
282208 PA.2

ANGELA A. ANDERSON
18101 W. PARKWAY
PARCEL 1A
282207 PA.1
282208 PA.2

ANGELA A. ANDERSON
18101 W. PARKWAY
PARCEL 1A
282207 PA.1
282208 PA.2

SAM VARNIERE, ET AL
NF
281807 PA.1
281808 PA.2

SAM VARNIERE, ET AL
NF
281807 PA.1
281808 PA.2

SAM VARNIERE, ET AL
NF
281807 PA.1
281808 PA.2

SAM VARNIERE, ET AL
NF
281807 PA.1
281808 PA.2

SAM VARNIERE, ET AL
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281807 PA.1
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SAM VARNIERE, ET AL
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SAM VARNIERE, ET AL
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281808 PA.2

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SAM VARNIERE, ET AL
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281808 PA.2

SAM VARNIERE, ET AL
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281807 PA.1
281808 PA.2

RUTH THOMAS
NF
282007 PA.1
282008 PA.2

RUTH THOMAS
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282007 PA.1
282008 PA.2

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282007 PA.1
282008 PA.2

RUTH THOMAS
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282007 PA.1
282008 PA.2

RUTH THOMAS
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282007 PA.1
282008 PA.2

RUTH THOMAS
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282007 PA.1
282008 PA.2

RUTH THOMAS
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282007 PA.1
282008 PA.2

RUTH THOMAS
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282007 PA.1
282008 PA.2

JEROME JACKSON
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281811 PA.1
281812 PA.2

JEROME JACKSON
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281811 PA.1
281812 PA.2

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281812 PA.2

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281811 PA.1
281812 PA.2

JEROME JACKSON
NF
281811 PA.1
281812 PA.2



GRAPHIC SCALE (1"=150')

NOTES
1. SEE PARCEL MAPS FOR ALL SURVEYED AND UNDEVELOPED AREAS.
2. ALL SURVEYED AREAS ARE SHOWN WITH PROPERTY LINES AND CORNERS.
3. ALL SURVEYED AREAS ARE SHOWN WITH PROPERTY LINES AND CORNERS.
4. ALL SURVEYED AREAS ARE SHOWN WITH PROPERTY LINES AND CORNERS.
5. ALL SURVEYED AREAS ARE SHOWN WITH PROPERTY LINES AND CORNERS.

REFERENCES
1. PLAT BOOK 104, PAGE 447
2. DEED BOOK 1074, PAGE 434
3. DEED BOOK 1074, PAGE 434
4. DEED BOOK 1074, PAGE 434
5. DEED BOOK 1074, PAGE 434

PREPARED FOR:
SPH PLACEMENTS
A REBRAND SURVEY OF
THE SPARKMAN ANDERSON TRACT
PIN # 72975 01001

BY: S.M. SMITH
CITY OF SPARKMAN, ALABAMA
SPARKMAN, ALABAMA
35094-1000
TEL: 205-765-1000
FAX: 205-765-1000

DATE: 08/14/2013

SHEET 3 OF 3



ATLAS SURVEYING, INC.
1000 W. UNIVERSITY BLVD., SUITE 100
MONTGOMERY, AL 36102
PHONE: (205) 845-2277
FAX: (205) 845-2277
WWW.ATLAS-SURVEYING.COM



THIS PLAN IS A PRELIMINARY SURVEY AND IS NOT TO BE USED FOR CONSTRUCTION OR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF ATLAS SURVEYING, INC. THE SURVEYOR'S LIABILITY IS LIMITED TO THE AMOUNT OF THE FEE CHARGED FOR THIS SURVEY. THE SURVEYOR DOES NOT WARRANT THE ACCURACY OF THE SURVEY OR THE RESULTS THEREOF. THE SURVEYOR'S LIABILITY IS LIMITED TO THE AMOUNT OF THE FEE CHARGED FOR THIS SURVEY. THE SURVEYOR DOES NOT WARRANT THE ACCURACY OF THE SURVEY OR THE RESULTS THEREOF.

ANGELA A. ANDERSON
C.O.G.S. No. 1080287

NUMBER	DESCRIPTION
1	N.E. WILLIAMS ROAD INVESTMENTS LLC 281807 PA.1 281808 PA.2
2	WILLIAMS INVESTMENTS LLC 281807 PA.1 281808 PA.2
3	DAVID C. WOODS ET AL 281807 PA.1 281808 PA.2
4	DAVID C. WOODS ET AL 281807 PA.1 281808 PA.2
5	DAVID C. WOODS ET AL 281807 PA.1 281808 PA.2
6	DAVID C. WOODS ET AL 281807 PA.1 281808 PA.2
7	ANGELA A. ANDERSON 281807 PA.1 281808 PA.2

SEABOARD COASTLINE RAILROAD 300' ROW
CENTRAL OF GEORGIA RAILROAD (FORMERLY SAVANNAH & ATLANTA RAILROAD) 150' ROW
RA. HIGHWAY 21

APPROX. 150' ROW OF THE STATE OF ALABAMA

APPROX. 150' ROW OF THE STATE OF ALABAMA

APPROX. 150' ROW OF THE STATE OF ALABAMA

APPROX. 150' ROW OF THE STATE OF ALABAMA

APPROX. 150' ROW OF THE STATE OF ALABAMA

APPROX. 150' ROW OF THE STATE OF ALABAMA

APPROX. 150' ROW OF THE STATE OF ALABAMA

APPROX. 150' ROW OF THE STATE OF ALABAMA

TOTAL AREA: 8,728.84 SQ. FT. (223.24 ACRES)
DATE FIELD: 07/2013
DATE OFFICE: 08/14/2013
DATE PLOTTED: 08/14/2013
DRAWN BY: S.M. SMITH
CHECKED BY: S.M. SMITH
SCALE: 1"=150'



City Council
7224 GA Highway 21
Port Wentworth, GA 31407

Meeting: 06/20/24
Department: Development Services
Category: Ordinance
Prepared By: Katie Dunnigan
Department Head: Katie Dunnigan

SCHEDULED

**AGENDA ITEM (ID Crossgate -
Special Use Permit)**

DOC ID:

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 Finding:

- 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 as appropriate as a support service to the character area.

- That full access on Crossgate Road be permitted contingent on GDOT alteration of left turn phasing of lights at the Crossgate and Highway 21.

Funding:

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

At the May 13, 2024 meeting, the Planning Commission voted to recommend approval with the following condition:

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: tmeyer@serdllc.com

6. Items Require to be Submitted with this Application.

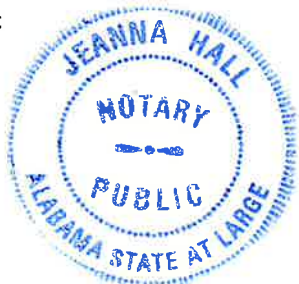
- A. Filing Fee. The non-refundable filling fee must be paid at time of submittal with either a Check, made payable to The City of Port Wentworth, or credit card. Fees are subject to change.
- B. Survey. A scaled or dimensioned boundary survey, tax map, plot plan, or sketch showing the subject property.
- 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



[Signature]
Signature of Applicant

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.

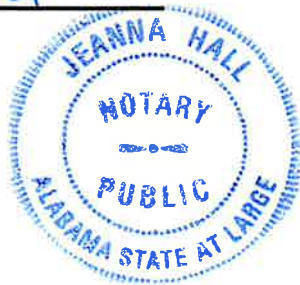
No contributions for the duration provided have been made to any member of City Council or the City of Port Wentworth as noted above.

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

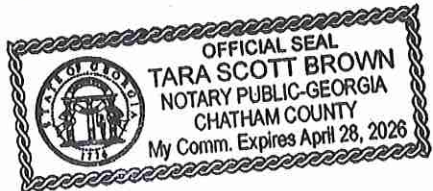
Signature of Owner
Bonzo C. Reddick, Trustee of the
Addison Irrevocable Settlement
Trust

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

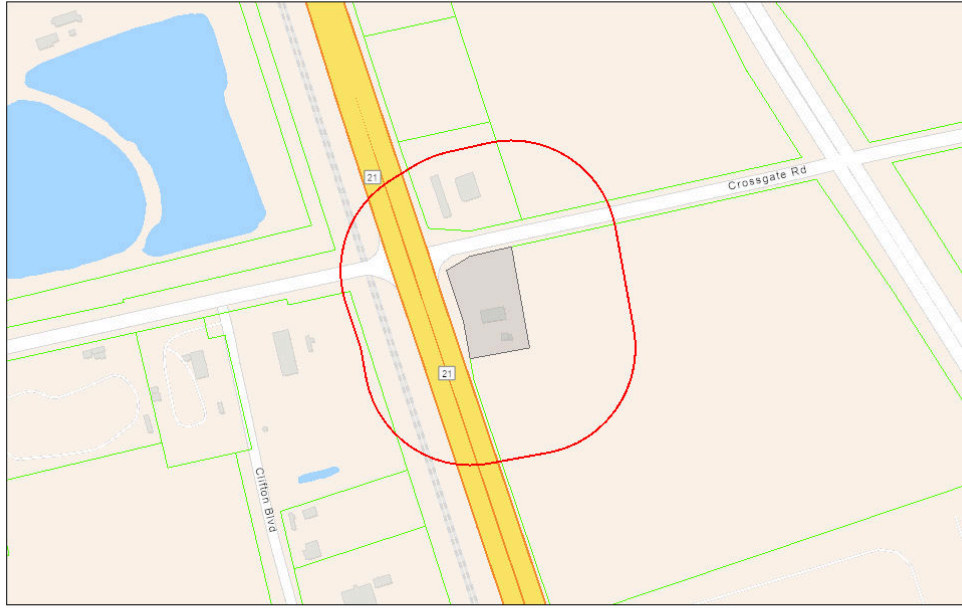



Provided by SAGIS - www.sagis.org

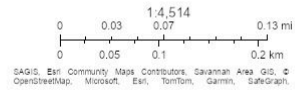
Area : 827,164.62 ft²

Mar 6 2024 17:11:25 Eastern Standard Time

Letter ANSI A Landscape



 Property Boundaries (Parcels)



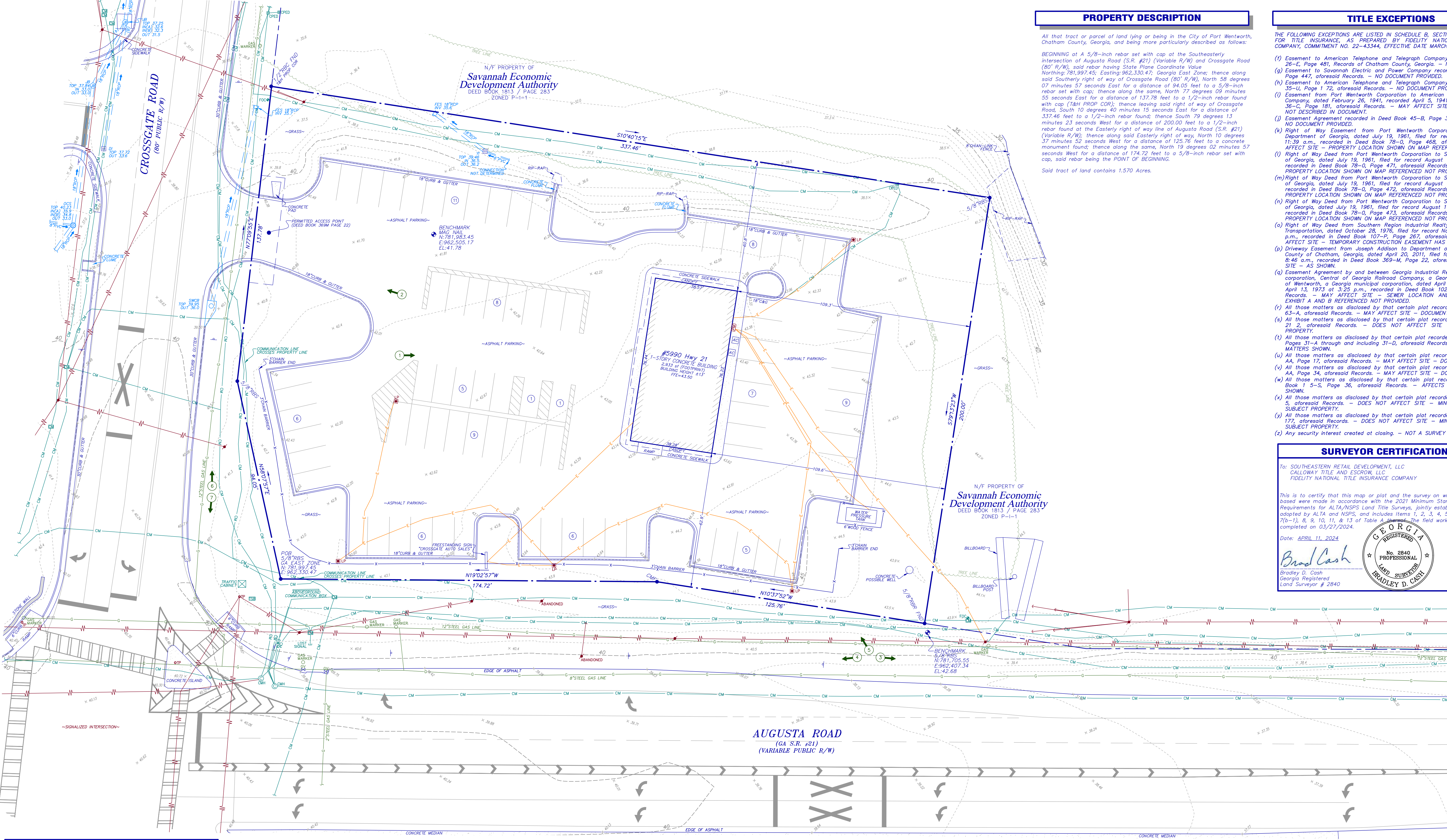
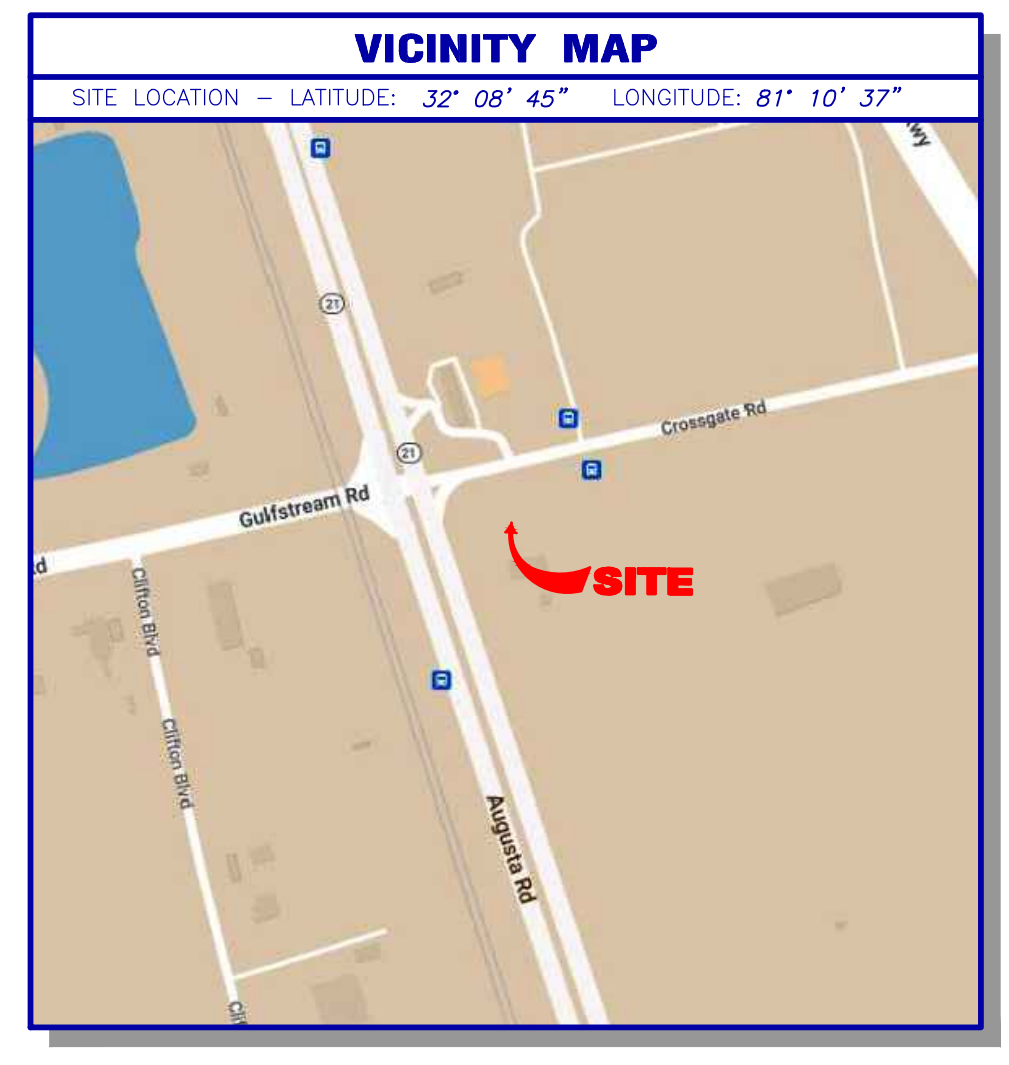
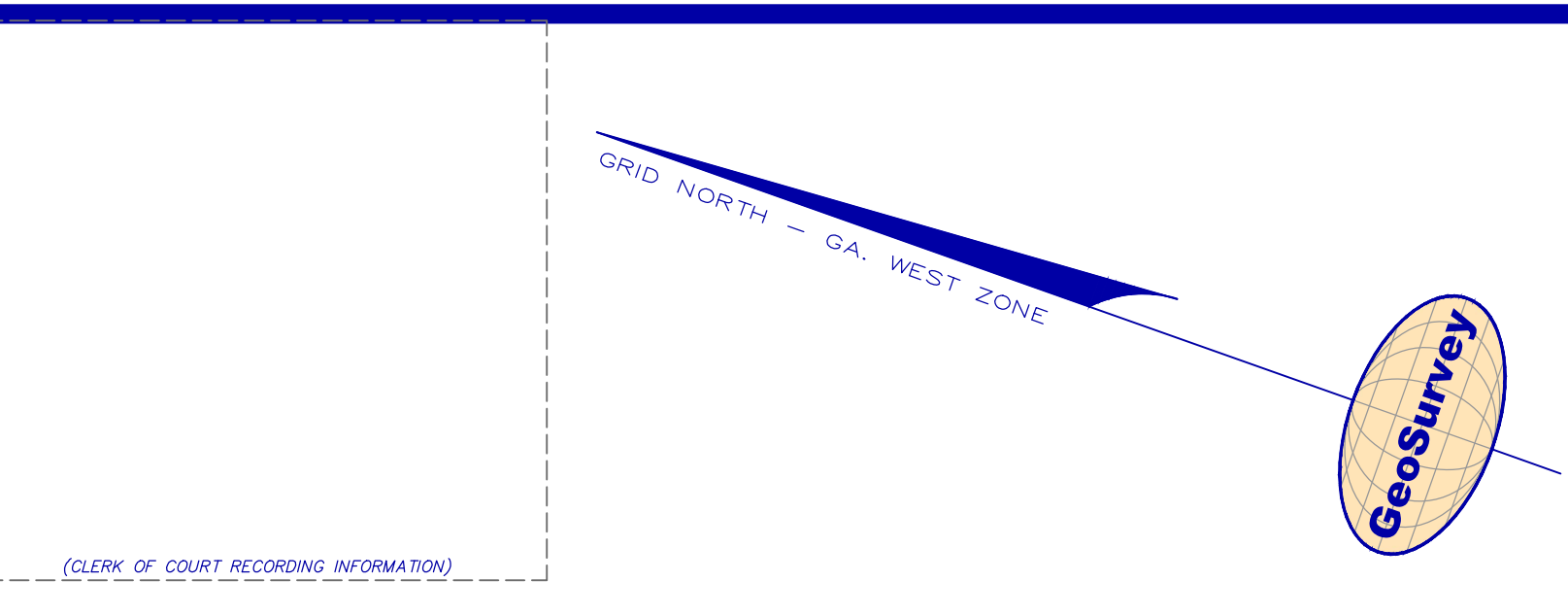
Summary

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	<i>No Data</i>	131 HUTCHINSON ISLAND RD	SAVANNAH	GA	31421
2	70035 01004	6000 HIGHWAY 21	PARKER'S #16 LLC	<i>No Data</i>	17 W MCDONOUGH ST	SAVANNAH	GA	31401
3	70033 01002	5990 HIGHWAY 21	ADDISON JOSEPH	<i>No Data</i>	1613 QUEENSBURY ST	SAVANNAH	GA	31406
4	70035 01008	1500 CROSSGATE RD	1500 CROSSGATE LLC	<i>No Data</i>	C/O PREMIER LEASING & PROPERTY MANAGEMENT 49 PARK	SAVANNAH	GA	31405
5	70913 01013	18 GULFSTREAM RD	AC SAVANNAH PROPERTY II LLC	<i>No Data</i>	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	<i>No Data</i>	2018	0
2	070	961500	606400	355100	C3	<i>No Data</i>	<i>No Data</i>	1775000
3	070	526200	410300	115900	C3	<i>No Data</i>	<i>No Data</i>	300000
4	070	13470800	1464800	12006000	I5	<i>No Data</i>	<i>No Data</i>	52500000
5	070	780600	650300	130300	C4	<i>No Data</i>	<i>No Data</i>	6300000



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 Southernly 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 PROP COR), thence leaving said right of way of Crossgate Road, South 10 degrees 40 minutes 15 seconds East for a distance of 337.46 feet to a 1/2-inch rebar found, thence South 79 degrees 13 minutes 23 seconds West for a distance of 200.00 feet to a 1/2-inch rebar found at the Easterly right of way line of Augusta Road (S.R. #21) (Variable R/W), thence along said Easterly right of way, North 10 degrees 37 minutes 52 seconds West for a distance of 125.76 feet to a concrete monument found, thence along the same, North 19 degrees 02 minutes 57 seconds West for a distance of 174.72 feet to a 5/8-inch rebar set with cap, said rebar being the POINT OF BEGINNING.

Said tract of land contains 1.570 Acres.

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 8:46 a.m., recorded in Deed Book 369-M, Page 22, aforesaid Records. - AFFECTS SITE - SHOWN AND REAR - 15 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 ILLISIBLE.
 - (s) All those matters as disclosed by that certain plat 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 plat 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 plat recorded in Plat Record Book 44, Page 17, aforesaid Records. - MAY AFFECT SITE - DOCUMENT ILLISIBLE.
 - (v) All those matters as disclosed by that certain plat recorded in Plat Record Book 44, Page 14, aforesaid Records. - MAY AFFECT SITE - DOCUMENT ILLISIBLE.
 - (w) All those matters as disclosed by that certain plat 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 plat 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 plat 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.

SURVEYOR CERTIFICATION

To: SOUTHEASTERN RETAIL DEVELOPMENT, LLC
CALLLOWAY TITLE AND ESCROW, LLC
FIDELITY NATIONAL TITLE INSURANCE COMPANY

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6(a), 7(a), 7(b)-1, 8, 9, 10, 11, 13 of Table 4.1 hereof. The field work was completed on 03/21/2024.

Date: APRIL 11, 2024

Brad Cash
Bradley D. Cash
Georgia Registered Land Surveyor # 2840

SURVEYOR CERTIFICATION

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORPATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as amended, C.C.G.A. Section 15-6-67.

Brad Cash
Bradley D. Cash
Georgia Registered Land Surveyor # 2840

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 UTILITY SURVEY, 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.

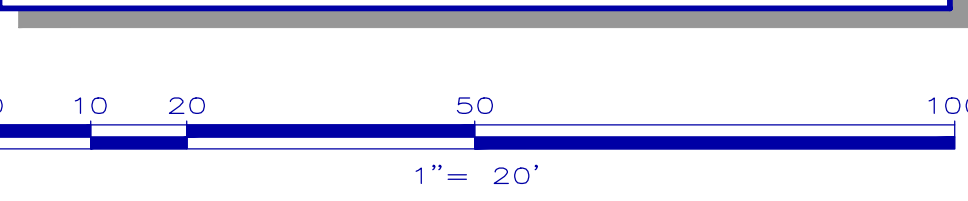
IF YOU DIG

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	⊘ LIGHT POLE
CI CURB INLET	⊚ ELECTRIC TRANSFORMER
CM CORRUGATED METAL PIPE	⊛ WATER VAULT
CP CONCRETE MONUMENT FND	⊜ GAS VALVE
CO SANITARY CLEANOUT	⊝ GAS METER
CPED COMMUNICATION PEDESTAL	⊞ WATER VALVE
CRIP CRIMPED TOP PIPE	⊟ WATER METER
CIPI DROP INLET	
DI DUCTILE IRON PIPE	
DWB DOUBLE WING CATCH BASIN	
FND FOUND	
GM GAS METER	
INV INVERT	
JB JUNCTION BOX	
MH MANHOLE	
NF NAIL FOUND	
OS OUTLET CONTROL STRUCTURE	
OPI OPEN TOP PIPE	
PM POWER METER	
POB POINT OF BEGINNING	
RCP RICHMOND REINFORCED CONCRETE PIPE	
RIB RIB	
RBS 5/8" RIB SET CAPPED ISF 621	
RFR RICHMOND REINFORCED CONCRETE PIPE	
SWB SINGLE WING CATCH BASIN	
TRANS TRANS	
ET ELECTRIC TRANSFORMER	
WV WATER VAULT	
GV GAS VALVE	
GM GAS METER	
WV WATER VALVE	
WM WATER METER	
⊕ FIRE HYDRANT	
⊖ UNDERGROUND ELECTRIC LINE	
⊘ UNDERGROUND GAS LINE	
⊚ UNDERGROUND COMMUNICATION LINE	
⊜ UNDERGROUND WATER LINE	
⊝ PHOTO POSITION INDICATOR	
⊞ REGULAR PARKING SPACE COUNT	
⊟ HANDICAP PARKING SPACE	
⊠ TREE POSITION INDICATOR	

GRAPHIC SCALE



PARKING SUMMARY
82 REGULAR
0 HANDICAP
82 TOTAL SPACES

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

SITE AREA
1.570 Acres
66,398 sf

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 570 SERIES TOTAL STATION AND TRIMBLE RSC 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.



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

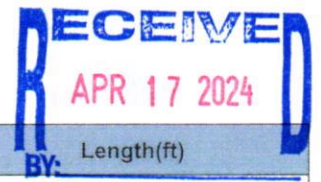
ALTA/NSPS LAND TITLE SURVEY

#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	



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



City Council
7224 GA Highway 21
Port Wentworth, GA 31407

Meeting: 06/20/24
Department: Development Services
Category: Ordinance
Prepared By: Katie Dunnigan
Department Head: Katie Dunnigan

SCHEDULED

**AGENDA ITEM (ID Crossgate -
General Site Plan)**

DOC ID:

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 Finding:

- 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.

- Existing full access currently exists forward of the proposed access.

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.

Funding:

Recommendation: At the May 13, 2024 meeting, the Planning Commission voted to recommend approval with the following condition:

That full access on Crossgate Road be permitted contingent on GDOT alteration of left turn phasing of lights at the Crossgate and Highway 2

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

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 ½" 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

4/17/24

Date

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

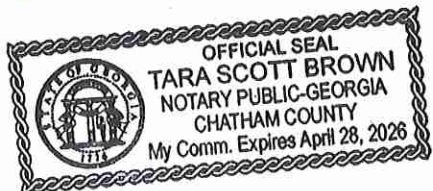
Signature of Owner
Bonzo C. Reddick, Trustee of the
Addison Irrevocable Settlement
Trust

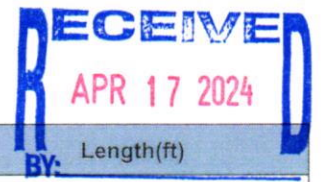
Personally appeared before me
Bonzo C. Reddick

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





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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4	070	13470800	1464800	12006000	I5	No Data	No Data	52500000
5	070	780600	650300	130300	C4	No Data	No Data	6300000



Traffic Impact Study

Crossgate Road Fueling Center

City of Port Wentworth, Georgia

Report Prepared:

May 2024

Prepared for:

Southeastern Retail Development

Prepared by:

Kimley»»Horn

Kimley-Horn and Associates, Inc.
11720 Amber Park Drive, Suite 600
Alpharetta, GA 30009
017218002

Traffic Impact Study

Crossgate Road Fueling Center

City of Port Wentworth, Georgia

Report Prepared:

May 2024

Prepared for:

Southeastern Retail Development

Prepared by:



Kimley-Horn and Associates, Inc.
11720 Amber Park Drive, Suite 600
Alpharetta, GA 30009
017218002



5/6/2024

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Appendix B: Growth Rate Analysis

Appendix C: Intersection Volume Worksheets

Appendix D: *Synchro* Analysis Reports

Appendix E: Raw Traffic Counts

Appendix F: GDOT Intersection Control Evaluation

Appendix G: Crossgate Industrial Park Information

1.0 INTRODUCTION

This report presents the analysis of the anticipated traffic impacts associated with the proposed *Crossgate Road Fueling Center* development, which is expected to be completed in 2025 (referred to herein as “build-out year”). The site is located east of SR 21/Augusta Road and south of Crossgate Road in Port Wentworth, Georgia. The site is currently occupied by a vacant auto parts store (Crossgate Motors Inc.), which will be demolished. The site is proposed to consist of a gas station with 16 fueling positions and a 6,372 SF convenience store on an approximately 1.57-acre site.

This report summarizes the analyses of the following three (3) conditions:

1. Existing 2024 Traffic Conditions
2. Projected 2025 No-Build Traffic Conditions (Existing 2024 Traffic Conditions, plus background traffic growth and project trips associated with the *Crossgate Industrial Park* development).
3. Projected 2025 Build Traffic Conditions (Projected 2025 No-Build Traffic Conditions, plus the traffic associated with the proposed *Crossgate Road Fueling Center* development).

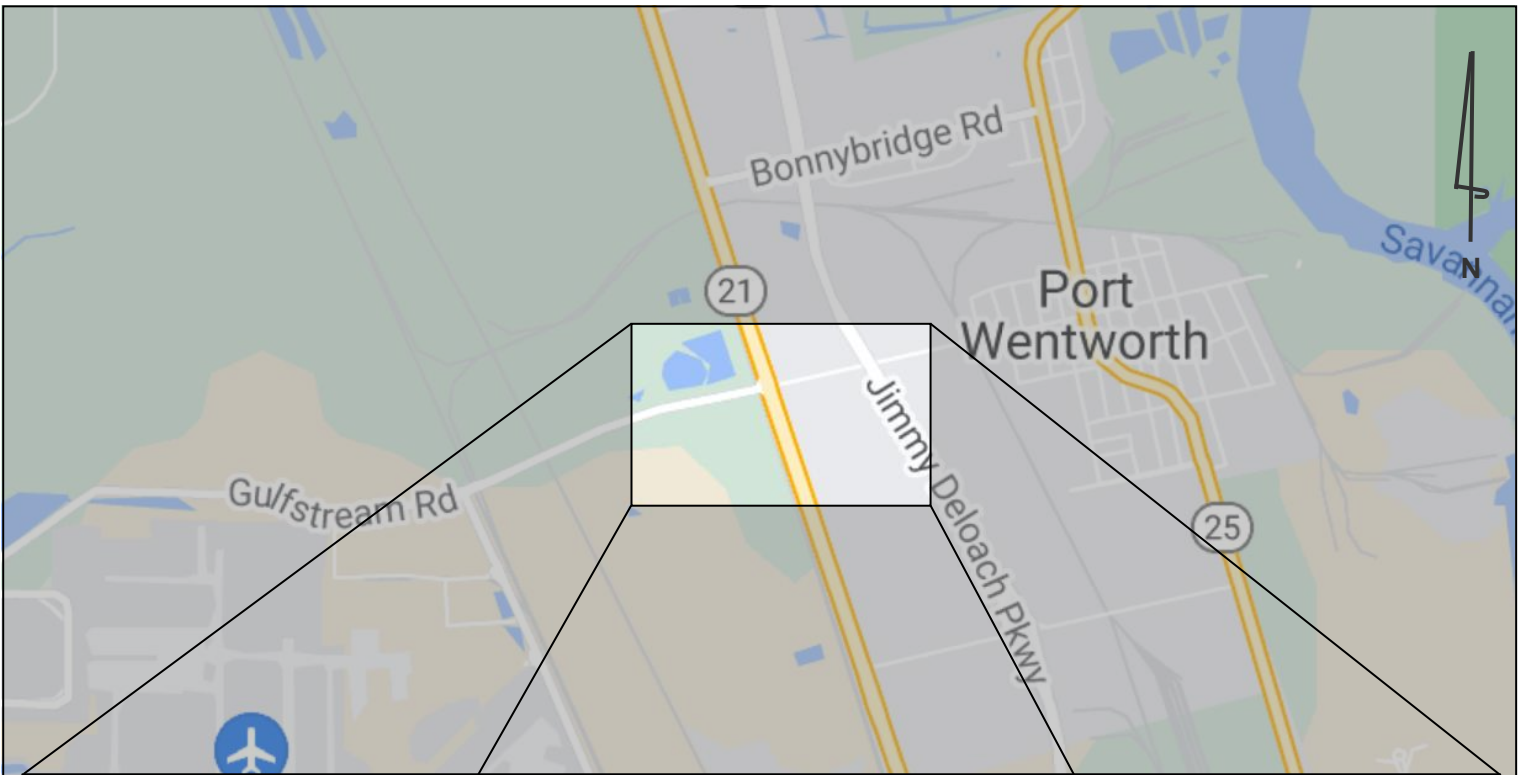
Figure 1 provides a location map of the project site. **Figure 2** provides aerial imagery of the project site. Additionally, a copy of the proposed site plan is provided in **Appendix A**.

2.0 STUDY AREA DETERMINATION

The study area consists of the following three (3) intersections:

1. SR 21/Augusta Road at Crossgate Road/Gulfstream Road (Existing – Signalized)
2. Crossgate Road at Parker’s Kitchen Driveway/Site Driveway A (Existing – Unsignalized)
3. SR 21/Augusta Road at Site Driveway B (Proposed RIRO – Unsignalized)

This analysis considers SR 21/Augusta Road, Parker’s Kitchen Driveway, and Site Driveway A as having a north-south orientation and considers Gulfstream Road, Crossgate Road, and Site Driveway B as having an east-west orientation.



Google

Keyboard shortcuts Map data ©2024 Google Terms Report a map error

LEGEND	
	Project Site Boundary
	Proposed Site Driveway
	Study Intersection



LEGEND

- - - Project Site Boundary
- - - Proposed Site Driveway
- X Study Intersection

3.0 EXISTING TRAFFIC CONDITIONS

3.1 ROADWAY CHARACTERISTICS

The roadways within the study network have the following characteristics:

SR 21/Augusta Road is a four-lane, divided, principal arterial roadway with a posted speed limit of 50 MPH. GDOT counts taken south of Crossgate Road indicated an Annual Average Daily Traffic (AADT) volume of 32,700 vehicles per day in 2022. Traffic Counts collected by Kimley-Horn in March 2024 indicated an Average Daily Traffic (ADT) volume of 31,425 vehicles per day north of Crossgate Road and an ADT volume of 35,600 vehicles per day south of Crossgate Road.

Gulfstream Road is a two-lane, undivided, major collector roadway with a posted speed limit of 35 MPH. GDOT counts taken west of SR 21/Augusta Road indicated an AADT volume of 10,700 vehicles per day in 2022. Traffic Counts collected by Kimley-Horn in March 2024 indicated an Average Daily Traffic (ADT) volume of 14,750 vehicles per day west of SR 21/Augusta Road.

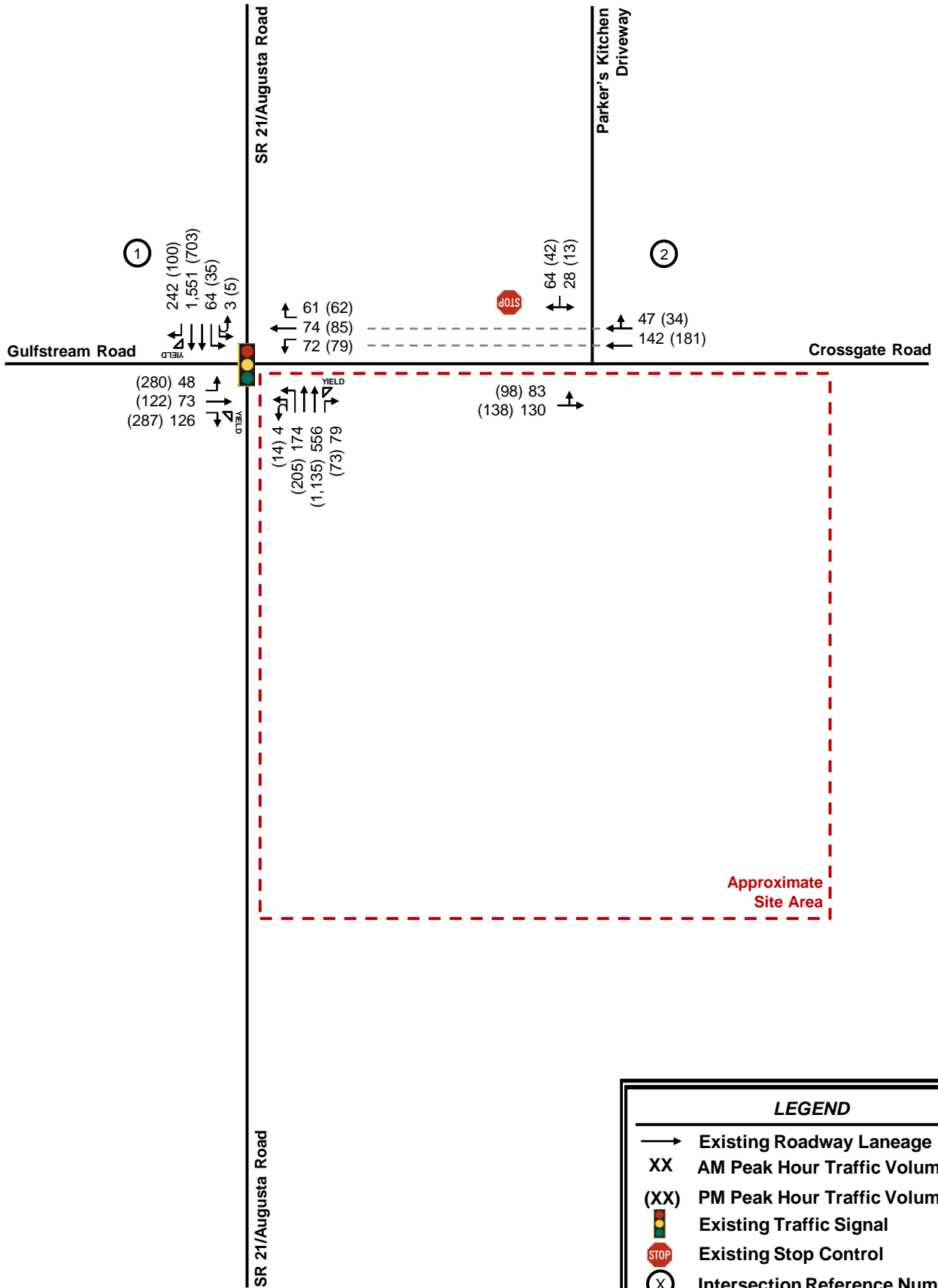
Crossgate Road is a two-lane, undivided, major collector roadway with a posted speed limit of 45 MPH. GDOT counts taken west of SR 21 ALT/Jimmy DeLoach Parkway indicated an AADT volume of 3,970 vehicles per day in 2022. Traffic Counts collected by Kimley-Horn in March 2024 indicated an Average Daily Traffic (ADT) volume of 5,300 vehicles per day east of SR 21/Augusta Road.

3.2 EXISTING TRAFFIC VOLUMES

Vehicle peak hour turning movement counts were collected at the intersections of SR 21/Augusta Road at Gulfstream Road/Crossgate Road and Crossgate Road at Parker’s Kitchen Driveway. The counts were performed during the AM period (6:00 AM-9:00 AM) and the PM period (3:00 PM-6:00 PM). Additionally, a 48-Hour volume count was performed along each leg of the intersection of SR 21/Augusta Road at Gulfstream Road/Crossgate Road (four total counts). The AM and PM peak hours for each intersection are shown in **Table 1**. Complete traffic count data is provided in **Appendix E**.

Table 1: Peak Hour Summary			
Intersection	Collection Date	AM Peak Hour	PM Peak Hour
1. SR 21/Augusta Road at Gulfstream Road/Crossgate Road (signalized)	3/13/2024	6:30 AM – 7:30 AM	3:00 PM – 4:00 PM
2. Crossgate Road at Parker’s Kitchen Driveway/Site Driveway A (unsignalized)	3/13/2024	6:30 AM – 7:30 AM	3:15 PM – 4:15 PM

Figure 3 illustrates the Existing 2024 peak hour traffic volumes at the study intersections as well as the existing roadway geometry (intersection layout).

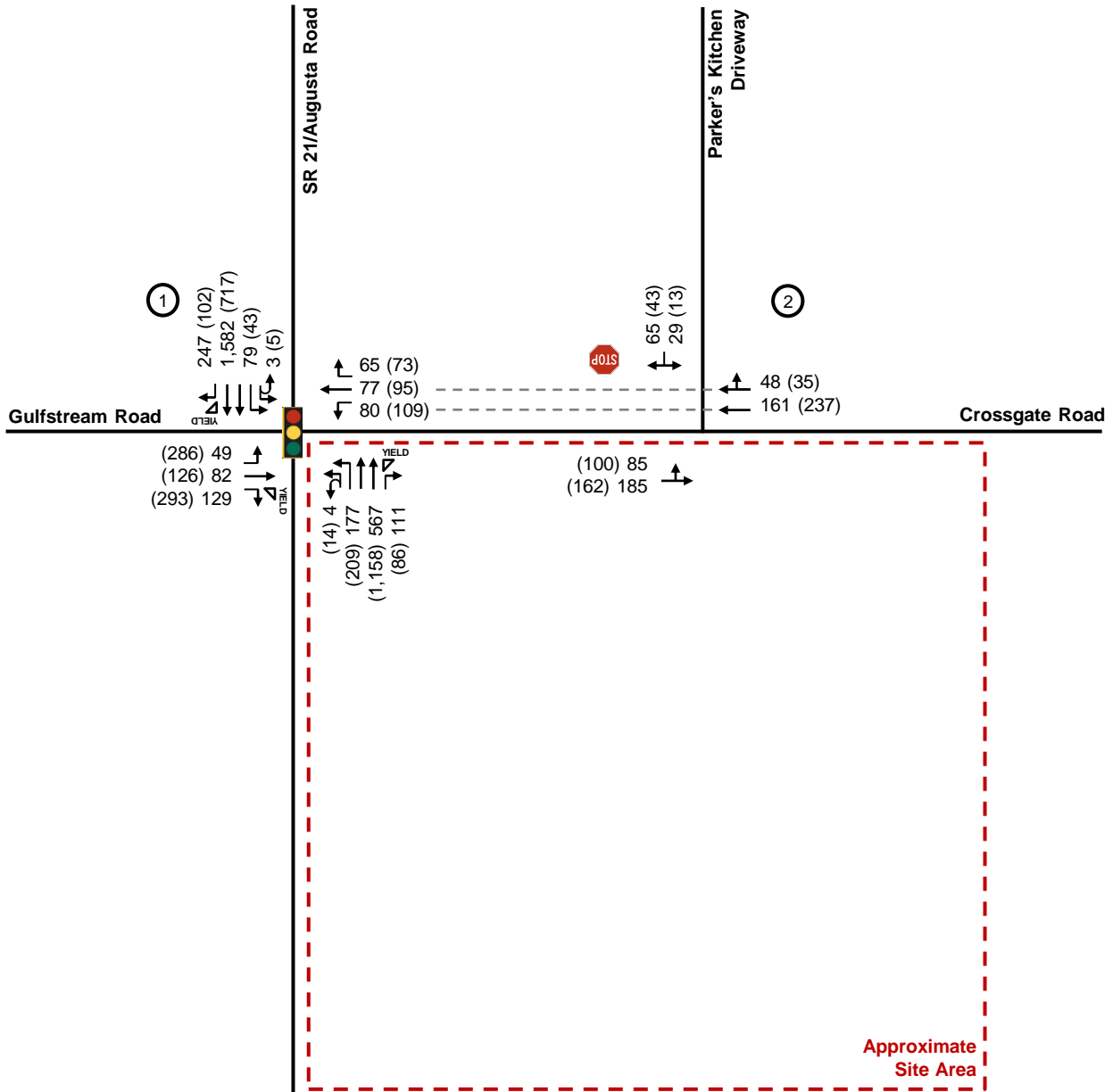


4.0 PROJECTED BACKGROUND (NON-PROJECT) TRAFFIC

Projected background (non-project) traffic is defined as the expected traffic on the roadway network in the future year(s) absent the construction and opening of the proposed *Crossgate Road Fueling Center* development. The Existing 2024 peak hour traffic volumes were increased by 2.0% per year for one (1) year to account for the expected background growth in traffic through year 2025, build-out of the project, based on population data and historic GDOT traffic counts in the area. Additionally, project trips associated with the Crossgate Industrial Park development, which is located along Crossgate Road approximately 1,575 feet east of SR 21/Augusta Road, were included in the Projected 2025 No-Build conditions. Information about the development is included in **Appendix G**. A detailed growth rate analysis is included in **Appendix B**. **Figure 4** illustrates the Projected 2025 No-Build Conditions for the AM and PM peak hours.

4.1 FUTURE ROADWAY/INTERSECTION PROJECTS

The GDOT *GeoPI* system and Chatham County SPLOST was researched for programmed transportation projects within the vicinity of the proposed development. There are no programmed projects within the study network.



5.0 PROJECT TRAFFIC

Project traffic used in this analysis is defined as the vehicle trips expected to be generated by the proposed *Crossgate Road Fueling Center* development, and the distribution and assignment of that traffic through the study roadway network. This traffic impact study evaluated the impacts of developing a fueling center with 16 fueling positions and a 6,372 SF convenience store.

5.1 PROJECT SITE ACCESS

Access to the proposed *Crossgate Road Fueling Center* development will be provided at two locations listed below:

1. Site Driveway A located along Crossgate Road – an existing full-movement driveway located approximately 225 feet east of SR 21/Augusta Road. Since the existing driveway does not currently align with the Parker’s Kitchen Driveway, the driveway is proposed to be relocated approximately 50 feet east to align with the Parker’s Kitchen Driveway. The driveway is proposed to have one (1) lane entering the site and one (1) lane exiting the site.
2. Site Driveway B located along SR 21/Augusta Road – a proposed right-in/right-out driveway located approximately 325 feet south of Gulfstream Road/Crossgate Road. The driveway is proposed to have one (1) lane entering the site and one (1) lane exiting the site. Additionally, a physical barrier to separate the northbound left-turn lanes from the northbound through lanes along SR 21/Augusta Road should be considered to discourage drivers from cutting across multiple lanes.

See the site plan in **Appendix A** for a visual representation of vehicular access and circulation throughout the site.

5.2 TRIP GENERATION

Traffic generated by the proposed development was calculated using equations contained in the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, 11th Edition, 2021. The trip generation was calculated using the Gasoline/Service Station with Convenience Market land use code (Land Use 945) **Table 2** summarizes the trip generation for the proposed development upon full build-out in 2025.

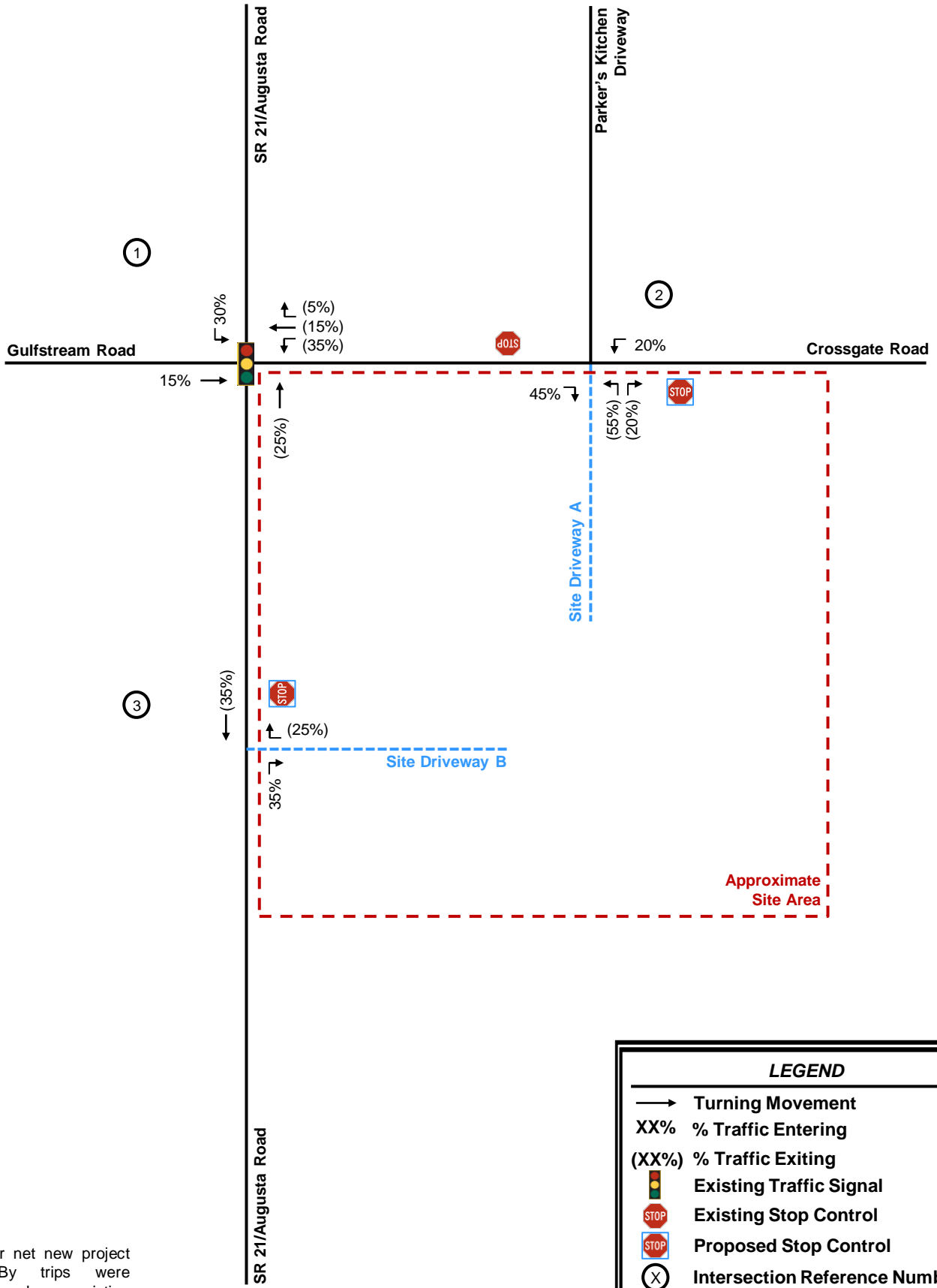
Table 2: Trip Generation											
Land Use	Density	ITE Code	Daily Traffic			AM Peak Hour			PM Peak Hour		
			Total	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit
Gasoline/Service Station with Convenience Market (16-24 VFP)	6,372 SF	945	8,178	4,089	4,089	582	291	291	504	252	252
Total Gross Trips			8,178	4,089	4,089	582	291	291	504	252	252
<i>Pass-by Reduction</i>			<i>-4,090</i>	<i>-2,045</i>	<i>-2,045</i>	<i>-278</i>	<i>-139</i>	<i>-139</i>	<i>-306</i>	<i>-153</i>	<i>-153</i>
Total Net New Trips			4,088	2,044	2,044	304	152	152	198	99	99

Due to the size, nature, and location of the proposed development, mixed-use and alternative mode reductions were assumed to be zero. Pass-by reductions are considered for traffic normally traveling along a roadway which may choose to visit a retail or restaurant establishment that is along the vehicle’s path. These trips were already on the road and would therefore only be new trips on the driveways. Pass-by reductions were determined according to the *ITE Trip Generation Handbook, Third Edition, 2014*. Per ITE guidance, the pass-by trip reduction rate for the proposed gas station land use is 76% for the AM peak hour and 75% for the PM peak hour. The total pass-by trips were limited to 10% of the adjacent roadway traffic volume.

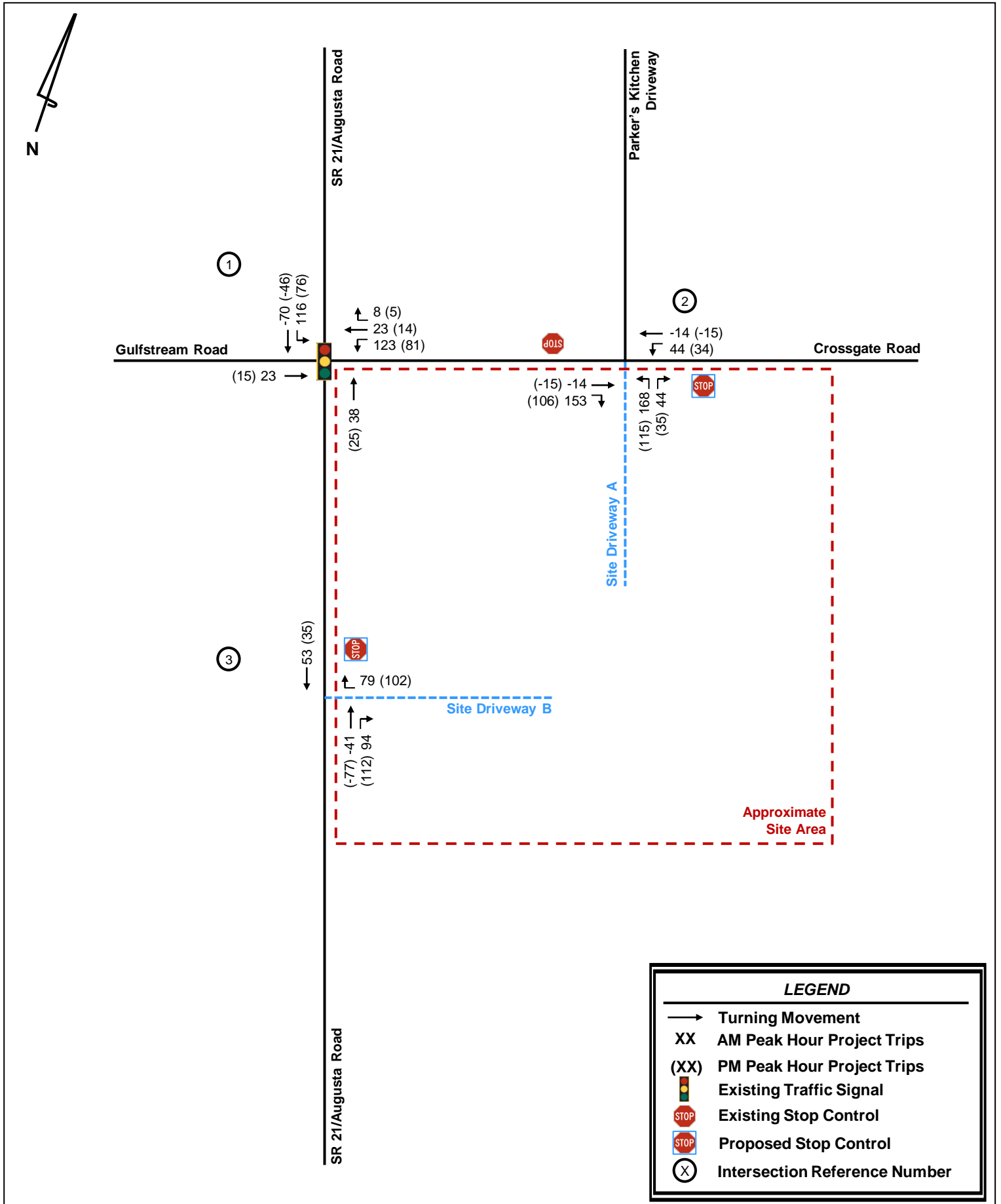
5.3 TRIP DISTRIBUTION AND ASSIGNMENT

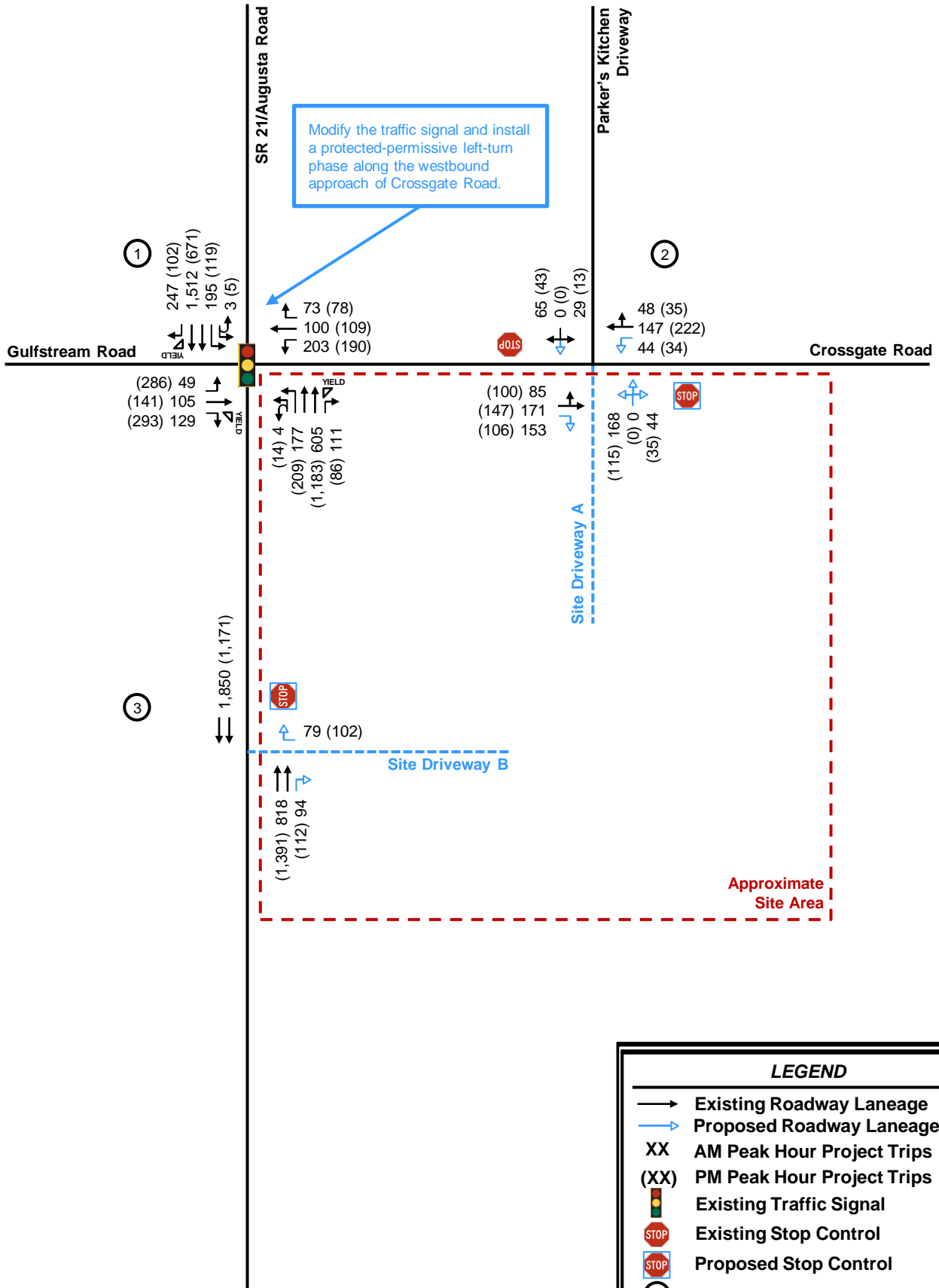
The directional distribution and assignment of new project trips was based on a review of land uses and population densities in the area and the existing peak hour turning movement counts. Detailed trip distributions are illustrated in **Figure 5**.

Based on the trip generation from **Table 2** and the anticipated trip distribution (shown on **Figure 5**), net new project trips were assigned to the study roadway network and are illustrated on **Figure 6**. **Figure 7** illustrates the Projected 2025 Build Conditions for the AM and PM peak hours. **Appendix C** provides intersection volume worksheets for the study network.



Distribution for net new project trips. Pass-By trips were distributed based on existing traffic volumes.





6.0 LEVEL-OF-SERVICE ANALYSIS

Level-of-service (LOS) determinations were made for the weekday AM and PM peak hours for the existing study network intersections and proposed access intersections using *Synchro Professional, Version 12.0*. The program uses methodologies contained in the *Highway Capacity Manual, 6th Edition* to determine the operating characteristics of an intersection. Capacity is defined as the maximum number of vehicles that can pass over a particular road segment or through a particular intersection within a specified period under prevailing roadway, traffic, and control conditions.

LOS is used to describe the operating characteristics of a road segment or intersection in relation to its capacity. LOS is defined as a qualitative measure that describes operational conditions and motorists' perceptions of a traffic stream. The *Highway Capacity Manual* defines six levels of service, LOS A through LOS F, with A being the best and F the worst.

LOS for signalized intersections are reported for the intersection as a whole. One or more movements at an intersection may experience a low level-of-service, while the intersection as a whole may operate acceptably.

LOS for unsignalized intersections, with stop control on the minor street only, are reported for the sidestreet approaches and major street left-turns. Poor levels-of-service for sidestreet approaches are not uncommon, as vehicles may experience significant delay turning onto a major roadway.

In addition to the Existing 2024 Conditions, an analysis was performed for the AM and PM peak hours for the Projected 2025 No-Build and Build Conditions. The results of the LOS analysis for the Existing 2024 and the Projected 2025 Conditions are summarized in **Table 3**. A detailed set of analyses from *Synchro* is available in **Appendix D**.

Table 3: Level-of-Service Summary LOS (Delay, in seconds)							
Intersection	Approach / Movement	Existing 2024		Projected 2025 No-Build		Projected 2025 Build	
		AM Peak	PM Peak	AM Peak	PM Peak	AM Peak	PM Peak
1. SR 21/Augusta Road at Gulfstream Road/Crossgate Road (signalized)	Overall	C (28.7)	D (41.8)	C (30.1)	D (44.3)	D (45.0)	E (61.7)
2. Crossgate Road at Parker's Kitchen Driveway/Site Driveway A (unsignalized)	SB	B (10.7)	B (10.2)	A (11.0)	B (10.6)	B (13.1)	B (11.6)
	EBL*	A (8.0)	A (8.0)	B (8.1)	A (8.2)	A (8.0)	A (8.2)
	NB					C (18.7)	C (15.0)
	WBL					A (7.7)	A (7.5)
3. SR 21/Augusta Road at Site Driveway B (unsignalized)	WB					B (12.1)	C (20.1)

*Note: EBL delay improves in AM peak build scenario due to the inclusion of pass-by trip reductions, as the conflicting westbound through volume is reduced for traffic which is accessing the development.

As shown in **Table 3**, the unsignalized intersection of Crossgate Road at Parker's Kitchen Driveway/Site Driveway A currently operates at an acceptable overall LOS during both the AM and PM peak hours. The intersection is projected to continue to operate at an acceptable overall LOS during both the AM and PM peak hours under Projected 2025 No-Build and Projected 2025 Build conditions. The signalized intersection of SR 21/Augusta Road at Gulfstream Road/Crossgate Road is projected to operate at LOS E during the PM peak hour under the Projected 2025 Build conditions with existing roadway laneage. Under Projected 2025 Build conditions, all site driveways are projected to operate at an acceptable LOS.

Due to the LOS E of the intersection of SR 21/Augusta Road at Gulfstream Road/Crossgate Road in the PM peak during the Projected 2025 Build Conditions, the installation of a protected-permissive left-turn phase for the westbound approach is recommended due to the increase in traffic on this approach. The results of the LOS analysis for the Projected 2025 Build Improved conditions are summarized in **Table 4**.

Table 4: Improved Level-of-Service Summary LOS (Delay, in seconds)			
Intersection	Approach / Movement	Projected 2025 Build	
		AM Peak	PM Peak
1. SR 21/Augusta Road at Gulfstream Road /Crossgate Road (signalized)	Overall	D (44.5)	D (54.6)

As shown in **Table 4**, the intersection of SR 21/Augusta Road at Gulfstream Road/Crossgate Road is expected to operate at an acceptable LOS after the implementation of the recommended improvements.

7.0 ADDITIONAL CONSIDERATIONS

7.1 TURN LANE WARRANTS

Access to the proposed *Crossgate Road Fueling Center* development will be provided at two locations. GDOT provides guidance on the minimum volumes requiring the construction of turn lanes. Per GDOT's *Regulations for Driveway and Encroachment Control Manual*, a right-turn lane must be constructed if the daily turn volumes meet or exceed values shown in **Table 5** for right-turns.

Table 5: Minimum Volumes Requiring Right-Turn Lanes				
Posted Speed	2 Lanes on Main Road		More Than 2 Lanes on Main Road	
	ADT < 6,000	ADT ≥ 6,000	ADT < 10,000	ADT ≥ 10,000
≤ 35 MPH	200 RTV/day	100 RTV/day	200 RTV/day	100 RTV/day
40 – 50 MPH	150 RTV/day	75 RTV/day	150 RTV/day	75 RTV/day
55 – 60 MPH	100 RTV/day	50 RTV/day	100 RTV/day	50 RTV/day
≥ 65 MPH	Always	Always	Always	Always

Per GDOT's *Regulations for Driveway and Encroachment Control Manual*, a left-turn lane must be constructed if the daily turn volumes meet or exceed values shown in **Table 6** for left-turns.

Table 6: Minimum Volumes Requiring Left-Turn Lanes				
Posted Speed	2 Lanes on Main Road		More Than 2 Lanes on Main Road	
	ADT < 6,000	ADT ≥ 6,000	ADT < 10,000	ADT ≥ 10,000
≤ 35 MPH	300 LTV/day	200 LTV/day	400 LTV/day	300 LTV/day
40 – 50 MPH	250 LTV/day	175 LTV/day	325 LTV/day	250 LTV/day
55 – 60 MPH	200 LTV/day	150 LTV/day	250 LTV/day	200 LTV/day
≥ 65 MPH	Always	Always	Always	Always

Although Crossgate Road is not a state route, it was analyzed per GDOT standards to determine the need for right and left-turn lanes. The number of turning movements at each site driveway was analyzed based on the projected trip generation provided in **Table 2** and the trip distribution provided in **Figure 5**. **Table 7** summarizes the number of left and right-turns at each site driveway and presents the assessment to determine if turn lanes are required.

Table 7: Assessment for Turn Lanes			
	Site Driveway A (Crossgate Road)		Site Driveway B (SR 21/Augusta Road)
	Left-Turn	Right-Turn	Right-Turn
Number of Daily Turning Movements	613	1,943	1,533
Minimum Required for Turn Lane	300	200	75
Turn Lane Warranted?	Yes	Yes	Yes

Based on the projected daily traffic volumes, a left-turn lane along Crossgate Road entering Site Driveway A, right-turn lanes along Crossgate Road entering Site Driveway A, and right-turn lane along SR 21/Augusta Road entering Site Driveway B are warranted based on the GDOT guidelines.

7.2 GDOT INTERSECTION CONTROL EVALUATION (ICE)

Per GDOT’s Intersection Control Evaluation (ICE) Policy, an ICE analysis is required for the proposed driveway along SR 21/Augusta Road. The intent of ICE is to determine the most effective intersection design/traffic control at a given intersection. As Site Driveway B is a proposed right-in/right-out driveway, an ICE waiver can be submitted in lieu of a full ICE analysis. An ICE analysis is not required for the proposed driveway along Crossgate Road as it is not a GDOT state route. The ICE waiver for the proposed intersection of SR 21/Augusta Road at Site Driveway B is provided in **Appendix F**.

8.0 CONCLUSION

This traffic study evaluated the traffic impacts associated with the *Crossgate Road Fueling Center* development located east of SR 21/Augusta Road and south of Crossgate Road in Port Wentworth, Georgia. The site is currently occupied by a vacant auto parts store (Crossgate Motors Inc.), which will be demolished. The development, which is approximately 1.57 acres in size, will consist of a gas station with 16 fueling positions and a 6,372 SF convenience store. The development is expected to be completed in 2025.

The study network, which consists of three (3) intersections, was analyzed for the weekday AM and PM peak hours under Existing 2024 Conditions, Projected 2025 No-Build Conditions (one year of background traffic growth plus project trips associated with the *Crossgate Industrial Park* development), and Projected 2025 Build Conditions (Projected 2025 No-Build Conditions plus traffic generated by the proposed *Crossgate Road Fueling Center* development).

Based on the results of this traffic impact study, all study intersections currently operate at acceptable overall LOS during both the AM and PM peak hours. Under the Projected 2025 No-Build and Build Conditions, all study intersections except one, are projected to continue to operate at acceptable LOS during both the AM and PM peak hours. The intersection of SR 21/Augusta Road at Gulfstream Road/Crossgate Road is projected to operate at LOS E under the PM peak hour. The installation of a protected-permissive left-turn phase for the westbound approach of Crossgate Road is recommended to improve the LOS at the intersection.

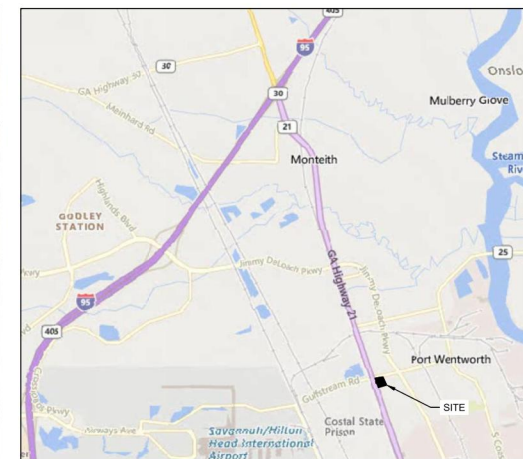
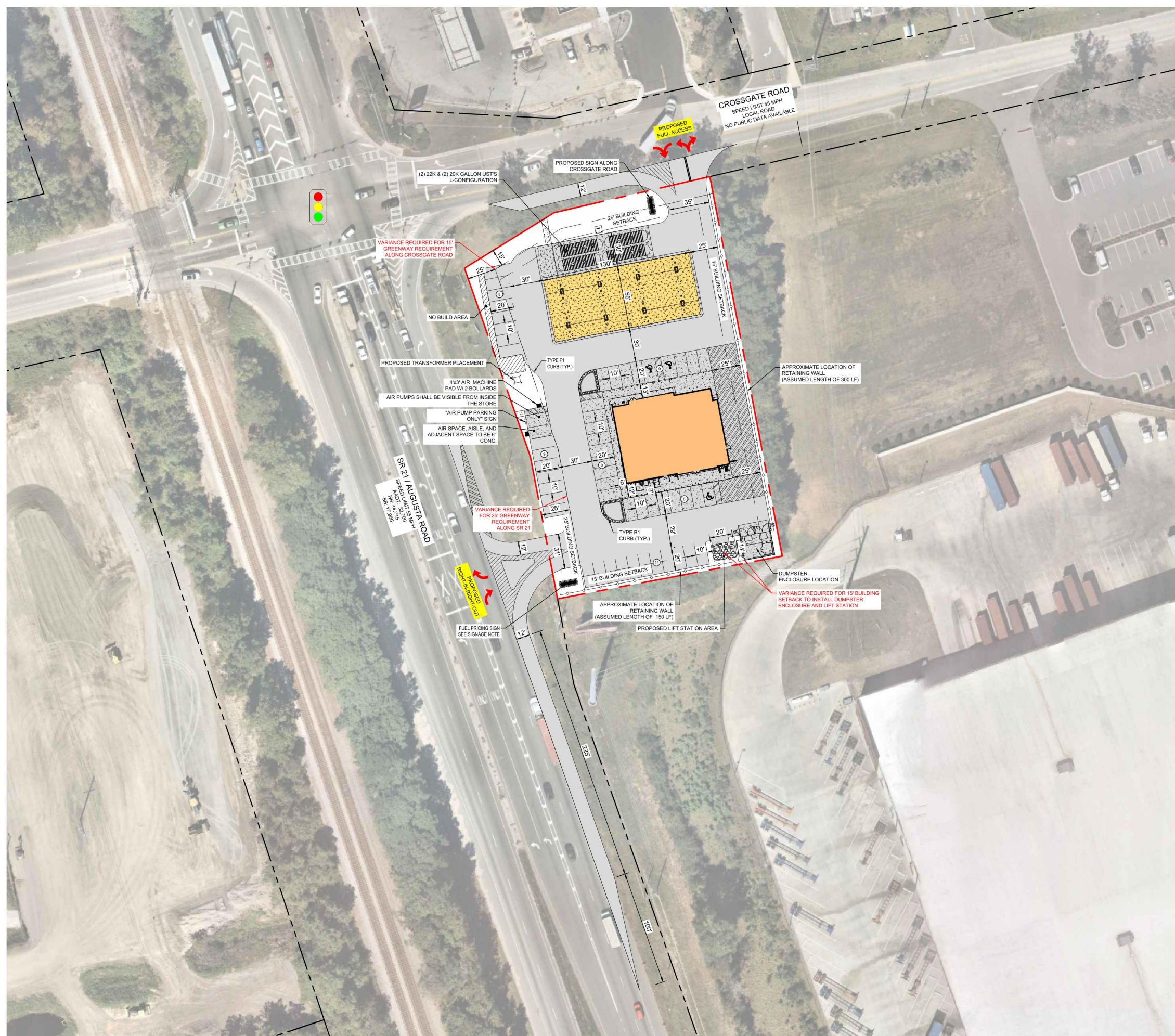
Kimley-Horn does not recommend any system improvements, but does recommend site access improvements based on the results of this study.

8.1 SITE-ACCESS IMPROVEMENT RECOMMENDATIONS

Based on the results of this study, Kimley-Horn recommends the following site-access improvements to serve the *Crossgate Road Fueling Center*.

- SR 21/Augusta Road at Gulfstream Road/Crossgate Road (Intersection 1)
 - Modify the traffic signal and install a protected-permissive left-turn phase along the westbound approach of Crossgate Road.
- Crossgate Road at Parker's Kitchen Driveway/Site Driveway A (Intersection 2)
 - Construct an eastbound right-turn lane along Crossgate Road.
 - Provide a westbound left-turn lane along Crossgate Road.
 - Construct a full-movement driveway with one (1) lane entering the site and one (1) lane exiting the site.
- SR 21/Augusta Road at Site Driveway B (Intersection 3)
 - Construct a northbound right-turn lane along SR 21/Augusta Road.
 - Construct a right-in/right-out driveway with one (1) lane entering the site and one (1) lane exiting the site.
 - Consider installing a physical barrier in the gore area between the northbound left-turn lanes and northbound through lanes along SR 21/Augusta Road to discourage drivers cutting across multiple lanes.

Site Plan



VICINITY MAP
NTS

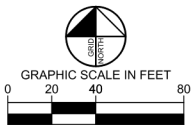
SITE DATA TABLE	
JURISDICTION	CITY OF PORT WENTWORTH
EXISTING ZONING	C-3 (INTERCHANGE COMMERCIAL)
SITE AREA	1.57 AC (PER COUNTY GIS)
BUILDING AREA (SF)	6,372
MIN PARKING REQUIRED	45 SPACES
PARKING PROVIDED	54 SPACES
	ZONE A 26
	ZONE B 20
	ZONE C 8
PARKING TOTALS ABOVE INCLUDE FOUR (3) ADA COMPLIANT SPACES	
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



PREPARED BY
Kimley-Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
25 BULL STREET, SUITE 400
SAVANNAH, GEORGIA 31401
PHONE (912) 227-2504
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: 850-680-1917

NO.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY

PROJECT
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 1 242

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.

Growth Rate Analysis

Crossgate Road Fueling Station Growth Rate Table

Source:	GDOT
Location:	Augusta Road (SR 21) s/o Crossgate Road
Route #:	0002100
Route Type:	Principal Arterial
Station:	051-0116
Capacity:	

Count Year	Volume	Growth Rate
2017	32,400	
2018	31,900	-1.54%
2019	32,100	0.63%
2020	28,900	-9.97%
2021	31,000	7.27%
2022	32,700	5.48%

Avg. 1 Year Rates 2017-2022	0.18%
-----------------------------	-------

Source:	GDOT
Location:	Jimmy Deloach Parkway s/o Crossgate Road
Route #:	000021AL
Route Type:	Principal Arterial
Station:	051-0700
Capacity:	

Count Year	Volume	Growth Rate
2017	8,380	
2018	10,700	27.68%
2019	9,850	-7.94%
2020	9,010	-8.53%
2021	12,100	34.30%
2022	14,400	19.01%

Avg. 1 Year Rates 2017-2022	11.44%
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Chatham County Population Annual Growth (2000-2010):
 Chatham County Population Annual Growth (2010-2019):
 City of Port Wentworth Population Annual Growth (2000-2010):
 City of Port Wentworth Population Annual Growth (2010-2020):

CHOSEN GROWTH RATE: 2.0%

Source:	GDOT
Location:	Crossgate Road e/o Jimmy Deloach Parkway
Route #:	00065105
Route Type:	Major Collector
Station:	051-0821
Capacity:	

Count Year	Volume	Growth Rate
2017	4,920	
2018	5,000	1.63%
2019	3,930	-21.40%
2020	3,650	-7.12%
2021	3,880	6.30%
2022	3,970	2.32%

Avg. 1 Year Rates 2017-2022	-4.20%
-----------------------------	--------

Annual Growth
 1.32%
 1.08%
 5.04%
 9.27%

Intersection Volume Worksheets

INTERSECTION VOLUME DEVELOPMENT

**Intersection #1: Augusta Road (SR 21) @ Gulfstream Road / Crossgate Road
AM PEAK HOUR**

Description	Augusta Road (SR 21) <u>Northbound</u>				Augusta Road (SR 21) <u>Southbound</u>				Gulfstream Road <u>Eastbound</u>			Crossgate Road <u>Westbound</u>		
	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right	Left	Through	Right	Left	Through	Right
Observed 2024 Traffic Volumes	4	174	556	79	3	64	1,551	242	48	73	126	72	74	61
Pedestrians			1				1				0			0
Conflicting Pedestrians	1	0		0	1	0		0	1		1	1		1
Heavy Vehicles	0	28	104	6	0	6	70	17	12	1	34	3	3	3
Heavy Vehicle %	2%	16%	19%	8%	2%	9%	5%	7%	25%	2%	27%	4%	4%	5%
Peak Hour Factor			0.97				0.97				0.97			0.97
Adjustment														
Adjusted 2024 Volumes	4	174	556	79	3	64	1551	242	48	73	126	72	74	61
Annual Growth Rate	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
Growth Factor	1.020	1.020	1.020	1.020	1.020	1.020	1.020	1.020	1.020	1.020	1.020	1.020	1.020	1.020
New Road Adjustment														
Crossgate Industrial Park Truck Trips				2		3						2		2
Crossgate Industrial Park Car Trips				28		11				8		7	2	3
2025 Background Traffic	4	177	567	111	3	79	1,582	247	49	82	129	80	77	65
Project Trips														
Trip Distribution IN						30%				15%				
Trip Distribution OUT			25%									35%	15%	5%
Retail Trips	0	0	38	0	0	46	0	0	0	23	0	53	23	8
Pass-By Trips	0	0	0	0	0	70	-70	0	0	0	0	70	0	0
Project Trips Balance														
Total Project Trips	0	0	38	0	0	116	-70	0	0	23	0	123	23	8
2025 Buildout Total	4	177	605	111	3	195	1,512	247	49	105	129	203	100	73

PM PEAK HOUR

Description	Augusta Road (SR 21) <u>Northbound</u>				Augusta Road (SR 21) <u>Southbound</u>				Gulfstream Road <u>Eastbound</u>			Crossgate Road <u>Westbound</u>		
	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right	Left	Through	Right	Left	Through	Right
Observed 2024 Traffic Volumes	14	205	1,135	73	5	35	703	100	280	122	287	79	85	62
Pedestrians			1				0				0			0
Conflicting Pedestrians	1	0		0	0	0		0	0		1	1		0
Heavy Vehicles	0	24	117	6	0	1	119	27	22	3	16	5	1	6
Heavy Vehicle %	2%	12%	10%	8%	2%	3%	17%	27%	8%	2%	6%	6%	2%	10%
Peak Hour Factor			0.91				0.91				0.91			0.91
Adjustment														
Adjusted 2024 Volumes	14	205	1135	73	5	35	703	100	280	122	287	79	85	62
Annual Growth Rate	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
Growth Factor	1.020	1.020	1.020	1.020	1.020	1.020	1.020	1.020	1.020	1.020	1.020	1.020	1.020	1.020
New Road Adjustment														
Crossgate Industrial Park Truck Trips				3		4						3		3
Crossgate Industrial Park Car Trips				9		3				2		28	8	10
2025 Background Traffic	14	209	1,158	86	5	43	717	102	286	126	293	109	95	73
Project Trips														
Trip Distribution IN						30%				15%				
Trip Distribution OUT			25%									35%	15%	5%
Retail Trips	0	0	25	0	0	30	0	0	0	15	0	35	15	5
Pass-By Trips	0	0	0	0	0	46	-46	0	0	0	0	46	0	0
Project Trips Balance													-1	
Total Project Trips	0	0	25	0	0	76	-46	0	0	15	0	81	14	5
2025 Buildout Total	14	209	1,183	86	5	119	671	102	286	141	293	190	109	78

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INTERSECTION VOLUME DEVELOPMENT

**Intersection #2: Crossgate Road @ Site Driveway A / Parker's Kitchen Driveway
AM PEAK HOUR**

Description	Site Driveway A <u>Northbound</u>			Parker's Kitchen Driveway <u>Southbound</u>			Crossgate Road <u>Eastbound</u>			Crossgate Road <u>Westbound</u>		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
Observed 2024 Traffic Volumes	0	0	0	28	0	64	83	130	0	0	142	47
Pedestrians	0			1			0			0		
Conflicting Pedestrians	0	0	0	0	0	0	1	0	0	0	0	1
Heavy Vehicles	0	0	0	1	0	3	6	8	0	0	6	2
Heavy Vehicle %	0%	0%	0%	4%	0%	5%	7%	6%	0%	0%	4%	4%
Peak Hour Factor	0.81			0.81			0.81			0.81		
Adjustment												
Adjusted 2024 Volumes	0	0	0	28	0	64	83	130	0	0	142	47
Annual Growth Rate	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
Growth Factor	1.020	1.020	1.020	1.020	1.020	1.020	1.020	1.020	1.020	1.020	1.020	1.020
New Road Adjustment												
Crossgate Industrial Park Truck Trips								5			4	
Crossgate Industrial Park Car Trips								47			12	
2025 Background Traffic	0	0	0	29	0	65	85	185	0	0	161	48
Project Trips												
Trip Distribution IN									45%		20%	
Trip Distribution OUT	55%		20%									
Retail Trips	84	0	30	0	0	0	0	0	68	30	0	0
Pass-By Trips	84	0	14	0	0	0	0	-14	84	14	-14	0
Project Trips Balance									1			
Total Project Trips	168	0	44	0	0	0	0	-14	153	44	-14	0
2025 Buildout Total	168	0	44	29	0	65	85	171	153	44	147	48

PM PEAK HOUR

Description	Site Driveway A <u>Northbound</u>			Parker's Kitchen Driveway <u>Southbound</u>			Crossgate Road <u>Eastbound</u>			Crossgate Road <u>Westbound</u>		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
Observed 2024 Traffic Volumes	0	0	0	13	0	42	98	138	0	0	181	34
Pedestrians	0			0			0			0		
Conflicting Pedestrians	0	0	0	0	0	0	0	0	0	0	0	0
Heavy Vehicles	0	0	0	0	0	5	7	3	0	0	5	0
Heavy Vehicle %	0%	0%	0%	2%	0%	12%	7%	2%	0%	0%	3%	2%
Peak Hour Factor	0.89			0.89			0.89			0.89		
Adjustment												
Adjusted 2024 Volumes	0	0	0	13	0	42	98	138	0	0	181	34
Annual Growth Rate	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
Growth Factor	1.020	1.020	1.020	1.020	1.020	1.020	1.020	1.020	1.020	1.020	1.020	1.020
New Road Adjustment												
Crossgate Industrial Park Truck Trips								7			6	
Crossgate Industrial Park Car Trips								14			46	
2025 Background Traffic	0	0	0	13	0	43	100	162	0	0	237	35
Project Trips												
Trip Distribution IN									45%		20%	
Trip Distribution OUT	55%		20%									
Retail Trips	54	0	20	0	0	0	0	0	45	20	0	0
Pass-By Trips	61	0	15	0	0	0	0	-15	61	15	-15	0
Project Trips Balance										-1		
Total Project Trips	115	0	35	0	0	0	0	-15	106	34	-15	0
2025 Buildout Total	115	0	35	13	0	43	100	147	106	34	222	35

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INTERSECTION VOLUME DEVELOPMENT

Intersection #3: Augusta Road (SR 21) @ Site Driveway B AM PEAK HOUR

Description	Augusta Road (SR 21) <u>Northbound</u>			Augusta Road (SR 21) <u>Southbound</u>			<u>Eastbound</u>			Site Driveway B <u>Westbound</u>		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
Observed 2024 Traffic Volumes	0	813	0	0	1,753	0	0	0	0	0	0	0
Pedestrians	0			0			0			0		
Conflicting Pedestrians	0		0	0		0	0		0		0	0
Heavy Vehicles	0	138	0	0	107	0	0	0	0	0	0	0
Heavy Vehicle %	0%	17%	0%	0%	6%	0%	0%	0%	0%	0%	0%	0%
Peak Hour Factor	0.97			0.97			0.97			0.97		
Adjustment												
Adjusted 2024 Volumes	0	813	0	0	1753	0	0	0	0	0	0	0
Annual Growth Rate	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
Growth Factor	1.020	1.020	1.020	1.020	1.020	1.020	1.020	1.020	1.020	1.020	1.020	1.020
New Road Adjustment												
Crossgate Industrial Park Truck Trips		2			2							
Crossgate Industrial Park Car Trips		28			7							
2025 Background Traffic	0	859	0	0	1,797	0	0	0	0	0	0	0
Project Trips												
Trip Distribution IN			35%									
Trip Distribution OUT					35%							25%
Retail Trips	0	0	53	0	53	0	0	0	0	0	0	38
Pass-By Trips	0	-41	41	0	0	0	0	0	0	0	0	41
Project Trips Balance												
Total Project Trips	0	-41	94	0	53	0	0	0	0	0	0	79
2025 Buildout Total	0	818	94	0	1,850	0	0	0	0	0	0	79

PM PEAK HOUR

Description	Augusta Road (SR 21) <u>Northbound</u>			Augusta Road (SR 21) <u>Southbound</u>			<u>Eastbound</u>			Site Driveway B <u>Westbound</u>		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
Observed 2024 Traffic Volumes	0	1,427	0	0	1,083	0	0	0	0	0	0	0
Pedestrians	0			0			0			0		
Conflicting Pedestrians	0		0	0		0	0		0		0	0
Heavy Vehicles	0	147	0	0	140	0	0	0	0	0	0	0
Heavy Vehicle %	0%	10%	0%	0%	13%	0%	0%	0%	0%	0%	0%	0%
Peak Hour Factor	0.91			0.91			0.91			0.91		
Adjustment												
Adjusted 2024 Volumes	0	1427	0	0	1083	0	0	0	0	0	0	0
Annual Growth Rate	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
Growth Factor	1.020	1.020	1.020	1.020	1.020	1.020	1.020	1.020	1.020	1.020	1.020	1.020
New Road Adjustment												
Crossgate Industrial Park Truck Trips		3			3							
Crossgate Industrial Park Car Trips		9			28							
2025 Background Traffic	0	1,468	0	0	1,136	0	0	0	0	0	0	0
Project Trips												
Trip Distribution IN			35%									
Trip Distribution OUT					35%							25%
Retail Trips	0	0	35	0	35	0	0	0	0	0	0	25
Pass-By Trips	0	-77	77	0	0	0	0	0	0	0	0	77
Project Trips Balance												
Total Project Trips	0	-77	112	0	35	0	0	0	0	0	0	102
2025 Buildout Total	0	1,391	112	0	1,171	0	0	0	0	0	0	102

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Synchro Analysis Reports

HCM 6th Signalized Intersection Summary
 1: SR 21/Augusta Road & Gulfstream Road/Crossgate Road

Crossgate Road Fueling Center
 Existing 2024 AM Peak

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
Lane Configurations														
Traffic Volume (veh/h)	48	73	126	72	74	61	4	174	556	79	3	64	1551	242
Future Volume (veh/h)	48	73	126	72	74	61	4	174	556	79	3	64	1551	242
Initial Q (Qb), veh	0	0	0	0	0	0		0	0	0		0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00		1.00		1.00		1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00		1.00	1.00	1.00		1.00	1.00	1.00
Work Zone On Approach		No			No			No				No		
Adj Sat Flow, veh/h/ln	1530	1870	1500	1841	1841	1826		1663	1618	1781		1767	1826	1796
Adj Flow Rate, veh/h	49	75	20	74	76	3		179	573	39		66	1599	104
Peak Hour Factor	0.97	0.97	0.97	0.97	0.97	0.97		0.97	0.97	0.97		0.97	0.97	0.97
Percent Heavy Veh, %	25	2	27	4	4	5		16	19	8		9	5	7
Cap, veh/h	132	271	184	134	135	113		220	2172	1066		82	2371	1040
Arrive On Green	0.04	0.15	0.15	0.07	0.07	0.07		0.07	0.71	0.71		0.05	0.68	0.68
Sat Flow, veh/h	1457	1870	1268	1276	1841	1541		3072	3075	1510		1682	3469	1522
Grp Volume(v), veh/h	49	75	20	74	76	3		179	573	39		66	1599	104
Grp Sat Flow(s),veh/h/ln	1457	1870	1268	1276	1841	1541		1536	1537	1510		1682	1735	1522
Q Serve(g_s), s	5.5	6.4	2.5	10.3	7.2	0.3		10.3	12.1	1.4		7.0	48.7	4.2
Cycle Q Clear(g_c), s	5.5	6.4	2.5	10.3	7.2	0.3		10.3	12.1	1.4		7.0	48.7	4.2
Prop In Lane	1.00		1.00	1.00		1.00		1.00		1.00		1.00		1.00
Lane Grp Cap(c), veh/h	132	271	184	134	135	113		220	2172	1066		82	2371	1040
V/C Ratio(X)	0.37	0.28	0.11	0.55	0.56	0.03		0.82	0.26	0.04		0.81	0.67	0.10
Avail Cap(c_a), veh/h	230	509	345	210	245	205		580	2172	1066		224	2371	1040
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00		1.00	1.00	1.00		1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00		1.00	1.00	1.00		1.00	1.00	1.00
Uniform Delay (d), s/veh	71.9	68.5	66.8	82.0	80.6	77.4		82.4	9.5	8.0		84.8	16.7	9.7
Incr Delay (d2), s/veh	1.7	0.5	0.3	3.5	3.6	0.1		7.2	0.3	0.1		16.6	1.6	0.2
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0		0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.1	3.1	0.8	3.5	3.5	0.1		4.3	3.9	0.5		3.4	18.4	1.4
Unsig. Movement Delay, s/veh														
LnGrp Delay(d), s/veh	73.6	69.1	67.1	85.6	84.2	77.5		89.6	9.8	8.0		101.4	18.3	9.9
LnGrp LOS	E	E	E	F	F	E		F	A	A		F	B	A
Approach Vol, veh/h		144			153				791				1769	
Approach Delay, s/veh		70.3			84.7				27.8				20.9	
Approach LOS		E			F				C				C	
Timer - Assigned Phs	1	2		4	5	6	7	8						
Phs Duration (G+Y+Rc), s	18.9	129.0		32.1	14.8	133.1	12.9	19.2						
Change Period (Y+Rc), s	6.0	6.0		6.0	6.0	6.0	6.0	6.0						
Max Green Setting (Gmax), s	34.0	79.0		49.0	24.0	89.0	19.0	24.0						
Max Q Clear Time (g_c+I1), s	12.3	50.7		8.4	9.0	14.1	7.5	12.3						
Green Ext Time (p_c), s	0.5	14.0		0.5	0.1	4.0	0.1	0.4						

Intersection Summary														
HCM 6th Ctrl Delay, s/veh				28.7										
HCM 6th LOS				C										

Notes
 User approved pedestrian interval to be less than phase max green.
 User approved ignoring U-Turning movement.

Intersection						
Int Delay, s/veh	3.3					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↕	↕↕		↕↕	
Traffic Vol, veh/h	83	130	142	47	28	64
Future Vol, veh/h	83	130	142	47	28	64
Conflicting Peds, #/hr	1	0	0	1	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	-	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	81	81	81	81	81	81
Heavy Vehicles, %	7	6	4	4	4	5
Mvmt Flow	102	160	175	58	35	79
Major/Minor	Major1	Major2	Minor2			
Conflicting Flow All	234	0	-	0	569	118
Stage 1	-	-	-	-	205	-
Stage 2	-	-	-	-	364	-
Critical Hdwy	4.205	-	-	-	6.66	6.975
Critical Hdwy Stg 1	-	-	-	-	5.86	-
Critical Hdwy Stg 2	-	-	-	-	5.46	-
Follow-up Hdwy	2.2665	-	-	-	3.538	3.3475
Pot Cap-1 Maneuver	1300	-	-	-	590	903
Stage 1	-	-	-	-	805	-
Stage 2	-	-	-	-	833	-
Platoon blocked, %	-	-	-	-	1	-
Mov Cap-1 Maneuver	1299	-	-	-	538	902
Mov Cap-2 Maneuver	-	-	-	-	538	-
Stage 1	-	-	-	-	735	-
Stage 2	-	-	-	-	832	-
Approach	EB	WB	SB			
HCM Control Delay, s/v	3.1	0	10.7			
HCM LOS	B					
Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	
Capacity (veh/h)	1299	-	-	-	748	
HCM Lane V/C Ratio	0.079	-	-	-	0.152	
HCM Control Delay (s/veh)	8	0	-	-	10.7	
HCM Lane LOS	A	A	-	-	B	
HCM 95th %tile Q (veh)	0.3	-	-	-	0.5	

	EBL	EBT	EBR	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
Lane Configurations	↖	↗	↘	↖	↗	↘	↖	↗	↘	↖	↗	↘	↖	↗
Traffic Volume (veh/h)	280	122	287	79	85	62	14	205	1135	73	5	35	703	100
Future Volume (veh/h)	280	122	287	79	85	62	14	205	1135	73	5	35	703	100
Initial Q (Ob), veh	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00		1.00		1.00		1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No		No		No		No		No		No		No	
Adj Sat Flow, veh/h/ln	1781	1870	1811	1811	1870	1752	1722	1752	1781	1856	1648	1500		
Adj Flow Rate, veh/h	308	134	70	87	93	1	225	1247	34	38	773	35		
Peak Hour Factor	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91		
Percent Heavy Veh, %	8	2	6	6	2	10	12	10	8	3	17	27		
Cap, veh/h	367	534	438	143	170	135	269	1951	885	50	1660	674		
Arrive On Green	0.16	0.29	0.29	0.09	0.09	0.09	0.08	0.59	0.59	0.03	0.53	0.53		
Sat Flow, veh/h	1697	1870	1533	1138	1870	1480	3182	3328	1510	1767	3131	1271		
Grp Volume(v), veh/h	308	134	70	87	93	1	225	1247	34	38	773	35		
Grp Sat Flow(s), veh/h/ln	1697	1870	1533	1138	1870	1480	1591	1664	1510	1767	1566	1271		
Q Serve(g_s), s	29.0	9.9	6.2	13.5	8.6	0.1	12.5	44.6	1.7	3.8	27.7	2.4		
Cycle Q Clear(g_c), s	29.0	9.9	6.2	13.5	8.6	0.1	12.5	44.6	1.7	3.8	27.7	2.4		
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00		1.00
Lane Grp Cap(c), veh/h	367	534	438	143	170	135	269	1951	885	50	1660	674		
V/C Ratio(X)	0.84	0.25	0.16	0.61	0.55	0.01	0.84	0.64	0.04	0.76	0.47	0.05		
Avail Cap(c_a), veh/h	367	613	503	192	249	197	601	1951	885	187	1660	674		
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00		
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00		
Uniform Delay (d), s/veh	60.3	49.5	48.2	80.5	78.3	74.4	81.2	24.6	15.8	86.8	26.4	20.4		
Incr Delay (d2), s/veh	15.7	0.2	0.2	4.1	2.7	0.0	6.8	1.6	0.1	20.5	0.9	0.1		
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		
%ile BackOfQ(50%),veh/ln	14.3	4.7	2.4	4.1	4.2	0.0	5.3	17.3	0.6	2.0	10.3	0.7		
Unsig. Movement Delay, s/veh														
LnGrp Delay(d), s/veh	76.0	49.8	48.3	84.6	81.0	74.4	88.0	26.3	15.8	107.4	27.3	20.6		
LnGrp LOS	E	D	D	F	F	E	F	C	B	F	C	C		
Approach Vol, veh/h		512			181			1506				846		
Approach Delay, s/veh		65.3			82.7			35.2				30.6		
Approach LOS		E			F			D				C		
Timer - Assigned Phs	1	2		4	5	6	7	8						
Phs Duration (G+Y+Rc), s	21.2	101.4		57.4	11.1	111.5	35.0	22.4						
Change Period (Y+Rc), s	6.0	6.0		6.0	6.0	6.0	6.0	6.0						
Max Green Setting (Gmax), s	34.0	69.0		59.0	19.0	84.0	29.0	24.0						
Max Q Clear Time (g_c+I1), s	14.5	29.7		11.9	5.8	46.6	31.0	15.5						
Green Ext Time (p_c), s	0.7	5.6		1.0	0.0	10.6	0.0	0.4						

Intersection Summary														
HCM 6th Ctrl Delay, s/veh	41.8													
HCM 6th LOS	D													

Notes
 User approved pedestrian interval to be less than phase max green.
 User approved ignoring U-Turning movement.

Intersection						
Int Delay, s/veh	2.6					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↕	↕		↕	
Traffic Vol, veh/h	98	138	181	34	13	42
Future Vol, veh/h	98	138	181	34	13	42
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	-	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	89	89	89	89	89	89
Heavy Vehicles, %	7	2	3	2	2	12
Mvmt Flow	110	155	203	38	15	47
Major/Minor	Major1	Major2	Minor2			
Conflicting Flow All	241	0	-	0	597	121
Stage 1	-	-	-	-	222	-
Stage 2	-	-	-	-	375	-
Critical Hdwy	4.205	-	-	-	6.63	7.08
Critical Hdwy Stg 1	-	-	-	-	5.83	-
Critical Hdwy Stg 2	-	-	-	-	5.43	-
Follow-up Hdwy	2.2665	-	-	-	3.519	3.414
Pot Cap-1 Maneuver	1292	-	-	-	570	880
Stage 1	-	-	-	-	794	-
Stage 2	-	-	-	-	828	-
Platoon blocked, %	-	-	-	-	1	-
Mov Cap-1 Maneuver	1292	-	-	-	517	880
Mov Cap-2 Maneuver	-	-	-	-	517	-
Stage 1	-	-	-	-	720	-
Stage 2	-	-	-	-	828	-
Approach	EB	WB	SB			
HCM Control Delay, s/v	3.3	0	10.2			
HCM LOS			B			
Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	
Capacity (veh/h)	1292	-	-	-	755	
HCM Lane V/C Ratio	0.085	-	-	-	0.082	
HCM Control Delay (s/veh)	8	0	-	-	10.2	
HCM Lane LOS	A	A	-	-	B	
HCM 95th %tile Q (veh)	0.3	-	-	-	0.3	

HCM 6th Signalized Intersection Summary
 1: SR 21/Augusta Road & Gulfstream Road/Crossgate Road

Crossgate Road Fueling Center
 Projected 2025 No-Build Conditions AM Peak

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
Lane Configurations														
Traffic Volume (veh/h)	49	82	129	80	77	65	4	177	567	111	3	79	1582	247
Future Volume (veh/h)	49	82	129	80	77	65	4	177	567	111	3	79	1582	247
Initial Q (Qb), veh	0	0	0	0	0	0		0	0	0		0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00		1.00		1.00		1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00		1.00	1.00	1.00		1.00	1.00	1.00
Work Zone On Approach		No			No				No				No	
Adj Sat Flow, veh/h/ln	1530	1870	1500	1841	1841	1826		1663	1618	1781		1767	1826	1796
Adj Flow Rate, veh/h	51	85	23	82	79	7		182	585	72		81	1631	110
Peak Hour Factor	0.97	0.97	0.97	0.97	0.97	0.97		0.97	0.97	0.97		0.97	0.97	0.97
Percent Heavy Veh, %	25	2	27	4	4	5		16	19	8		9	5	7
Cap, veh/h	139	286	194	141	147	124		223	2117	1039		98	2340	1027
Arrive On Green	0.04	0.15	0.15	0.08	0.08	0.08		0.07	0.69	0.69		0.06	0.67	0.67
Sat Flow, veh/h	1457	1870	1269	1261	1841	1542		3072	3075	1510		1682	3469	1522
Grp Volume(v), veh/h	51	85	23	82	79	7		182	585	72		81	1631	110
Grp Sat Flow(s),veh/h/ln	1457	1870	1269	1261	1841	1542		1536	1537	1510		1682	1735	1522
Q Serve(g_s), s	5.7	7.3	2.8	11.5	7.4	0.8		10.5	13.2	2.8		8.6	52.0	4.6
Cycle Q Clear(g_c), s	5.7	7.3	2.8	11.5	7.4	0.8		10.5	13.2	2.8		8.6	52.0	4.6
Prop In Lane	1.00		1.00	1.00		1.00		1.00		1.00		1.00		1.00
Lane Grp Cap(c), veh/h	139	286	194	141	147	124		223	2117	1039		98	2340	1027
V/C Ratio(X)	0.37	0.30	0.12	0.58	0.54	0.06		0.82	0.28	0.07		0.82	0.70	0.11
Avail Cap(c_a), veh/h	235	509	345	208	245	206		580	2117	1039		224	2340	1027
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00		1.00	1.00	1.00		1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00		1.00	1.00	1.00		1.00	1.00	1.00
Uniform Delay (d), s/veh	70.7	67.6	65.7	81.5	79.6	76.5		82.3	10.8	9.2		83.8	18.0	10.3
Incr Delay (d2), s/veh	1.6	0.6	0.3	3.8	3.0	0.2		7.2	0.3	0.1		15.6	1.7	0.2
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0		0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.2	3.5	0.9	3.9	3.6	0.3		4.3	4.4	0.9		4.1	19.8	1.5
Unsig. Movement Delay, s/veh														
LnGrp Delay(d), s/veh	72.3	68.2	66.0	85.2	82.6	76.7		89.5	11.1	9.3		99.4	19.8	10.5
LnGrp LOS	E	E	E	F	F	E		F	B	A		F	B	B
Approach Vol, veh/h		159			168				839				1822	
Approach Delay, s/veh		69.2			83.6				28.0				22.7	
Approach LOS		E			F				C				C	
Timer - Assigned Phs	1	2		4	5	6	7	8						
Phs Duration (G+Y+Rc), s	19.0	127.4		33.6	16.5	129.9	13.1	20.4						
Change Period (Y+Rc), s	6.0	6.0		6.0	6.0	6.0	6.0	6.0						
Max Green Setting (Gmax), s	34.0	79.0		49.0	24.0	89.0	19.0	24.0						
Max Q Clear Time (g_c+I1), s	12.5	54.0		9.3	10.6	15.2	7.7	13.5						
Green Ext Time (p_c), s	0.5	13.5		0.5	0.1	4.2	0.1	0.4						

Intersection Summary														
HCM 6th Ctrl Delay, s/veh				30.1										
HCM 6th LOS				C										

Notes
 User approved pedestrian interval to be less than phase max green.
 User approved ignoring U-Turning movement.

Intersection						
Int Delay, s/veh	3					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↕	↕		↕	
Traffic Vol, veh/h	85	185	161	48	29	65
Future Vol, veh/h	85	185	161	48	29	65
Conflicting Peds, #/hr	1	0	0	1	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	-	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	81	81	81	81	81	81
Heavy Vehicles, %	7	6	4	4	4	5
Mvmt Flow	105	228	199	59	36	80
Major/Minor	Major1	Major2	Minor2			
Conflicting Flow All	259	0	-	0	668	130
Stage 1	-	-	-	-	230	-
Stage 2	-	-	-	-	438	-
Critical Hdwy	4.205	-	-	-	6.66	6.975
Critical Hdwy Stg 1	-	-	-	-	5.86	-
Critical Hdwy Stg 2	-	-	-	-	5.46	-
Follow-up Hdwy	2.2665	-	-	-	3.538	3.3475
Pot Cap-1 Maneuver	1272	-	-	-	553	888
Stage 1	-	-	-	-	782	-
Stage 2	-	-	-	-	816	-
Platoon blocked, %	-	-	-	-	1	-
Mov Cap-1 Maneuver	1271	-	-	-	499	887
Mov Cap-2 Maneuver	-	-	-	-	499	-
Stage 1	-	-	-	-	707	-
Stage 2	-	-	-	-	815	-
Approach	EB	WB	SB			
HCM Control Delay, s/v	2.5	0	11			
HCM LOS	B					
Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	
Capacity (veh/h)	1271	-	-	-	715	
HCM Lane V/C Ratio	0.083	-	-	-	0.162	
HCM Control Delay (s/veh)	8.1	0	-	-	11	
HCM Lane LOS	A	A	-	-	B	
HCM 95th %tile Q (veh)	0.3	-	-	-	0.6	

	EBL	EBT	EBR	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
Lane Configurations	↖	↗	↘	↖	↗	↘	↖	↗	↘	↖	↗	↘	↖	↗
Traffic Volume (veh/h)	286	126	293	109	95	73	14	209	1158	86	5	43	717	102
Future Volume (veh/h)	286	126	293	109	95	73	14	209	1158	86	5	43	717	102
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00		1.00		1.00		1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00		1.00	1.00	1.00		1.00	1.00	1.00
Work Zone On Approach	No		No		No		No		No		No		No	
Adj Sat Flow, veh/h/ln	1781	1870	1811	1811	1870	1752		1722	1752	1781		1856	1648	1500
Adj Flow Rate, veh/h	314	138	77	120	104	13		230	1273	49		47	788	37
Peak Hour Factor	0.91	0.91	0.91	0.91	0.91	0.91		0.91	0.91	0.91		0.91	0.91	0.91
Percent Heavy Veh, %	8	2	6	6	2	10		12	10	8		3	17	27
Cap, veh/h	394	585	480	174	222	175		274	1840	835		60	1569	637
Arrive On Green	0.16	0.31	0.31	0.12	0.12	0.12		0.09	0.55	0.55		0.03	0.50	0.50
Sat Flow, veh/h	1697	1870	1533	1127	1870	1481		3182	3328	1510		1767	3131	1271
Grp Volume(v), veh/h	314	138	77	120	104	13		230	1273	49		47	788	37
Grp Sat Flow(s), veh/h/ln	1697	1870	1533	1127	1870	1481		1591	1664	1510		1767	1566	1271
Q Serve(g_s), s	29.0	9.9	6.5	18.9	9.3	1.4		12.8	49.8	2.7		4.8	30.2	2.7
Cycle Q Clear(g_c), s	29.0	9.9	6.5	18.9	9.3	1.4		12.8	49.8	2.7		4.8	30.2	2.7
Prop In Lane	1.00		1.00	1.00		1.00		1.00		1.00		1.00		1.00
Lane Grp Cap(c), veh/h	394	585	480	174	222	175		274	1840	835		60	1569	637
V/C Ratio(X)	0.80	0.24	0.16	0.69	0.47	0.07		0.84	0.69	0.06		0.78	0.50	0.06
Avail Cap(c_a), veh/h	394	613	503	190	249	197		601	1840	835		187	1569	637
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00		1.00	1.00	1.00		1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00		1.00	1.00	1.00		1.00	1.00	1.00
Uniform Delay (d), s/veh	56.1	45.9	44.7	78.3	74.1	70.6		81.0	29.1	18.6		86.2	29.9	23.1
Incr Delay (d2), s/veh	10.9	0.2	0.2	9.2	1.5	0.2		6.8	2.2	0.1		19.0	1.2	0.2
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0		0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	13.6	4.7	2.5	5.9	4.6	0.5		5.5	19.7	1.0		2.5	11.4	0.8
Unsig. Movement Delay, s/veh														
LnGrp Delay(d), s/veh	67.0	46.1	44.9	87.5	75.6	70.7		87.8	31.3	18.7		105.2	31.1	23.3
LnGrp LOS	E	D	D	F	E	E		F	C	B		F	C	C
Approach Vol, veh/h		529			237				1552				872	
Approach Delay, s/veh		58.3			81.3				39.3				34.8	
Approach LOS		E			F				D				C	
Timer - Assigned Phs	1	2		4	5	6	7	8						
Phs Duration (G+Y+Rc), s	21.5	96.2		62.3	12.2	105.5	35.0	27.3						
Change Period (Y+Rc), s	6.0	6.0		6.0	6.0	6.0	6.0	6.0						
Max Green Setting (Gmax), s	34.0	69.0		59.0	19.0	84.0	29.0	24.0						
Max Q Clear Time (g_c+I1), s	14.8	32.2		11.9	6.8	51.8	31.0	20.9						
Green Ext Time (p_c), s	0.7	5.7		1.0	0.1	10.5	0.0	0.3						
Intersection Summary														
HCM 6th Ctrl Delay, s/veh			44.3											
HCM 6th LOS			D											
Notes														
User approved pedestrian interval to be less than phase max green.														
User approved ignoring U-Turning movement.														

Intersection						
Int Delay, s/veh	2.4					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↕	↕↕		↕	
Traffic Vol, veh/h	100	162	237	35	13	43
Future Vol, veh/h	100	162	237	35	13	43
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	-	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	89	89	89	89	89	89
Heavy Vehicles, %	7	2	3	2	2	12
Mvmt Flow	112	182	266	39	15	48
Major/Minor	Major1	Major2	Minor2			
Conflicting Flow All	305	0	-	0	692	153
Stage 1	-	-	-	-	286	-
Stage 2	-	-	-	-	406	-
Critical Hdwy	4.205	-	-	-	6.63	7.08
Critical Hdwy Stg 1	-	-	-	-	5.83	-
Critical Hdwy Stg 2	-	-	-	-	5.43	-
Follow-up Hdwy	2.2665	-	-	-	3.519	3.414
Pot Cap-1 Maneuver	1223	-	-	-	515	838
Stage 1	-	-	-	-	738	-
Stage 2	-	-	-	-	825	-
Platoon blocked, %	-	-	-	-	1	-
Mov Cap-1 Maneuver	1223	-	-	-	462	838
Mov Cap-2 Maneuver	-	-	-	-	462	-
Stage 1	-	-	-	-	663	-
Stage 2	-	-	-	-	825	-
Approach	EB	WB		SB		
HCM Control Delay, s/v	3.1	0		10.6		
HCM LOS				B		
Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	
Capacity (veh/h)	1223	-	-	-	705	
HCM Lane V/C Ratio	0.092	-	-	-	0.089	
HCM Control Delay (s/veh)	8.2	0	-	-	10.6	
HCM Lane LOS	A	A	-	-	B	
HCM 95th %tile Q (veh)	0.3	-	-	-	0.3	

HCM 6th Signalized Intersection Summary
 1: SR 21/Augusta Road & Gulfstream Road/Crossgate Road

Crossgate Road Fueling Center
 Projected 2025 Build Conditions AM Peak

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
Lane Configurations														
Traffic Volume (veh/h)	49	105	129	203	100	73	4	177	605	111	3	195	1512	247
Future Volume (veh/h)	49	105	129	203	100	73	4	177	605	111	3	195	1512	247
Initial Q (Qb), veh	0	0	0	0	0	0		0	0	0		0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00		1.00		1.00		1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00		1.00	1.00	1.00		1.00	1.00	1.00
Work Zone On Approach		No			No			No					No	
Adj Sat Flow, veh/h/ln	1530	1870	1500	1841	1841	1826		1663	1618	1781		1767	1826	1796
Adj Flow Rate, veh/h	51	108	23	209	103	15		182	624	72		201	1559	110
Peak Hour Factor	0.97	0.97	0.97	0.97	0.97	0.97		0.97	0.97	0.97		0.97	0.97	0.97
Percent Heavy Veh, %	25	2	27	4	4	5		16	19	8		9	5	7
Cap, veh/h	180	383	260	205	245	206		223	1740	854		218	2161	948
Arrive On Green	0.04	0.20	0.20	0.13	0.13	0.13		0.07	0.57	0.57		0.13	0.62	0.62
Sat Flow, veh/h	1457	1870	1269	1237	1841	1542		3072	3075	1510		1682	3469	1522
Grp Volume(v), veh/h	51	108	23	209	103	15		182	624	72		201	1559	110
Grp Sat Flow(s),veh/h/ln	1457	1870	1269	1237	1841	1542		1536	1537	1510		1682	1735	1522
Q Serve(g_s), s	5.3	8.8	2.6	24.0	9.2	1.5		10.5	19.9	3.9		21.3	55.4	5.3
Cycle Q Clear(g_c), s	5.3	8.8	2.6	24.0	9.2	1.5		10.5	19.9	3.9		21.3	55.4	5.3
Prop In Lane	1.00		1.00	1.00		1.00		1.00		1.00		1.00		1.00
Lane Grp Cap(c), veh/h	180	383	260	205	245	206		223	1740	854		218	2161	948
V/C Ratio(X)	0.28	0.28	0.09	1.02	0.42	0.07		0.82	0.36	0.08		0.92	0.72	0.12
Avail Cap(c_a), veh/h	279	509	346	205	245	206		580	1740	854		224	2161	948
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00		1.00	1.00	1.00		1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00		1.00	1.00	1.00		1.00	1.00	1.00
Uniform Delay (d), s/veh	62.7	60.4	58.0	80.3	71.6	68.3		82.3	21.3	17.8		77.5	23.2	13.8
Incr Delay (d2), s/veh	0.8	0.4	0.1	68.2	1.1	0.1		7.2	0.6	0.2		39.0	2.1	0.2
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0		0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.0	4.2	0.9	13.4	4.4	0.6		4.3	7.2	1.4		11.4	22.0	1.9
Unsig. Movement Delay, s/veh														
LnGrp Delay(d), s/veh	63.6	60.8	58.1	148.5	72.7	68.4		89.5	21.8	18.0		116.5	25.4	14.0
LnGrp LOS	E	E	E	F	E	E		F	C	B		F	C	B
Approach Vol, veh/h		182			327				878				1870	
Approach Delay, s/veh		61.3			121.0				35.6				34.5	
Approach LOS		E			F				D				C	
Timer - Assigned Phs	1	2		4	5	6	7	8						
Phs Duration (G+Y+Rc), s	19.0	118.1		42.8	29.3	107.9	12.8	30.0						
Change Period (Y+Rc), s	6.0	6.0		6.0	6.0	6.0	6.0	6.0						
Max Green Setting (Gmax), s	34.0	79.0		49.0	24.0	89.0	19.0	24.0						
Max Q Clear Time (g_c+I1), s	12.5	57.4		10.8	23.3	21.9	7.3	26.0						
Green Ext Time (p_c), s	0.5	11.8		0.7	0.0	4.5	0.1	0.0						

Intersection Summary														
HCM 6th Ctrl Delay, s/veh			45.0											
HCM 6th LOS			D											

Notes
 User approved pedestrian interval to be less than phase max green.
 User approved ignoring U-Turning movement.

Intersection												
Int Delay, s/veh	6.5											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↔	↔	↔	↔	↔		↔			↔	
Traffic Vol, veh/h	85	171	153	44	147	48	168	0	44	29	0	65
Future Vol, veh/h	85	171	153	44	147	48	168	0	44	29	0	65
Conflicting Peds, #/hr	1	0	0	0	0	1	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	50	100	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	81	81	81	81	81	81	81	81	81	81	81	81
Heavy Vehicles, %	7	6	0	0	4	4	0	0	0	4	0	5
Mvmt Flow	105	211	189	54	181	59	207	0	54	36	0	80

Major/Minor	Major1	Major2	Minor1	Minor2
Conflicting Flow All	241	0	0	400
Stage 1	-	-	-	-
Stage 2	-	-	-	-
Critical Hdwy	4.205	-	-	4.1
Critical Hdwy Stg 1	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-
Follow-up Hdwy	2.2665	-	-	2.2
Pot Cap-1 Maneuver	1292	-	-	1386
Stage 1	-	-	-	-
Stage 2	-	-	-	-
Platoon blocked, %	-	-	-	1
Mov Cap-1 Maneuver	1291	-	-	1386
Mov Cap-2 Maneuver	-	-	-	-
Stage 1	-	-	-	-
Stage 2	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s/v	1.7	1.4	18.7	13.1
HCM LOS			C	B

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	520	1291	-	-	1386	-	-	561
HCM Lane V/C Ratio	0.503	0.081	-	-	0.039	-	-	0.207
HCM Control Delay (s/veh)	18.7	8	0	-	7.7	-	-	13.1
HCM Lane LOS	C	A	A	-	A	-	-	B
HCM 95th %tile Q (veh)	2.8	0.3	-	-	0.1	-	-	0.8

Notes
 -: Volume exceeds capacity \$: Delay exceeds 300s +: Computation Not Defined *: All major volume in platoon

Intersection						
Int Delay, s/veh	0.3					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations		↗	↗↗	↗		↗↗
Traffic Vol, veh/h	0	79	818	94	0	1850
Future Vol, veh/h	0	79	818	94	0	1850
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	Yield	-	Yield	-	None
Storage Length	-	0	-	225	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	97	97	97	97	97	97
Heavy Vehicles, %	0	0	17	0	0	6
Mvmt Flow	0	81	843	97	0	1907

Major/Minor	Minor1	Major1	Major2
Conflicting Flow All	-	422	0
Stage 1	-	-	-
Stage 2	-	-	-
Critical Hdwy	-	6.9	-
Critical Hdwy Stg 1	-	-	-
Critical Hdwy Stg 2	-	-	-
Follow-up Hdwy	-	3.3	-
Pot Cap-1 Maneuver	0	586	-
Stage 1	0	-	-
Stage 2	0	-	-
Platoon blocked, %	-	-	-
Mov Cap-1 Maneuver	-	586	-
Mov Cap-2 Maneuver	-	-	-
Stage 1	-	-	-
Stage 2	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s/v	12.1	0	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBT
Capacity (veh/h)	-	-	586	-
HCM Lane V/C Ratio	-	-	0.139	-
HCM Control Delay (s/veh)	-	-	12.1	-
HCM Lane LOS	-	-	B	-
HCM 95th %tile Q (veh)	-	-	0.5	-

	EBL	EBT	EBR	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
Lane Configurations														
Traffic Volume (veh/h)	286	141	293	190	109	78	14	209	1183	86	5	119	671	102
Future Volume (veh/h)	286	141	293	190	109	78	14	209	1183	86	5	119	671	102
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00		1.00		1.00		1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00		1.00	1.00	1.00		1.00	1.00	1.00
Work Zone On Approach	No		No		No		No		No		No		No	
Adj Sat Flow, veh/h/ln	1781	1870	1811	1811	1870	1752		1722	1752	1781		1856	1648	1500
Adj Flow Rate, veh/h	314	155	204	209	120	22		230	1300	50		131	737	-43
Peak Hour Factor	0.91	0.91	0.91	0.91	0.91	0.91		0.91	0.91	0.91		0.91	0.91	0.91
Percent Heavy Veh, %	8	2	6	6	2	10		12	10	8		3	17	27
Cap, veh/h	307	509	417	172	249	197		274	1806	819		151	1696	689
Arrive On Green	0.11	0.27	0.27	0.13	0.13	0.13		0.09	0.54	0.54		0.09	0.54	0.00
Sat Flow, veh/h	1697	1870	1533	989	1870	1479		3182	3328	1510		1767	3131	1271
Grp Volume(v), veh/h	314	155	204	209	120	22		230	1300	50		131	737	-43
Grp Sat Flow(s), veh/h/ln	1697	1870	1533	989	1870	1479		1591	1664	1510		1767	1566	1271
Q Serve(g_s), s	19.0	11.8	20.1	24.0	10.7	2.4		12.8	52.8	2.8		13.2	25.4	0.0
Cycle Q Clear(g_c), s	19.0	11.8	20.1	24.0	10.7	2.4		12.8	52.8	2.8		13.2	25.4	0.0
Prop In Lane	1.00		1.00	1.00		1.00		1.00		1.00		1.00		1.00
Lane Grp Cap(c), veh/h	307	509	417	172	249	197		274	1806	819		151	1696	689
V/C Ratio(X)	1.02	0.30	0.49	1.22	0.48	0.11		0.84	0.72	0.06		0.87	0.43	-0.06
Avail Cap(c_a), veh/h	307	509	417	172	249	197		601	1806	819		236	1696	689
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00		1.00	1.00	1.00		1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00		1.00	1.00	1.00		1.00	1.00	0.00
Uniform Delay (d), s/veh	67.4	52.0	55.0	80.8	72.2	68.6		81.0	30.9	19.5		81.3	24.7	0.0
Incr Delay (d2), s/veh	57.7	0.3	0.9	138.7	1.4	0.2		6.8	2.5	0.1		18.4	0.8	0.0
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0		0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	10.3	5.7	7.8	14.6	5.2	0.9		5.5	21.0	1.0		6.7	9.4	0.0
Unsig. Movement Delay, s/veh														
LnGrp Delay(d), s/veh	125.0	52.3	55.9	219.5	73.7	68.9		87.8	33.4	19.6		99.8	25.5	0.0
LnGrp LOS	F	D	E	F	E	E		F	C	B		F	C	
Approach Vol, veh/h		673			351				1580				825	
Approach Delay, s/veh		87.3			160.2				40.9				38.7	
Approach LOS		F			F				D				D	
Timer - Assigned Phs	1	2		4	5	6	7	8						
Phs Duration (G+Y+Rc), s	21.5	103.5		55.0	21.3	103.7	25.0	30.0						
Change Period (Y+Rc), s	6.0	6.0		6.0	6.0	6.0	6.0	6.0						
Max Green Setting (Gmax), s	34.0	79.0		49.0	24.0	89.0	19.0	24.0						
Max Q Clear Time (g_c+I1), s	14.8	27.4		22.1	15.2	54.8	21.0	26.0						
Green Ext Time (p_c), s	0.7	5.2		1.5	0.2	11.1	0.0	0.0						
Intersection Summary														
HCM 6th Ctrl Delay, s/veh				61.7										
HCM 6th LOS				E										
Notes														
User approved pedestrian interval to be less than phase max green.														
User approved ignoring U-Turning movement.														

Intersection												
Int Delay, s/veh	4.7											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↔	↔	↔	↔			↔		↔	↔	
Traffic Vol, veh/h	100	147	106	34	222	35	115	0	35	13	0	43
Future Vol, veh/h	100	147	106	34	222	35	115	0	35	13	0	43
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	50	100	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	89	89	89	89	89	89	89	89	89	89	89	89
Heavy Vehicles, %	7	2	0	0	3	2	0	0	0	2	0	12
Mvmt Flow	112	165	119	38	249	39	129	0	39	15	0	48
Major/Minor	Major1	Major2			Minor1			Minor2				
Conflicting Flow All	288	0	0	284	0	0	590	753	165	813	853	144
Stage 1	-	-	-	-	-	-	389	389	-	345	345	-
Stage 2	-	-	-	-	-	-	201	364	-	468	508	-
Critical Hdwy	4.205	-	-	4.1	-	-	7.3	6.5	6.2	7.33	6.5	7.08
Critical Hdwy Stg 1	-	-	-	-	-	-	6.1	5.5	-	6.53	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.5	5.5	-	6.13	5.5	-
Follow-up Hdwy	2.2665	-	-	2.2	-	-	3.5	4	3.3	3.519	4	3.414
Pot Cap-1 Maneuver	1241	-	-	1471	-	-	542	417	*991	365	360	850
Stage 1	-	-	-	-	-	-	800	721	-	645	640	-
Stage 2	-	-	-	-	-	-	788	627	-	714	633	-
Platoon blocked, %	-	-	-	1	-	-	1	1	1	1	1	1
Mov Cap-1 Maneuver	1241	-	-	1471	-	-	460	362	*991	315	313	850
Mov Cap-2 Maneuver	-	-	-	-	-	-	460	362	-	315	313	-
Stage 1	-	-	-	-	-	-	712	643	-	575	623	-
Stage 2	-	-	-	-	-	-	724	611	-	611	564	-
Approach	EB	WB			NB			SB				
HCM Control Delay, s/v	2.3	0.9			15			11.6				
HCM LOS					C			B				
Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1				
Capacity (veh/h)	526	1241	-	-	1471	-	-	610				
HCM Lane V/C Ratio	0.32	0.091	-	-	0.026	-	-	0.103				
HCM Control Delay (s/veh)	15	8.2	0	-	7.5	-	-	11.6				
HCM Lane LOS	C	A	A	-	A	-	-	B				
HCM 95th %tile Q (veh)	1.4	0.3	-	-	0.1	-	-	0.3				
Notes	-: Volume exceeds capacity \$: Delay exceeds 300s +: Computation Not Defined *: All major volume in platoon											

Intersection						
Int Delay, s/veh	0.7					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations		↗	↗↗	↗		↗↗
Traffic Vol, veh/h	0	102	1391	112	0	1171
Future Vol, veh/h	0	102	1391	112	0	1171
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	Yield	-	Yield	-	None
Storage Length	-	0	-	225	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	91	91	91	91	91	91
Heavy Vehicles, %	0	0	10	0	0	13
Mvmt Flow	0	112	1529	123	0	1287
Major/Minor	Minor1	Major1		Major2		
Conflicting Flow All	-	765	0	0	-	
Stage 1	-	-	-	-	-	
Stage 2	-	-	-	-	-	
Critical Hdwy	-	6.9	-	-	-	
Critical Hdwy Stg 1	-	-	-	-	-	
Critical Hdwy Stg 2	-	-	-	-	-	
Follow-up Hdwy	-	3.3	-	-	-	
Pot Cap-1 Maneuver	0	350	-	-	0	
Stage 1	0	-	-	-	0	
Stage 2	0	-	-	-	0	
Platoon blocked, %	-	-	-	-	-	
Mov Cap-1 Maneuver	-	350	-	-	-	
Mov Cap-2 Maneuver	-	-	-	-	-	
Stage 1	-	-	-	-	-	
Stage 2	-	-	-	-	-	
Approach	WB	NB	SB			
HCM Control Delay, s/v	20.1	0	0			
HCM LOS	C					
Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBT		
Capacity (veh/h)	-	-	350	-		
HCM Lane V/C Ratio	-	-	0.32	-		
HCM Control Delay (s/veh)	-	-	20.1	-		
HCM Lane LOS	-	-	C	-		
HCM 95th %tile Q (veh)	-	-	1.4	-		

HCM 6th Signalized Intersection Summary
 1: SR 21/Augusta Road & Gulfstream Road/Crossgate Road

Crossgate Road Fueling Center
 Projected 2025 Build Conditions AM Peak

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
Lane Configurations														
Traffic Volume (veh/h)	49	105	129	203	100	73	4	177	605	111	3	195	1512	247
Future Volume (veh/h)	49	105	129	203	100	73	4	177	605	111	3	195	1512	247
Initial Q (Qb), veh	0	0	0	0	0	0		0	0	0		0	0	0
Ped-Bike Adj(A_pbT)	0.99		1.00	1.00		1.00		1.00		1.00		1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00		1.00	1.00	1.00		1.00	1.00	1.00
Work Zone On Approach		No			No			No				No		
Adj Sat Flow, veh/h/ln	1530	1870	1500	1841	1841	1826		1663	1618	1781		1767	1826	1796
Adj Flow Rate, veh/h	51	108	23	209	103	15		182	624	72		201	1559	110
Peak Hour Factor	0.97	0.97	0.97	0.97	0.97	0.97		0.97	0.97	0.97		0.97	0.97	0.97
Percent Heavy Veh, %	25	2	27	4	4	5		16	19	8		9	5	7
Cap, veh/h	174	141	95	250	249	209		221	1759	864		213	2174	954
Arrive On Green	0.04	0.08	0.08	0.11	0.14	0.14		0.07	0.57	0.57		0.13	0.63	0.63
Sat Flow, veh/h	1457	1870	1266	1753	1841	1542		3072	3075	1510		1682	3469	1522
Grp Volume(v), veh/h	51	108	23	209	103	15		182	624	72		201	1559	110
Grp Sat Flow(s),veh/h/ln	1457	1870	1266	1753	1841	1542		1536	1537	1510		1682	1735	1522
Q Serve(g_s), s	6.1	10.8	3.3	20.5	9.7	1.6		11.1	20.7	4.1		22.5	57.9	5.5
Cycle Q Clear(g_c), s	6.1	10.8	3.3	20.5	9.7	1.6		11.1	20.7	4.1		22.5	57.9	5.5
Prop In Lane	1.00		1.00	1.00		1.00		1.00		1.00		1.00		1.00
Lane Grp Cap(c), veh/h	174	141	95	250	249	209		221	1759	864		213	2174	954
V/C Ratio(X)	0.29	0.77	0.24	0.84	0.41	0.07		0.83	0.35	0.08		0.95	0.72	0.12
Avail Cap(c_a), veh/h	185	320	217	250	412	345		550	1759	864		213	2174	954
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00		1.00	1.00	1.00		1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00		1.00	1.00	1.00		1.00	1.00	1.00
Uniform Delay (d), s/veh	77.1	86.2	82.7	70.8	75.2	71.7		87.0	21.8	18.3		82.4	24.0	14.3
Incr Delay (d2), s/veh	0.9	8.4	1.3	21.2	1.1	0.1		7.6	0.6	0.2		46.5	2.1	0.2
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0		0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.3	5.6	1.1	10.7	4.7	0.6		4.6	7.5	1.5		12.4	23.2	2.0
Unsig. Movement Delay, s/veh														
LnGrp Delay(d), s/veh	78.0	94.6	84.0	91.9	76.3	71.8		94.6	22.4	18.5		128.9	26.1	14.5
LnGrp LOS	E	F	F	F	E	E		F	C	B		F	C	B
Approach Vol, veh/h		182			327				878				1870	
Approach Delay, s/veh		88.6			86.1				37.0				36.5	
Approach LOS		F			F				D				D	
Timer - Assigned Phs	1	2	3	4	5	6	7	8						
Phs Duration (G+Y+Rc), s	19.6	125.1	25.0	20.3	30.0	114.7	13.6	31.7						
Change Period (Y+Rc), s	6.0	6.0	4.5	6.0	6.0	6.0	6.0	6.0						
Max Green Setting (Gmax), s	34.0	80.0	20.5	32.5	24.0	90.0	9.0	42.5						
Max Q Clear Time (g_c+I1), s	13.1	59.9	22.5	12.8	24.5	22.7	8.1	11.7						
Green Ext Time (p_c), s	0.5	11.3	0.0	0.5	0.0	4.5	0.0	0.5						

Intersection Summary														
HCM 6th Ctrl Delay, s/veh				44.5										
HCM 6th LOS				D										

Notes
 User approved pedestrian interval to be less than phase max green.
 User approved ignoring U-Turning movement.

	EBL	EBT	EBR	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
Lane Configurations	↖	↗	↘	↖	↗	↘	↖	↗	↘	↖	↗	↘	↖	↗
Traffic Volume (veh/h)	286	141	293	190	109	78	14	209	1183	86	5	119	671	102
Future Volume (veh/h)	286	141	293	190	109	78	14	209	1183	86	5	119	671	102
Initial Q (Ob), veh	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		0.99		1.00		1.00		1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00		1.00	1.00	1.00		1.00	1.00	1.00
Work Zone On Approach	No				No			No				No		
Adj Sat Flow, veh/h/ln	1781	1870	1811	1811	1870	1752		1722	1752	1781		1856	1648	1500
Adj Flow Rate, veh/h	314	155	204	209	120	22		230	1300	50		131	737	-43
Peak Hour Factor	0.91	0.91	0.91	0.91	0.91	0.91		0.91	0.91	0.91		0.91	0.91	0.91
Percent Heavy Veh, %	8	2	6	6	2	10		12	10	8		3	17	27
Cap, veh/h	370	284	233	321	160	126		271	1743	791		150	1638	665
Arrive On Green	0.18	0.15	0.15	0.12	0.09	0.09		0.09	0.52	0.52		0.08	0.52	0.00
Sat Flow, veh/h	1697	1870	1532	1725	1870	1476		3182	3328	1510		1767	3131	1271
Grp Volume(v), veh/h	314	155	204	209	120	22		230	1300	50		131	737	-43
Grp Sat Flow(s), veh/h/ln	1697	1870	1532	1725	1870	1476		1591	1664	1510		1767	1566	1271
Q Serve(g_s), s	31.3	14.6	24.8	20.8	11.9	2.6		13.5	58.0	3.1		13.9	27.9	0.0
Cycle Q Clear(g_c), s	31.3	14.6	24.8	20.8	11.9	2.6		13.5	58.0	3.1		13.9	27.9	0.0
Prop In Lane	1.00		1.00	1.00		1.00		1.00		1.00		1.00		1.00
Lane Grp Cap(c), veh/h	370	284	233	321	160	126		271	1743	791		150	1638	665
V/C Ratio(X)	0.85	0.55	0.88	0.65	0.75	0.17		0.85	0.75	0.06		0.88	0.45	-0.06
Avail Cap(c_a), veh/h	574	522	427	371	226	179		569	1743	791		223	1638	665
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00		1.00	1.00	1.00		1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00		1.00	1.00	1.00		1.00	1.00	0.00
Uniform Delay (d), s/veh	61.8	74.5	78.8	68.0	84.9	80.7		85.7	35.3	22.3		86.0	28.3	0.0
Incr Delay (d2), s/veh	7.2	1.6	10.1	3.2	8.3	0.7		7.2	3.0	0.2		21.6	0.9	0.0
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0		0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	14.2	7.2	10.3	9.4	6.1	1.0		5.8	23.5	1.1		7.2	10.5	0.0
Unsig. Movement Delay, s/veh														
LnGrp Delay(d), s/veh	69.0	76.1	88.9	71.3	93.3	81.3		92.9	38.3	22.4		107.6	29.2	0.0
LnGrp LOS	E	E	F	E	F	F		F	D	C		F	C	
Approach Vol, veh/h		673			351				1580				825	
Approach Delay, s/veh		76.7			79.4				45.7				43.1	
Approach LOS		E			E				D				D	
Timer - Assigned Phs	1	2	3	4	5	6	7	8						
Phs Duration (G+Y+Rc), s	22.2	105.4	27.5	34.8	22.1	105.5	40.2	22.2						
Change Period (Y+Rc), s	6.0	6.0	4.5	6.0	6.0	6.0	6.0	6.0						
Max Green Setting (Gmax), s	34.0	52.0	28.5	53.0	24.0	62.0	57.0	23.0						
Max Q Clear Time (g_c+I1), s	15.5	29.9	22.8	26.8	15.9	60.0	33.3	13.9						
Green Ext Time (p_c), s	0.7	4.6	0.3	1.5	0.2	1.5	0.9	0.3						

Intersection Summary														
HCM 6th Ctrl Delay, s/veh														54.6
HCM 6th LOS														D

Notes
 User approved pedestrian interval to be less than phase max green.
 User approved ignoring U-Turning movement.

Intersection						
Int Delay, s/veh	0.3					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations		↗	↗↗	↗		↗↗
Traffic Vol, veh/h	0	79	818	94	0	1850
Future Vol, veh/h	0	79	818	94	0	1850
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	Yield	-	Yield	-	None
Storage Length	-	0	-	225	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	97	97	97	97	97	97
Heavy Vehicles, %	0	0	17	0	0	6
Mvmt Flow	0	81	843	97	0	1907
Major/Minor	Minor1	Major1		Major2		
Conflicting Flow All	-	422	0	0	-	
Stage 1	-	-	-	-	-	
Stage 2	-	-	-	-	-	
Critical Hdwy	-	6.9	-	-	-	
Critical Hdwy Stg 1	-	-	-	-	-	
Critical Hdwy Stg 2	-	-	-	-	-	
Follow-up Hdwy	-	3.3	-	-	-	
Pot Cap-1 Maneuver	0	586	-	-	0	
Stage 1	0	-	-	-	0	
Stage 2	0	-	-	-	0	
Platoon blocked, %	-	-	-	-	-	
Mov Cap-1 Maneuver	-	586	-	-	-	
Mov Cap-2 Maneuver	-	-	-	-	-	
Stage 1	-	-	-	-	-	
Stage 2	-	-	-	-	-	
Approach	WB	NB	SB			
HCM Control Delay, s/v	12.1	0	0			
HCM LOS	B					
Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBT		
Capacity (veh/h)	-	-	586	-		
HCM Lane V/C Ratio	-	-	0.139	-		
HCM Control Delay (s/veh)	-	-	12.1	-		
HCM Lane LOS	-	-	B	-		
HCM 95th %tile Q (veh)	-	-	0.5	-		

Intersection						
Int Delay, s/veh	0.7					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations		↗	↗↗	↗		↗↗
Traffic Vol, veh/h	0	102	1391	112	0	1171
Future Vol, veh/h	0	102	1391	112	0	1171
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	Yield	-	Yield	-	None
Storage Length	-	0	-	225	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	91	91	91	91	91	91
Heavy Vehicles, %	0	0	10	0	0	13
Mvmt Flow	0	112	1529	123	0	1287
Major/Minor	Minor1	Major1	Major2			
Conflicting Flow All	-	765	0	0	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	6.9	-	-	-	-
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	3.3	-	-	-	-
Pot Cap-1 Maneuver	0	350	-	-	0	-
Stage 1	0	-	-	-	0	-
Stage 2	0	-	-	-	0	-
Platoon blocked, %	-	-	-	-	-	-
Mov Cap-1 Maneuver	-	350	-	-	-	-
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Approach	WB	NB	SB			
HCM Control Delay, s/v	20.1	0	0			
HCM LOS	C					
Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBT		
Capacity (veh/h)	-	-	350	-		
HCM Lane V/C Ratio	-	-	0.32	-		
HCM Control Delay (s/veh)	-	-	20.1	-		
HCM Lane LOS	-	-	C	-		
HCM 95th %tile Q (veh)	-	-	1.4	-		

Intersection						
Int Delay, s/veh	0.3					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations		↗	↕	↗		↕
Traffic Vol, veh/h	0	79	1221	94	0	2719
Future Vol, veh/h	0	79	1221	94	0	2719
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	Yield	-	Yield	-	None
Storage Length	-	0	-	225	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	97	97	97	97	97	97
Heavy Vehicles, %	0	0	17	0	0	6
Mvmt Flow	0	81	1259	97	0	2803

Major/Minor	Minor1	Major1	Major2		
Conflicting Flow All	-	630	0	0	-
Stage 1	-	-	-	-	-
Stage 2	-	-	-	-	-
Critical Hdwy	-	6.9	-	-	-
Critical Hdwy Stg 1	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-
Follow-up Hdwy	-	3.3	-	-	-
Pot Cap-1 Maneuver	0	429	-	-	0
Stage 1	0	-	-	-	0
Stage 2	0	-	-	-	0
Platoon blocked, %			-	-	-
Mov Cap-1 Maneuver	-	429	-	-	-
Mov Cap-2 Maneuver	-	-	-	-	-
Stage 1	-	-	-	-	-
Stage 2	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s/v	15.3	0	0
HCM LOS	C		

Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBT
Capacity (veh/h)	-	-	429
HCM Lane V/C Ratio	-	-	0.19
HCM Control Delay (s/veh)	-	-	15.3
HCM Lane LOS	-	-	C
HCM 95th %tile Q (veh)	-	-	0.7

Intersection						
Int Delay, s/veh	1.2					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations		↗	↗↗	↗		↗↗
Traffic Vol, veh/h	0	102	2098	112	0	1707
Future Vol, veh/h	0	102	2098	112	0	1707
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	Yield	-	Yield	-	None
Storage Length	-	0	-	225	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	91	91	91	91	91	91
Heavy Vehicles, %	0	0	10	0	0	13
Mvmt Flow	0	112	2305	123	0	1876

Major/Minor	Minor1	Major1	Major2			
Conflicting Flow All	-	1153	0	0	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	6.9	-	-	-	-
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	3.3	-	-	-	-
Pot Cap-1 Maneuver	0	194	-	-	0	-
Stage 1	0	-	-	-	0	-
Stage 2	0	-	-	-	0	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	-	194	-	-	-	-
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s/v	46.2	0	0
HCM LOS	E		

Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBT
Capacity (veh/h)	-	-	194
HCM Lane V/C Ratio	-	-	0.578
HCM Control Delay (s/veh)	-	-	46.2
HCM Lane LOS	-	-	E
HCM 95th %tile Q (veh)	-	-	3.1

Raw Traffic Counts

National Data & Surveying Services

Intersection Turning Movement Count

Location: Augusta Road/SR 21 & Crossgate Rd/Gulfstream Rd
 City: Port Wentworth
 Control: Signalized

Project ID: 24-180056-001
 Date: 3/13/2024

Data - Total

NS/EW Streets:	Augusta Road/SR 21				Augusta Road/SR 21				Crossgate Rd/Gulfstream Rd				Crossgate Rd/Gulfstream Rd				TOTAL
	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
AM	2 NL	2 NT	1 NR	0 NU	1 SL	2 ST	1 SR	0 SU	1 EL	1 ET	1 ER	0 EU	1 WL	1 WT	1 WR	0 WU	TOTAL
6:00 AM	35	91	25	0	15	272	38	1	4	7	19	0	6	12	11	0	536
6:15 AM	24	139	16	0	26	405	43	0	14	10	18	0	8	8	11	0	722
6:30 AM	44	164	19	0	11	380	69	0	17	11	19	0	12	22	15	0	783
6:45 AM	43	140	29	1	22	372	67	2	15	26	30	0	24	19	13	0	803
7:00 AM	37	97	16	1	15	401	60	0	10	15	39	0	14	11	15	0	731
7:15 AM	50	155	15	2	16	398	46	1	6	21	38	0	22	22	18	0	810
7:30 AM	39	130	18	3	10	352	63	2	17	19	43	0	12	16	9	0	733
7:45 AM	52	165	17	0	21	287	61	1	16	24	35	0	6	19	8	0	712
8:00 AM	50	128	16	2	9	309	51	0	8	24	33	0	15	14	5	0	664
8:15 AM	63	161	10	1	14	320	38	0	15	12	30	0	4	10	2	0	680
8:30 AM	59	125	16	0	11	312	31	1	18	18	38	0	8	19	11	0	667
8:45 AM	46	143	12	1	12	246	24	0	16	16	57	0	11	19	4	0	607
TOTAL VOLUMES :	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
APPROACH %'s :	542	1638	209	11	182	4054	591	8	156	203	399	0	142	191	122	0	8448
	22.58%	68.25%	8.71%	0.46%	3.76%	83.85%	12.22%	0.17%	20.58%	26.78%	52.64%	0.00%	31.21%	41.98%	26.81%	0.00%	
PEAK HR :	06:30 AM - 07:30 AM																TOTAL
PEAK HR VOL :	174	556	79	4	64	1551	242	3	48	73	126	0	72	74	61	0	3127
PEAK HR FACTOR :	0.870	0.848	0.681	0.500	0.727	0.967	0.877	0.375	0.706	0.702	0.808	0.000	0.750	0.841	0.847	0.000	0.965
	0.895				0.977				0.870				0.835				
PM	2 NL	2 NT	1 NR	0 NU	1 SL	2 ST	1 SR	0 SU	1 EL	1 ET	1 ER	0 EU	1 WL	1 WT	1 WR	0 WU	TOTAL
3:00 PM	59	316	14	3	12	221	31	0	40	23	43	0	20	24	18	0	824
3:15 PM	55	292	20	3	11	169	26	2	100	41	77	0	16	24	12	0	848
3:30 PM	54	298	21	7	5	179	28	2	96	43	81	0	24	22	16	0	876
3:45 PM	37	229	18	1	7	134	15	1	44	15	86	0	19	15	16	0	637
4:00 PM	66	251	15	2	8	164	25	1	42	31	120	0	14	23	19	0	781
4:15 PM	85	180	11	1	10	166	26	1	31	28	101	0	12	27	10	0	689
4:30 PM	102	215	30	6	10	178	46	1	34	21	85	0	12	32	13	0	785
4:45 PM	83	238	21	6	11	158	29	1	18	14	108	0	15	26	12	0	740
5:00 PM	92	237	19	42	4	165	35	2	28	21	95	0	21	37	8	0	806
5:15 PM	76	205	12	5	13	169	29	2	35	25	126	0	10	23	11	0	741
5:30 PM	119	192	25	8	11	175	34	0	21	23	64	0	15	32	8	0	727
5:45 PM	56	185	18	1	10	111	36	2	32	13	85	0	9	28	9	0	595
TOTAL VOLUMES :	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
APPROACH %'s :	884	2838	224	85	112	1989	360	15	521	298	1071	0	187	313	152	0	9049
	21.93%	70.40%	5.56%	2.11%	4.52%	80.33%	14.54%	0.61%	27.57%	15.77%	56.67%	0.00%	28.68%	48.01%	23.31%	0.00%	
PEAK HR :	03:00 PM - 04:00 PM																TOTAL
PEAK HR VOL :	205	1135	73	14	35	703	100	5	280	122	287	0	79	85	62	0	3185
PEAK HR FACTOR :	0.869	0.898	0.869	0.500	0.729	0.795	0.806	0.625	0.700	0.709	0.834	0.000	0.823	0.885	0.861	0.000	0.909
	0.910				0.798				0.783				0.911				

National Data & Surveying Services

Intersection Turning Movement Count

Location: Augusta Road/SR 21 & Crossgate Rd/Gulfstream Rd
 City: Port Wentworth
 Control: Signalized

Project ID: 24-180056-001
 Date: 3/13/2024

Data - Cars

NS/EW Streets:	Augusta Road/SR 21				Augusta Road/SR 21				Crossgate Rd/Gulfstream Rd				Crossgate Rd/Gulfstream Rd				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				TOTAL
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	
6:00 AM	30	77	24	0	13	258	33	1	3	7	14	0	6	12	9	0	487
6:15 AM	20	118	15	0	23	384	42	0	14	10	11	0	7	8	10	0	662
6:30 AM	39	146	18	0	11	365	64	0	12	11	12	0	12	20	15	0	725
6:45 AM	38	118	28	1	19	353	62	2	12	26	20	0	24	19	13	0	735
7:00 AM	32	76	14	1	14	384	57	0	7	14	27	0	12	11	13	0	662
7:15 AM	37	112	13	2	14	379	42	1	5	21	33	0	21	21	17	0	718
7:30 AM	33	99	16	3	8	317	56	2	10	19	28	0	11	16	8	0	626
7:45 AM	45	137	16	0	20	264	59	1	14	22	22	0	5	18	7	0	630
8:00 AM	44	106	12	2	9	280	44	0	6	23	20	0	14	14	5	0	579
8:15 AM	55	133	10	1	13	276	32	0	9	12	22	0	4	10	2	0	579
8:30 AM	49	91	15	0	8	265	27	1	11	18	29	0	6	19	9	0	548
8:45 AM	39	105	11	1	7	211	20	0	14	16	50	0	8	19	4	0	505
TOTAL VOLUMES :	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
APPROACH %'s :	461	1318	192	11	159	3736	538	8	117	199	288	0	130	187	112	0	7456
	23.26%	66.50%	9.69%	0.55%	3.58%	84.13%	12.11%	0.18%	19.37%	32.95%	47.68%	0.00%	30.30%	43.59%	26.11%	0.00%	
PEAK HR :	06:30 AM - 07:30 AM																TOTAL
PEAK HR VOL :	146	452	73	4	58	1481	225	3	36	72	92	0	69	71	58	0	2840
PEAK HR FACTOR :	0.936	0.774	0.652	0.500	0.763	0.964	0.879	0.375	0.750	0.692	0.697	0.000	0.719	0.845	0.853	0.000	0.966
	0.831				0.971				0.847				0.839				
PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				TOTAL
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	
3:00 PM	53	288	13	3	12	185	24	0	37	22	40	0	19	24	16	0	736
3:15 PM	50	248	18	3	11	136	18	2	96	40	74	0	15	23	12	0	746
3:30 PM	46	273	18	7	5	153	21	2	86	42	77	0	22	22	14	0	788
3:45 PM	32	209	18	1	6	110	10	1	39	15	80	0	18	15	14	0	568
4:00 PM	57	229	15	2	7	142	19	1	40	31	117	0	14	23	18	0	715
4:15 PM	83	159	10	1	10	140	22	1	27	28	99	0	11	26	10	0	627
4:30 PM	100	186	28	6	10	152	44	1	33	20	81	0	11	32	13	0	717
4:45 PM	80	212	21	6	10	149	29	1	15	14	107	0	15	26	12	0	697
5:00 PM	91	221	19	42	4	144	33	1	25	21	93	0	21	33	8	0	756
5:15 PM	75	194	11	5	13	155	26	2	35	25	124	0	10	23	10	0	708
5:30 PM	116	182	23	8	11	158	32	0	20	22	62	0	15	32	8	0	689
5:45 PM	56	173	16	0	10	102	30	2	31	13	83	0	9	27	9	0	561
TOTAL VOLUMES :	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
APPROACH %'s :	839	2574	210	84	109	1726	308	14	484	293	1037	0	180	306	144	0	8308
	22.63%	69.44%	5.66%	2.27%	5.05%	80.02%	14.28%	0.65%	26.68%	16.15%	57.17%	0.00%	28.57%	48.57%	22.86%	0.00%	
PEAK HR :	03:00 PM - 04:00 PM																TOTAL
PEAK HR VOL :	181	1018	67	14	34	584	73	5	258	119	271	0	74	84	56	0	2838
PEAK HR FACTOR :	0.854	0.884	0.931	0.500	0.708	0.789	0.760	0.625	0.672	0.708	0.847	0.000	0.841	0.875	0.875	0.000	0.900
	0.896				0.787				0.771				0.907				

National Data & Surveying Services

Intersection Turning Movement Count

Location: Augusta Road/SR 21 & Crossgate Rd/Gulfstream Rd
 City: Port Wentworth
 Control: Signalized

Project ID: 24-180056-001
 Date: 3/13/2024

Data - HT

NS/EW Streets:	Augusta Road/SR 21				Augusta Road/SR 21				Crossgate Rd/Gulfstream Rd				Crossgate Rd/Gulfstream Rd				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				TOTAL
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	
6:00 AM	2	2	1	0	1	2	1	0	1	1	1	0	1	1	1	0	49
6:15 AM	5	14	1	0	2	14	5	0	1	0	5	0	0	0	2	0	60
6:30 AM	4	21	1	0	3	21	1	0	0	0	7	0	1	0	1	0	58
6:45 AM	5	18	1	0	0	15	5	0	5	0	7	0	0	2	0	0	68
7:00 AM	5	22	1	0	3	19	5	0	3	0	10	0	0	0	0	0	69
7:15 AM	5	21	2	0	1	17	3	0	3	1	12	0	2	0	2	0	92
7:30 AM	13	43	2	0	2	19	4	0	1	0	5	0	1	1	1	0	107
7:45 AM	6	31	2	0	2	35	7	0	7	0	15	0	1	0	1	0	82
8:00 AM	7	28	1	0	1	23	2	0	2	2	13	0	1	1	1	0	85
8:15 AM	6	22	4	0	0	29	7	0	2	1	13	0	1	0	0	0	101
8:30 AM	8	28	0	0	1	44	6	0	6	0	8	0	0	0	0	0	119
8:45 AM	10	34	1	0	3	47	4	0	7	0	9	0	2	0	2	0	102
	7	38	1	0	5	35	4	0	2	0	7	0	3	0	0	0	
TOTAL VOLUMES :	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
APPROACH %'s :	81	320	17	0	23	318	53	0	39	4	111	0	12	4	10	0	992
PEAK HR :	06:30 AM - 07:30 AM																TOTAL
PEAK HR VOL :	28	104	6	0	6	70	17	0	12	1	34	0	3	3	3	0	287
PEAK HR FACTOR :	0.538	0.605	0.750	0.000	0.500	0.921	0.850	0.000	0.600	0.250	0.708	0.000	0.375	0.375	0.375	0.000	0.780
	0.595				0.861				0.734				0.563				
PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				TOTAL
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	
3:00 PM	2	2	1	0	1	2	1	0	1	1	1	0	1	1	1	0	88
3:15 PM	6	28	1	0	0	36	7	0	3	1	3	0	1	0	2	0	102
3:30 PM	5	44	2	0	0	33	8	0	4	1	3	0	1	1	0	0	88
3:45 PM	8	25	3	0	0	26	7	0	10	1	4	0	2	0	2	0	69
4:00 PM	5	20	0	0	1	24	5	0	5	0	6	0	1	0	2	0	66
4:15 PM	9	22	0	0	1	22	6	0	2	0	3	0	0	0	1	0	62
4:30 PM	2	21	1	0	0	26	4	0	4	0	2	0	1	1	0	0	68
4:45 PM	2	29	2	0	0	26	2	0	1	1	4	0	1	0	0	0	43
5:00 PM	3	26	0	0	1	9	0	0	3	0	1	0	0	0	0	0	50
5:15 PM	1	16	0	0	0	21	2	1	3	0	2	0	0	4	0	0	33
5:30 PM	1	11	1	0	0	14	3	0	0	0	2	0	0	0	1	0	38
5:45 PM	3	10	2	0	0	17	2	0	1	1	2	0	0	0	0	0	34
	0	12	2	1	0	9	6	0	1	0	2	0	0	1	0	0	
TOTAL VOLUMES :	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
APPROACH %'s :	45	264	14	1	3	263	52	1	37	5	34	0	7	7	8	0	741
PEAK HR :	03:00 PM - 04:00 PM																TOTAL
PEAK HR VOL :	24	117	6	0	1	119	27	0	22	3	16	0	5	1	6	0	347
PEAK HR FACTOR :	0.750	0.665	0.500	0.000	0.250	0.826	0.844	0.000	0.550	0.750	0.667	0.000	0.625	0.250	0.750	0.000	0.850
	0.721				0.855				0.683				0.750				

National Data & Surveying Services

Intersection Turning Movement Count

Location: Augusta Road/SR 21 & Crossgate Rd/Gulfstream Rd
 City: Port Wentworth
 Control: Signalized

Project ID: 24-180056-001
 Date: 3/13/2024

Data - Bikes

NS/EW Streets:	Augusta Road/SR 21				Augusta Road/SR 21				Crossgate Rd/Gulfstream Rd				Crossgate Rd/Gulfstream Rd				TOTAL
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	
6:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:30 AM	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1
7:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL VOLUMES :	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
APPROACH %'s :	0	0	0	0	0.00%	0.00%	100.00%	0.00%	0	0	0	0	0	0	0	0	1
PEAK HR :	06:30 AM - 07:30 AM																
PEAK HR VOL :	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PEAK HR FACTOR :	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0

NS/EW Streets:	Augusta Road/SR 21				Augusta Road/SR 21				Crossgate Rd/Gulfstream Rd				Crossgate Rd/Gulfstream Rd				TOTAL
PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	
3:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL VOLUMES :	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
APPROACH %'s :	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PEAK HR :	03:00 PM - 04:00 PM																
PEAK HR VOL :	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PEAK HR FACTOR :	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0

National Data & Surveying Services

Intersection Turning Movement Count

Location: Augusta Road/SR 21 & Crossgate Rd/Gulfstream Rd
 City: Port Wentworth

Project ID: 24-180056-001
 Date: 3/13/2024

Data - Pedestrians (Crosswalks)

NS/EW Streets:	Augusta Road/SR 21		Augusta Road/SR 21		Crossgate Rd/Gulfstream Rd		Crossgate Rd/Gulfstream Rd		
AM	NORTH LEG		SOUTH LEG		EAST LEG		WEST LEG		TOTAL
	EB	WB	EB	WB	NB	SB	NB	SB	
6:00 AM	0	0	0	0	0	0	0	0	0
6:15 AM	0	0	0	0	0	0	0	0	0
6:30 AM	1	0	0	0	0	0	0	0	1
6:45 AM	0	0	0	0	0	0	0	0	0
7:00 AM	0	0	0	1	0	0	0	0	1
7:15 AM	0	0	0	0	0	0	0	0	0
7:30 AM	0	0	0	0	0	0	0	0	0
7:45 AM	0	0	0	0	0	0	0	0	0
8:00 AM	0	0	0	0	0	0	0	0	0
8:15 AM	0	0	0	0	0	0	0	0	0
8:30 AM	0	0	0	0	0	0	0	0	0
8:45 AM	0	0	0	0	0	0	0	0	0
TOTAL VOLUMES :	EB	WB	EB	WB	NB	SB	NB	SB	TOTAL
APPROACH %'s :	1	0	0	1	0	0	0	0	2
	100.00%	0.00%	0.00%	100.00%					
PEAK HR :	06:30 AM - 07:30 AM								TOTAL
PEAK HR VOL :	1	0	0	1	0	0	0	0	2
PEAK HR FACTOR :	0.250			0.250					0.500
	0.250		0.250						

PM	NORTH LEG		SOUTH LEG		EAST LEG		WEST LEG		TOTAL
	EB	WB	EB	WB	NB	SB	NB	SB	
3:00 PM	0	1	0	0	0	0	0	0	1
3:15 PM	0	0	0	0	0	0	0	0	0
3:30 PM	0	0	0	0	0	0	0	0	0
3:45 PM	0	0	0	0	0	0	0	0	0
4:00 PM	0	0	0	0	0	0	0	0	0
4:15 PM	0	0	0	0	0	0	0	0	0
4:30 PM	0	0	0	0	0	0	0	0	0
4:45 PM	0	0	0	0	0	0	0	0	0
5:00 PM	0	0	0	0	0	0	0	0	0
5:15 PM	0	0	0	0	0	0	0	0	0
5:30 PM	0	0	0	0	0	0	0	0	0
5:45 PM	0	0	0	0	0	0	0	0	0
TOTAL VOLUMES :	EB	WB	EB	WB	NB	SB	NB	SB	TOTAL
APPROACH %'s :	0	1	0	0	0	0	0	0	1
	0.00%	100.00%							
PEAK HR :	03:00 PM - 04:00 PM								TOTAL
PEAK HR VOL :	0	1	0	0	0	0	0	0	1
PEAK HR FACTOR :		0.250							0.250
	0.250								

Project ID: 24-180056-001

Location: Augusta Road/SR 21 & Crossgate Rd/Gulfstream Rd

City: Port Wentworth

Day: Wednesday

Date: 3/13/2024

Groups Printed - Cars, PU, Vans - Heavy Trucks

Start Time	Augusta Road/SR 21					Augusta Road/SR 21					Crossgate Rd/Gulfstream Rd					Crossgate Rd/Gulfstream Rd					Int. Total				
	Northbound					Southbound					Eastbound					Westbound									
	Left	Thru	Rgt	Utum	Peds	App. Total	Left	Thru	Rgt	Utum	Peds	App. Total	Left	Thru	Rgt	Utum	Peds	App. Total	Left	Thru		Rgt	Utum	Peds	App. Total
6:00 AM	35	91	25	0	0	151	15	272	38	1	0	326	4	7	19	0	0	30	6	12	11	0	0	29	536
6:15 AM	24	139	16	0	0	179	26	405	43	0	0	474	14	10	18	0	0	42	8	8	11	0	0	27	722
6:30 AM	44	164	19	0	0	227	11	380	69	0	1	460	17	11	19	0	0	47	12	22	15	0	0	49	783
6:45 AM	43	140	29	1	0	213	22	372	67	2	0	463	15	26	30	0	0	71	24	19	13	0	0	56	803
Total	146	534	89	1	0	770	74	1429	217	3	1	1723	50	54	86	0	0	190	50	61	50	0	0	161	2844
7:00 AM	37	97	16	1	1	151	15	401	60	0	0	476	10	15	39	0	0	64	14	11	15	0	0	40	731
7:15 AM	50	155	15	2	0	222	16	398	46	1	0	461	6	21	38	0	0	65	22	22	18	0	0	62	810
7:30 AM	39	130	18	3	0	190	10	352	63	2	0	427	17	19	43	0	0	79	12	16	9	0	0	37	733
7:45 AM	52	165	17	0	0	234	21	287	61	1	0	370	16	24	35	0	0	75	6	19	8	0	0	33	712
Total	178	547	66	6	1	797	62	1438	230	4	0	1734	49	79	155	0	0	283	54	68	50	0	0	172	2986
8:00 AM	50	128	16	2	0	196	9	309	51	0	0	369	8	24	33	0	0	65	15	14	5	0	0	34	664
8:15 AM	63	161	10	1	0	235	14	320	38	0	0	372	15	12	30	0	0	57	4	10	2	0	0	16	680
8:30 AM	59	125	16	0	0	200	11	312	31	1	0	355	18	18	38	0	0	74	8	19	11	0	0	38	667
8:45 AM	46	143	12	1	0	202	12	246	24	0	0	282	16	16	57	0	0	89	11	19	4	0	0	34	607
Total	218	557	54	4	0	833	46	1187	144	1	0	1378	57	70	158	0	0	285	38	62	22	0	0	122	2618
BREAK																									
3:00 PM	59	316	14	3	0	392	12	221	31	0	1	264	40	23	43	0	0	106	20	24	18	0	0	62	824
3:15 PM	55	292	20	3	0	370	11	169	26	2	0	208	100	41	77	0	0	218	16	24	12	0	0	52	848
3:30 PM	54	298	21	7	0	380	5	179	28	2	0	214	96	43	81	0	0	220	24	22	16	0	0	62	876
3:45 PM	37	229	18	1	0	285	7	134	15	1	0	157	44	15	86	0	0	145	19	15	16	0	0	50	637
Total	205	1135	73	14	0	1427	35	703	100	5	1	843	280	122	287	0	0	689	79	85	62	0	0	226	3185
4:00 PM	66	251	15	2	0	334	8	164	25	1	0	198	42	31	120	0	0	193	14	23	19	0	0	56	781
4:15 PM	85	180	11	1	0	277	10	166	26	1	0	203	31	28	101	0	0	160	12	27	10	0	0	49	689
4:30 PM	102	215	30	6	0	353	10	178	46	1	0	235	34	21	85	0	0	140	12	32	13	0	0	57	785
4:45 PM	83	238	21	6	0	348	11	158	29	1	0	199	18	14	108	0	0	140	15	26	12	0	0	53	740
Total	336	884	77	15	0	1312	39	666	126	4	0	835	125	94	414	0	0	633	53	108	54	0	0	215	2995
5:00 PM	92	237	19	42	0	390	4	165	35	2	0	206	28	21	95	0	0	144	21	37	8	0	0	66	806
5:15 PM	76	205	12	5	0	298	13	169	29	2	0	213	35	25	126	0	0	186	10	23	11	0	0	44	741
5:30 PM	119	192	25	8	0	344	11	175	34	0	0	220	21	23	64	0	0	108	15	32	8	0	0	55	727
5:45 PM	56	185	18	1	0	260	10	111	36	2	0	159	32	13	85	0	0	130	9	28	9	0	0	46	595
Total	343	819	74	56	0	1292	38	620	134	6	0	798	116	82	370	0	0	568	55	120	36	0	0	211	2869
Grand Total	1426	4476	433	96	1	6431	294	6043	951	23	2	7311	677	501	1470	0	0	2648	329	504	274	0	0	1107	17497
Apprch %	22.2	69.6	6.7	1.5	0.0		4.0	82.7	13.0	0.3	0.0		25.6	18.9	55.5	0.0	0.0		29.7	45.5	24.8	0.0	0.0		
Total %	8.1	25.6	2.5	0.5	0.0	36.8	1.7	34.5	5.4	0.1	0.0	41.8	3.9	2.9	8.4	0.0	0.0	15.1	1.9	2.9	1.6	0.0	0.0	6.3	
Cars, PU, Vans	1300	3892	402	95		5689	268	5462	846	22		6598	601	492	1325	0		2418	310	493	256	0		1059	15764
% Cars, PU, Vans	91.2	87.0	92.8	99.0		88.5	91.2	90.4	89.0	95.7		90.2	88.8	98.2	90.1	0.0		91.3	94.2	97.8	93.4	0.0		95.7	90.1
Heavy trucks	126	584	31	1		742	26	581	105	1		713	76	9	145	0		230	19	11	18	0		48	1733
%Heavy trucks	8.8	13.0	7.2	1.0		11.5	8.8	9.6	11.0	4.3		9.8	11.2	1.8	9.9	0.0		8.7	5.8	2.2	6.6	0.0		4.3	9.9

Project ID: 24-180056-001

Location: Augusta Road/SR 21 & Crossgate Rd/Gulfstream Rd
 City: Port Wentworth

PEAK HOURS

Day: Wednesday
 Date: 3/13/2024

AM

Start Time	Augusta Road/SR 21 Northbound					Augusta Road/SR 21 Southbound					Crossgate Rd/Gulfstream Rd Eastbound					Crossgate Rd/Gulfstream Rd Westbound					Int. Total
	Left	Thru	Rgt	Uturn	App. Total	Left	Thru	Rgt	Uturn	App. Total	Left	Thru	Rgt	Uturn	App. Total	Left	Thru	Rgt	Uturn	App. Total	
Peak Hour Analysis from 06:00 AM - 09:00 AM																					
Peak Hour for Entire Intersection Begins at 06:30 AM																					
6:30 AM	44	164	19	0	227	11	380	69	0	460	17	11	19	0	47	12	22	15	0	49	783
6:45 AM	43	140	29	1	213	22	372	67	2	463	15	26	30	0	71	24	19	13	0	56	803
7:00 AM	37	97	16	1	151	15	401	60	0	476	10	15	39	0	64	14	11	15	0	40	731
7:15 AM	50	155	15	2	222	16	398	46	1	461	6	21	38	0	65	22	22	18	0	62	810
Total Volume	174	556	79	4	813	64	1551	242	3	1860	48	73	126	0	247	72	74	61	0	207	3127
% App. Total	21.4	68.4	9.7	0.5	100	3.4	83.4	13.0	0.2	100	19.4	29.6	51.0	0.0	100	34.8	35.7	29.5	0.0	100	
PHF	0.895					0.977					0.870					0.835					0.965
Cars, PU, Vans	146	452	73	4	675	58	1481	225	3	1767	36	72	92	0	200	69	71	58	0	198	2840
% Cars, PU, Vans	83.9	81.3	92.4	100.0	83.0	90.6	95.5	93.0	100.0	95.0	75.0	98.6	73.0	0.0	81.0	95.8	95.9	95.1	0.0	95.7	90.8
Heavy trucks	28	104	6	0	138	6	70	17	0	93	12	1	34	0	47	3	3	3	0	9	287
%Heavy trucks	16.1	18.7	7.6	0.0	17.0	9.4	4.5	7.0	0.0	5.0	25.0	1.4	27.0	0.0	19.0	4.2	4.1	4.9	0.0	4.3	9.2

PM

Start Time	Augusta Road/SR 21 Northbound					Augusta Road/SR 21 Southbound					Crossgate Rd/Gulfstream Rd Eastbound					Crossgate Rd/Gulfstream Rd Westbound					Int. Total
	Left	Thru	Rgt	Uturn	App. Total	Left	Thru	Rgt	Uturn	App. Total	Left	Thru	Rgt	Uturn	App. Total	Left	Thru	Rgt	Uturn	App. Total	
Peak Hour Analysis from 03:00 PM - 06:00 PM																					
Peak Hour for Entire Intersection Begins at 03:00 PM																					
3:00 PM	59	316	14	3	392	12	221	31	0	264	40	23	43	0	106	20	24	18	0	62	824
3:15 PM	55	292	20	3	370	11	169	26	2	208	100	41	77	0	218	16	24	12	0	52	848
3:30 PM	54	298	21	7	380	5	179	28	2	214	96	43	81	0	220	24	22	16	0	62	876
3:45 PM	37	229	18	1	285	7	134	15	1	157	44	15	86	0	145	19	15	16	0	50	637
Total Volume	205	1135	73	14	1427	35	703	100	5	843	280	122	287	0	689	79	85	62	0	226	3185
% App. Total	14.4	79.5	5.1	1.0	100	4.2	83.4	11.9	0.6	100	40.6	17.7	41.7	0.0	100	35.0	37.6	27.4	0.0	100	
PHF	0.910					0.798					0.783					0.911					0.909
Cars, PU, Vans	181	1018	67	14	1280	34	584	73	5	696	258	119	271	0	648	74	84	56	0	214	2838
% Cars, PU, Vans	88.3	89.7	91.8	100.0	89.7	97.1	83.1	73.0	100.0	82.6	92.1	97.5	94.4	0.0	94.0	93.7	98.8	90.3	0.0	94.7	89.1
Heavy trucks	24	117	6	0	147	1	119	27	0	147	22	3	16	0	41	5	1	6	0	12	347
%Heavy trucks	11.7	10.3	8.2	0.0	10.3	2.9	16.9	27.0	0.0	17.4	7.9	2.5	5.6	0.0	6.0	6.3	1.2	9.7	0.0	5.3	10.9

National Data & Surveying Services

Intersection Turning Movement Count

Location: Parker's Kitchen Dwy & Crossgate Rd/Gulfstream Rd
 City: Port Wentworth
 Control: 1-Way Stop(SB)

Project ID: 24-180056-002
 Date: 3/13/2024

Data - Total

NS/EW Streets:	Parker's Kitchen Dwy				Parker's Kitchen Dwy				Crossgate Rd/Gulfstream Rd				Crossgate Rd/Gulfstream Rd				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				TOTAL
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	
6:00 AM	0	0	0	0	7	0	5	0	18	27	0	0	0	23	4	0	84
6:15 AM	0	0	0	0	6	0	9	0	32	16	0	1	0	17	5	0	86
6:30 AM	0	0	0	0	7	0	17	0	23	22	0	0	0	36	17	0	122
6:45 AM	0	0	0	0	10	0	13	0	19	57	0	1	0	39	13	0	152
7:00 AM	0	0	0	0	6	0	15	0	21	23	0	0	0	33	12	0	110
7:15 AM	0	0	0	0	5	0	19	0	19	28	0	0	0	34	5	0	110
7:30 AM	0	0	0	0	8	0	12	0	16	35	0	0	0	26	6	0	103
7:45 AM	0	0	0	0	9	0	12	0	16	49	0	1	0	23	4	0	114
8:00 AM	0	0	0	0	6	0	8	0	12	34	0	1	0	21	3	0	85
8:15 AM	0	0	0	0	6	0	6	0	12	28	0	0	0	18	7	0	77
8:30 AM	0	0	0	0	5	0	8	0	9	32	0	1	0	25	7	0	87
8:45 AM	0	0	0	0	5	0	8	0	12	28	0	0	0	22	9	0	84
TOTAL VOLUMES :	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
APPROACH %'s :	0	0	0	0	80	0	132	0	209	379	0	5	0	317	92	0	1214
PEAK HR :	06:30 AM - 07:30 AM				37.74%	0.00%	62.26%	0.00%	35.24%	63.91%	0.00%	0.84%	0.00%	77.51%	22.49%	0.00%	TOTAL
PEAK HR VOL :	0	0	0	0	28	0	64	0	82	130	0	1	0	142	47	0	494
PEAK HR FACTOR :	0.000	0.000	0.000	0.000	0.700	0.000	0.842	0.000	0.891	0.570	0.000	0.250	0.000	0.910	0.691	0.000	0.813
					0.958				0.692				0.892				
PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				TOTAL
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	
3:00 PM	0	0	0	0	3	0	10	0	22	27	0	1	0	51	8	0	122
3:15 PM	0	0	0	0	2	0	11	0	30	39	0	1	0	40	12	0	135
3:30 PM	0	0	0	0	3	0	15	0	29	41	0	2	0	46	6	0	142
3:45 PM	0	0	0	0	4	0	7	0	13	26	0	0	0	42	7	0	99
4:00 PM	0	0	0	0	4	0	9	0	23	32	0	0	0	53	9	0	130
4:15 PM	0	0	0	0	5	0	14	0	15	34	0	0	0	30	11	0	109
4:30 PM	0	0	0	0	6	0	14	0	15	39	0	2	0	40	2	0	118
4:45 PM	0	0	0	0	6	0	11	0	15	35	0	1	0	41	12	0	121
5:00 PM	0	0	0	0	5	0	11	0	12	31	0	0	0	56	11	0	126
5:15 PM	0	0	0	0	1	0	14	0	15	35	0	1	0	36	5	0	107
5:30 PM	0	0	0	0	13	0	11	0	14	41	0	0	0	40	13	0	132
5:45 PM	0	0	0	0	6	0	17	0	15	28	0	1	0	24	18	0	109
TOTAL VOLUMES :	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
APPROACH %'s :	0	0	0	0	58	0	144	0	218	408	0	9	0	499	114	0	1450
PEAK HR :	03:15 PM - 04:15 PM				28.71%	0.00%	71.29%	0.00%	34.33%	64.25%	0.00%	1.42%	0.00%	81.40%	18.60%	0.00%	TOTAL
PEAK HR VOL :	0	0	0	0	13	0	42	0	95	138	0	3	0	181	34	0	506
PEAK HR FACTOR :	0.000	0.000	0.000	0.000	0.813	0.000	0.700	0.000	0.792	0.841	0.000	0.375	0.000	0.854	0.708	0.000	0.891
					0.764				0.819				0.867				

National Data & Surveying Services

Intersection Turning Movement Count

Location: Parker's Kitchen Dwy & Crossgate Rd/Gulfstream Rd
 City: Port Wentworth
 Control: 1-Way Stop(SB)

Project ID: 24-180056-002
 Date: 3/13/2024

Data - Cars

NS/EW Streets:		Parker's Kitchen Dwy				Parker's Kitchen Dwy				Crossgate Rd/Gulfstream Rd				Crossgate Rd/Gulfstream Rd				TOTAL
AM		NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
		NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	
6:00 AM		0	0	0	0	7	0	5	0	17	25	0	0	0	21	4	0	79
6:15 AM		0	0	0	0	6	0	8	0	30	15	0	1	0	16	5	0	81
6:30 AM		0	0	0	0	7	0	16	0	22	22	0	0	0	35	17	0	119
6:45 AM		0	0	0	0	10	0	12	0	18	53	0	1	0	39	12	0	145
7:00 AM		0	0	0	0	6	0	14	0	19	21	0	0	0	31	12	0	103
7:15 AM		0	0	0	0	4	0	19	0	17	26	0	0	0	31	4	0	101
7:30 AM		0	0	0	0	8	0	11	0	14	33	0	0	0	24	6	0	96
7:45 AM		0	0	0	0	8	0	11	0	15	46	0	1	0	21	4	0	106
8:00 AM		0	0	0	0	6	0	8	0	10	31	0	1	0	21	3	0	80
8:15 AM		0	0	0	0	5	0	6	0	11	28	0	0	0	18	7	0	75
8:30 AM		0	0	0	0	5	0	6	0	7	30	0	1	0	23	7	0	79
8:45 AM		0	0	0	0	5	0	6	0	9	26	0	0	0	21	9	0	76
TOTAL VOLUMES :		NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
APPROACH %'s :		0	0	0	0	77	0	122	0	189	356	0	5	0	301	90	0	1140
PEAK HR :		06:30 AM - 07:30 AM				38.69%	0.00%	61.31%	0.00%	34.36%	64.73%	0.00%	0.91%	0.00%	76.98%	23.02%	0.00%	TOTAL
PEAK HR VOL :		0	0	0	0	27	0	61	0	76	122	0	1	0	136	45	0	468
PEAK HR FACTOR :		0.000	0.000	0.000	0.000	0.675	0.000	0.803	0.000	0.864	0.575	0.000	0.250	0.000	0.872	0.662	0.000	0.807
						0.957				0.691				0.870				
PM		NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				TOTAL
		NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	
3:00 PM		0	0	0	0	3	0	9	0	21	27	0	1	0	49	8	0	118
3:15 PM		0	0	0	0	2	0	10	0	26	39	0	1	0	39	12	0	129
3:30 PM		0	0	0	0	3	0	13	0	27	39	0	2	0	44	6	0	134
3:45 PM		0	0	0	0	4	0	5	0	12	26	0	0	0	41	7	0	95
4:00 PM		0	0	0	0	4	0	9	0	23	31	0	0	0	52	9	0	128
4:15 PM		0	0	0	0	5	0	12	0	15	33	0	0	0	30	10	0	105
4:30 PM		0	0	0	0	6	0	13	0	14	37	0	2	0	40	2	0	114
4:45 PM		0	0	0	0	6	0	11	0	15	34	0	1	0	41	11	0	119
5:00 PM		0	0	0	0	5	0	10	0	12	31	0	0	0	53	11	0	122
5:15 PM		0	0	0	0	1	0	14	0	14	35	0	1	0	35	5	0	105
5:30 PM		0	0	0	0	13	0	11	0	12	40	0	0	0	40	12	0	128
5:45 PM		0	0	0	0	6	0	17	0	15	27	0	1	0	23	18	0	107
TOTAL VOLUMES :		NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
APPROACH %'s :		0	0	0	0	58	0	134	0	206	399	0	9	0	487	111	0	1404
PEAK HR :		03:15 PM - 04:15 PM				30.21%	0.00%	69.79%	0.00%	33.55%	64.98%	0.00%	1.47%	0.00%	81.44%	18.56%	0.00%	TOTAL
PEAK HR VOL :		0	0	0	0	13	0	37	0	88	135	0	3	0	176	34	0	486
PEAK HR FACTOR :		0.000	0.000	0.000	0.000	0.813	0.000	0.712	0.000	0.815	0.865	0.000	0.375	0.000	0.846	0.708	0.000	0.907
						0.781				0.831				0.861				

National Data & Surveying Services

Intersection Turning Movement Count

Location: Parker's Kitchen Dwy & Crossgate Rd/Gulfstream Rd
 City: Port Wentworth
 Control: 1-Way Stop(SB)

Project ID: 24-180056-002
 Date: 3/13/2024

Data - HT

NS/EW Streets:	Parker's Kitchen Dwy				Parker's Kitchen Dwy				Crossgate Rd/Gulfstream Rd				Crossgate Rd/Gulfstream Rd				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				TOTAL
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	
6:00 AM	0	0	0	0	0	0	0	0	1	2	0	0	0	2	0	0	5
6:15 AM	0	0	0	0	0	0	1	0	2	1	0	0	0	1	0	0	5
6:30 AM	0	0	0	0	0	0	1	0	1	0	0	0	0	1	0	0	3
6:45 AM	0	0	0	0	0	0	1	0	1	4	0	0	0	0	1	0	7
7:00 AM	0	0	0	0	0	0	1	0	2	2	0	0	0	2	0	0	7
7:15 AM	0	0	0	0	1	0	0	0	2	2	0	0	0	3	1	0	9
7:30 AM	0	0	0	0	0	0	1	0	2	2	0	0	0	2	0	0	7
7:45 AM	0	0	0	0	1	0	1	0	1	3	0	0	0	2	0	0	8
8:00 AM	0	0	0	0	0	0	0	0	2	3	0	0	0	0	0	0	5
8:15 AM	0	0	0	0	1	0	0	0	1	0	0	0	0	0	0	0	2
8:30 AM	0	0	0	0	0	0	2	0	2	2	0	0	0	2	0	0	8
8:45 AM	0	0	0	0	0	0	2	0	3	2	0	0	0	1	0	0	8
TOTAL VOLUMES :	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
APPROACH %'s :	0	0	0	0	3	0	10	0	20	23	0	0	0	16	2	0	74
PEAK HR :	06:30 AM - 07:30 AM				23.08%	0.00%	76.92%	0.00%	46.51%	53.49%	0.00%	0.00%	0.00%	88.89%	11.11%	0.00%	TOTAL
PEAK HR VOL :	0	0	0	0	1	0	3	0	6	8	0	0	0	6	2	0	26
PEAK HR FACTOR :	0.000	0.000	0.000	0.000	0.250	0.000	0.750	0.000	0.750	0.500	0.000	0.000	0.000	0.500	0.500	0.000	0.722
					1.000				0.700				0.500				
PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				TOTAL
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	
3:00 PM	0	0	0	0	0	0	1	0	1	0	0	0	0	2	0	0	4
3:15 PM	0	0	0	0	0	0	1	0	4	0	0	0	0	1	0	0	6
3:30 PM	0	0	0	0	0	0	2	0	2	2	0	0	0	2	0	0	8
3:45 PM	0	0	0	0	0	0	2	0	1	0	0	0	0	1	0	0	4
4:00 PM	0	0	0	0	0	0	0	0	0	1	0	0	0	1	0	0	2
4:15 PM	0	0	0	0	0	0	2	0	0	1	0	0	0	0	1	0	4
4:30 PM	0	0	0	0	0	0	1	0	1	2	0	0	0	0	0	0	4
4:45 PM	0	0	0	0	0	0	0	0	0	1	0	0	0	0	1	0	2
5:00 PM	0	0	0	0	0	0	1	0	0	0	0	0	0	3	0	0	4
5:15 PM	0	0	0	0	0	0	0	0	1	0	0	0	0	1	0	0	2
5:30 PM	0	0	0	0	0	0	0	0	2	1	0	0	0	0	1	0	4
5:45 PM	0	0	0	0	0	0	0	0	0	1	0	0	0	1	0	0	2
TOTAL VOLUMES :	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
APPROACH %'s :	0	0	0	0	0	0	10	0	12	9	0	0	0	12	3	0	46
PEAK HR :	03:15 PM - 04:15 PM				0.00%	0.00%	100.00%	0.00%	57.14%	42.86%	0.00%	0.00%	0.00%	80.00%	20.00%	0.00%	TOTAL
PEAK HR VOL :	0	0	0	0	0	0	5	0	7	3	0	0	0	5	0	0	20
PEAK HR FACTOR :	0.000	0.000	0.000	0.000	0.000	0.000	0.625	0.000	0.438	0.375	0.000	0.000	0.000	0.625	0.000	0.000	0.625
					0.625				0.625				0.625				

National Data & Surveying Services

Intersection Turning Movement Count

Location: Parker's Kitchen Dwy & Crossgate Rd/Gulfstream Rd
 City: Port Wentworth

Project ID: 24-180056-002
 Date: 3/13/2024

Data - Pedestrians (Crosswalks)

NS/EW Streets:	Parker's Kitchen Dwy		Parker's Kitchen Dwy		Crossgate Rd/Gulfstream Rd		Crossgate Rd/Gulfstream Rd		
AM	NORTH LEG		SOUTH LEG		EAST LEG		WEST LEG		TOTAL
	EB	WB	EB	WB	NB	SB	NB	SB	
6:00 AM	0	0	0	0	0	0	0	0	0
6:15 AM	0	0	0	0	0	0	0	0	0
6:30 AM	0	0	0	0	0	0	0	0	0
6:45 AM	0	0	0	0	0	0	0	0	0
7:00 AM	0	0	0	1	0	0	0	0	1
7:15 AM	0	0	0	0	0	0	0	0	0
7:30 AM	0	0	0	0	0	0	0	0	0
7:45 AM	0	0	0	0	0	0	0	0	0
8:00 AM	0	0	0	0	0	0	0	0	0
8:15 AM	0	0	0	0	0	0	0	0	0
8:30 AM	0	0	0	0	0	0	0	0	0
8:45 AM	0	0	0	0	0	0	0	0	0
TOTAL VOLUMES :	EB	WB	EB	WB	NB	SB	NB	SB	TOTAL
APPROACH %'s :	0	0	0	1	0	0	0	0	1
PEAK HR :	06:30 AM - 07:30 AM								TOTAL
PEAK HR VOL :	0	0	0	1	0	0	0	0	1
PEAK HR FACTOR :				0.250					0.250

PM	NORTH LEG		SOUTH LEG		EAST LEG		WEST LEG		TOTAL
	EB	WB	EB	WB	NB	SB	NB	SB	
3:00 PM	0	0	0	0	0	0	0	0	0
3:15 PM	0	0	0	0	0	0	0	0	0
3:30 PM	0	0	0	0	0	0	0	0	0
3:45 PM	0	0	0	0	0	0	0	0	0
4:00 PM	0	0	0	0	0	0	0	0	0
4:15 PM	0	0	0	0	0	0	0	0	0
4:30 PM	0	0	0	0	0	0	0	0	0
4:45 PM	0	0	0	0	0	0	0	0	0
5:00 PM	0	0	0	0	0	0	0	0	0
5:15 PM	0	0	0	0	0	0	0	0	0
5:30 PM	0	0	0	0	0	0	0	0	0
5:45 PM	0	0	0	0	0	0	0	0	0
TOTAL VOLUMES :	EB	WB	EB	WB	NB	SB	NB	SB	TOTAL
APPROACH %'s :	0	0	0	0	0	0	0	0	0
PEAK HR :	03:15 PM - 04:15 PM								TOTAL
PEAK HR VOL :	0	0	0	0	0	0	0	0	0
PEAK HR FACTOR :									

National Data & Surveying Services

Intersection Turning Movement Count

Location: Parker's Kitchen Dwy & Crossgate Rd/Gulfstream Rd
 City: Port Wentworth
 Control: 1-Way Stop(SB)

Project ID: 24-180056-002
 Date: 3/13/2024

Data - Bikes

NS/EW Streets:	Parker's Kitchen Dwy				Parker's Kitchen Dwy				Crossgate Rd/Gulfstream Rd				Crossgate Rd/Gulfstream Rd				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				TOTAL
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	
6:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL VOLUMES :	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
APPROACH %'s :	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PEAK HR :	06:30 AM - 07:30 AM																TOTAL
PEAK HR VOL :	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PEAK HR FACTOR :	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0
PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				TOTAL
NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU		
3:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL VOLUMES :	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
APPROACH %'s :	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PEAK HR :	03:15 PM - 04:15 PM																TOTAL
PEAK HR VOL :	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PEAK HR FACTOR :	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0

Project ID: 24-180056-002

Location: Parker's Kitchen Dwy & Crossgate Rd/Gulfstream Rd
 City: Port Wentworth

Day: Wednesday
 Date: 3/13/2024

Groups Printed - Cars, PU, Vans - Heavy Trucks

Start Time	Parker's Kitchen Dwy Northbound					Parker's Kitchen Dwy Southbound					Crossgate Rd/Gulfstream Rd Eastbound					Crossgate Rd/Gulfstream Rd Westbound					Int. Total				
	Left	Thru	Rgt	Utum	Peds	App. Total	Left	Thru	Rgt	Utum	Peds	App. Total	Left	Thru	Rgt	Utum	Peds	App. Total	Left	Thru		Rgt	Utum	Peds	App. Total
6:00 AM	0	0	0	0	0	0	7	0	5	0	0	12	18	27	0	0	0	45	0	23	4	0	0	27	84
6:15 AM	0	0	0	0	0	0	6	0	9	0	0	15	32	16	0	1	0	49	0	17	5	0	0	22	86
6:30 AM	0	0	0	0	0	0	7	0	17	0	0	24	23	22	0	0	0	45	0	36	17	0	0	53	122
6:45 AM	0	0	0	0	0	0	10	0	13	0	0	23	19	57	0	1	0	77	0	39	13	0	0	52	152
Total	0	0	0	0	0	0	30	0	44	0	0	74	92	122	0	2	0	216	0	115	39	0	0	154	444
7:00 AM	0	0	0	0	1	0	6	0	15	0	0	21	21	23	0	0	0	44	0	33	12	0	0	45	110
7:15 AM	0	0	0	0	0	0	5	0	19	0	0	24	19	28	0	0	0	47	0	34	5	0	0	39	110
7:30 AM	0	0	0	0	0	0	8	0	12	0	0	20	16	35	0	0	0	51	0	26	6	0	0	32	103
7:45 AM	0	0	0	0	0	0	9	0	12	0	0	21	16	49	0	1	0	66	0	23	4	0	0	27	114
Total	0	0	0	0	1	0	28	0	58	0	0	86	72	135	0	1	0	208	0	116	27	0	0	143	437
8:00 AM	0	0	0	0	0	0	6	0	8	0	0	14	12	34	0	1	0	47	0	21	3	0	0	24	85
8:15 AM	0	0	0	0	0	0	6	0	6	0	0	12	12	28	0	0	0	40	0	18	7	0	0	25	77
8:30 AM	0	0	0	0	0	0	5	0	8	0	0	13	9	32	0	1	0	42	0	25	7	0	0	32	87
8:45 AM	0	0	0	0	0	0	5	0	8	0	0	13	12	28	0	0	0	40	0	22	9	0	0	31	84
Total	0	0	0	0	0	0	22	0	30	0	0	52	45	122	0	2	0	169	0	86	26	0	0	112	333
BREAK																									
3:00 PM	0	0	0	0	0	0	3	0	10	0	0	13	22	27	0	1	0	50	0	51	8	0	0	59	122
3:15 PM	0	0	0	0	0	0	2	0	11	0	0	13	30	39	0	1	0	70	0	40	12	0	0	52	135
3:30 PM	0	0	0	0	0	0	3	0	15	0	0	18	29	41	0	2	0	72	0	46	6	0	0	52	142
3:45 PM	0	0	0	0	0	0	4	0	7	0	0	11	13	26	0	0	0	39	0	42	7	0	0	49	99
Total	0	0	0	0	0	0	12	0	43	0	0	55	94	133	0	4	0	231	0	179	33	0	0	212	498
4:00 PM	0	0	0	0	0	0	4	0	9	0	0	13	23	32	0	0	0	55	0	53	9	0	0	62	130
4:15 PM	0	0	0	0	0	0	5	0	14	0	0	19	15	34	0	0	0	49	0	30	11	0	0	41	109
4:30 PM	0	0	0	0	0	0	6	0	14	0	0	20	15	39	0	2	0	56	0	40	2	0	0	42	118
4:45 PM	0	0	0	0	0	0	6	0	11	0	0	17	15	35	0	1	0	51	0	41	12	0	0	53	121
Total	0	0	0	0	0	0	21	0	48	0	0	69	68	140	0	3	0	211	0	164	34	0	0	198	478
5:00 PM	0	0	0	0	0	0	5	0	11	0	0	16	12	31	0	0	0	43	0	56	11	0	0	67	126
5:15 PM	0	0	0	0	0	0	1	0	14	0	0	15	15	35	0	1	0	51	0	36	5	0	0	41	107
5:30 PM	0	0	0	0	0	0	13	0	11	0	0	24	14	41	0	0	0	55	0	40	13	0	0	53	132
5:45 PM	0	0	0	0	0	0	6	0	17	0	0	23	15	28	0	1	0	44	0	24	18	0	0	42	109
Total	0	0	0	0	0	0	25	0	53	0	0	78	56	135	0	2	0	193	0	156	47	0	0	203	474
Grand Total	0	0	0	0	1	0	138	0	276	0	0	414	427	787	0	14	0	1228	0	816	206	0	0	1022	2664
Apprch %	0.0	0.0	0.0	0.0	0.0	0.0	33.3	0.0	66.7	0.0	0.0	0.0	34.8	64.1	0.0	1.1	0.0	0.0	79.8	20.2	0.0	0.0	0.0		
Total %	0.0	0.0	0.0	0.0	0.0	0.0	5.2	0.0	10.4	0.0	0.0	15.5	16.0	29.5	0.0	0.5	0.0	46.1	0.0	30.6	7.7	0.0	0.0	38.4	
Cars, PU, Vans	0	0	0	0	0	0	135	0	256	0	0	391	395	755	0	14	0	1164	0	788	201	0	0	989	2544
% Cars, PU, Vans	0.0	0.0	0.0	0.0	0.0	0.0	97.8	0.0	92.8	0.0	0.0	94.4	92.5	95.9	0.0	100.0	0.0	94.8	0.0	96.6	97.6	0.0	0.0	96.8	95.5
Heavy trucks	0	0	0	0	0	0	3	0	20	0	0	23	32	32	0	0	0	64	0	28	5	0	0	33	120
%Heavy trucks	0.0	0.0	0.0	0.0	0.0	0.0	2.2	0.0	7.2	0.0	0.0	5.6	7.5	4.1	0.0	0.0	0.0	5.2	0.0	3.4	2.4	0.0	0.0	3.2	4.5

Project ID: 24-180056-002

Location: Parker's Kitchen Dwy & Crossgate Rd/Gulfstream F

City: Port Wentworth

PEAK HOURS

Day: Wednesday

Date: 3/13/2024

AM

Start Time	Parker's Kitchen Dwy Northbound					Parker's Kitchen Dwy Southbound					Crossgate Rd/Gulfstream Rd Eastbound					Crossgate Rd/Gulfstream Rd Westbound					Int. Total
	Left	Thru	Rgt	Uturn	App. Total	Left	Thru	Rgt	Uturn	App. Total	Left	Thru	Rgt	Uturn	App. Total	Left	Thru	Rgt	Uturn	App. Total	
Peak Hour Analysis from 06:00 AM - 09:00 AM																					
Peak Hour for Entire Intersection Begins at 06:30 AM																					
6:30 AM	0	0	0	0	0	7	0	17	0	24	23	22	0	0	45	0	36	17	0	53	122
6:45 AM	0	0	0	0	0	10	0	13	0	23	19	57	0	1	77	0	39	13	0	52	152
7:00 AM	0	0	0	0	0	6	0	15	0	21	21	23	0	0	44	0	33	12	0	45	110
7:15 AM	0	0	0	0	0	5	0	19	0	24	19	28	0	0	47	0	34	5	0	39	110
Total Volume	0	0	0	0	0	28	0	64	0	92	82	130	0	1	213	0	142	47	0	189	494
% App. Total	0.0	0.0	0.0	0.0	0	30.4	0.0	69.6	0.0	100	38.5	61.0	0.0	0.5	100	0.0	75.1	24.9	0.0	100	
PHF	0.958										0.692					0.892					0.813
Cars, PU, Vans	0	0	0	0	0	27	0	61	0	88	76	122	0	1	199	0	136	45	0	181	468
% Cars, PU, Vans	0.0	0.0	0.0	0.0	0.0	96.4	0.0	95.3	0.0	95.7	92.7	93.8	0.0	100.0	93.4	0.0	95.8	95.7	0.0	95.8	94.7
Heavy trucks	0	0	0	0	0	1	0	3	0	4	6	8	0	0	14	0	6	2	0	8	26
%Heavy trucks	0.0	0.0	0.0	0.0	0.0	3.6	0.0	4.7	0.0	4.3	7.3	6.2	0.0	0.0	6.6	0.0	4.2	4.3	0.0	4.2	5.3

PM

Start Time	Parker's Kitchen Dwy Northbound					Parker's Kitchen Dwy Southbound					Crossgate Rd/Gulfstream Rd Eastbound					Crossgate Rd/Gulfstream Rd Westbound					Int. Total
	Left	Thru	Rgt	Uturn	App. Total	Left	Thru	Rgt	Uturn	App. Total	Left	Thru	Rgt	Uturn	App. Total	Left	Thru	Rgt	Uturn	App. Total	
Peak Hour Analysis from 03:00 PM - 06:00 PM																					
Peak Hour for Entire Intersection Begins at 03:15 PM																					
3:15 PM	0	0	0	0	0	2	0	11	0	13	30	39	0	1	70	0	40	12	0	52	135
3:30 PM	0	0	0	0	0	3	0	15	0	18	29	41	0	2	72	0	46	6	0	52	142
3:45 PM	0	0	0	0	0	4	0	7	0	11	13	26	0	0	39	0	42	7	0	49	99
4:00 PM	0	0	0	0	0	4	0	9	0	13	23	32	0	0	55	0	53	9	0	62	130
Total Volume	0	0	0	0	0	13	0	42	0	55	95	138	0	3	236	0	181	34	0	215	506
% App. Total	0.0	0.0	0.0	0.0	0	23.6	0.0	76.4	0.0	100	40.3	58.5	0.0	1.3	100	0.0	84.2	15.8	0.0	100	
PHF	0.764										0.819					0.867					0.891
Cars, PU, Vans	0	0	0	0	0	13	0	37	0	50	88	135	0	3	226	0	176	34	0	210	486
% Cars, PU, Vans	0.0	0.0	0.0	0.0	0.0	100.0	0.0	88.1	0.0	90.9	92.6	97.8	0.0	100.0	95.8	0.0	97.2	100.0	0.0	97.7	96.0
Heavy trucks	0	0	0	0	0	0	0	5	0	5	7	3	0	0	10	0	5	0	0	5	20
%Heavy trucks	0.0	0.0	0.0	0.0	0.0	0.0	0.0	11.9	0.0	9.1	7.4	2.2	0.0	0.0	4.2	0.0	2.8	0.0	0.0	2.3	4.0

GDOT Intersection Control Evaluation

Waiver Request - Level 2 / 3

In certain circumstances where an ICE would otherwise be required, an ICE may be waived based on appropriate evidence presented with a written request. Scenarios in which an ICE waiver request may be considered include:

1. Proposed improvements do not substantially alter the character of the intersection, and are considered minor in nature, such as extending existing turn lane(s) or modifying signal phasing at an existing traffic signal
2. The intersection consists of a public roadway intersecting a divided, multilane roadway where the access will be limited to a closed median with only right-in/right-out access that will operate acceptably; or
3. The intersection is along an undivided, two-lane roadway that will not be widened and meets the following criteria:
 - Low risk in terms of exposure (total intersection entering volume less than 1,000 vehicles /day)
 - Latest 5 years of crash history is not indicative of a crash problem (no discernible crash patterns coupled with low crash frequency and severity)
 - Layout has no unusual or undesirable geometric features (such as restricted sight distance)
 - The proposed changes are not expected to adversely affect safety

If only one alternative is determined to be feasible from the ICE Stage 1, then a waiver may be submitted in lieu of completing ICE Stage 2. The waiver must clearly explain why there is no other feasible alternative. A Waiver Form should also be submitted to document an agreed upon decision to select a preferred alternative other than the highest scoring alternative in Stage 2.

ICE waiver forms with supporting documentation should be submitted for approval to the Office of Traffic Operations or District Engineer (depending on Waiver level). Questions regarding the waiver process should be routed to the State Traffic Engineer.

Project Information:
 Location: SR 21 @ Site Driveway B
 County: Chatham
 GDOT District: 5 - Jesup
 Area Type: Suburb/Transition
 Existing Intersection Control: New Intersection or Other

GDOT PI # (or N/A): 0000000
 Requested By: 0
 Prepared By: Kimley-Horn & Associates
 Date: 4/28/2024
 Waiver Request Type: Driveway Permit

Traffic and Operations Data:^{1,2}

Intersection meets signal/AWS warrants?	None	
Traffic Analysis Type:	Intersection Delay	
Existing Major Street Avg Daily Traffic (ADT):	35,600	
Existing Minor Street Avg Daily Traffic (ADT):	0	
Analysis Period:	AM Peak	PM Peak
2025 Opening Yr Peak Hour Intersection Delay:	12.1 sec	20.1 sec
2025 Opening Yr Peak Hour Intersection V/C:	0.14	0.32
2045 Design Yr Peak Hour Intersection Delay:	15.3 sec	46.2 sec
2045 Design Yr Peak Hour Intersection V/C:	0.19	0.58

Crash Data (Required): ³						
Crash Type	Crash Severity					Years:
	K*	A*	B*	C*	O	5
Crash Data: Enter most recent 5 years of crash data						
Angle	0	0	0	0	0	#DIV/0!
Head-On	0	0	0	0	0	#DIV/0!
Rear End	0	0	0	0	0	#DIV/0!
Sideswipe - same	0	0	0	0	0	#DIV/0!
Sideswipe - opposite	0	0	0	0	0	#DIV/0!
Not Collision w/Motor Veh	0	0	0	0	0	#DIV/0!
TOTALS:	0	0	0	0	0	0

* Number of crashes resulting in injuries / fatalities, not number of persons

Description of Work / Justification for Waiver (Required): An ICE waiver is requested for the proposed RIRO driveway along SR 21, based on criteria 2 above. The proposed driveway is located along a multi-lane roadway divided by a median. The median is proposed to remain closed, and the driveway will be physically restricted to RIRO access only.

Proposed Intersection Control: RIRO w/down stream U-Turn

REQUESTED BY: Harrison Forder, P.E. Date: 4/29/2024

Title: Project Engineer

APPROVED BY: _____ Date: _____

Name: _____

District Engineer or (Approved Delegate)

¹ Analysis data input on this worksheet is for proposed control & configuration on form, not the No-Build data shown on the top of Stage 2
² ADT's required if available (from data collected or nearest GDOT count station site); Capacity data optional unless needed to justify basis of the waiver request.
³ Crash data (required for all existing intersections) must be entered here independent from Stage 2 worksheet inputs (not linked)

Crossgate Industrial Park Information



Port of Savannah
Garden City Terminal
(Only 1.7 Miles Away)



CROSSGATE INDUSTRIAL PARK

Distribution Drive, Port Wentworth, GA

Two Class A Buildings DELIVERING in 2024

Crossgate Industrial Park features two new, state of the art warehouse buildings and offers unparalleled proximity to the Georgia Ports Authority's Garden City Terminal and easy access to Interstate 95.



Building A:
±106,250 SF

Building B:
±332,450 SF



**Closest Available
Warehouse Buildings to the
Georgia Ports Authority
(1.7 Miles)**



Less than
4 miles from
Interstate 95
(Exit 109)

Leasing By:

Hilary Shipley, SIOR

Principal | Savannah
+1 912 662 8013

hilary.shipley@colliers.com

Danny Chase, SIOR

Principal | Savannah
+1 912 662 8012

danny.chase@colliers.com



Colliers | Savannah

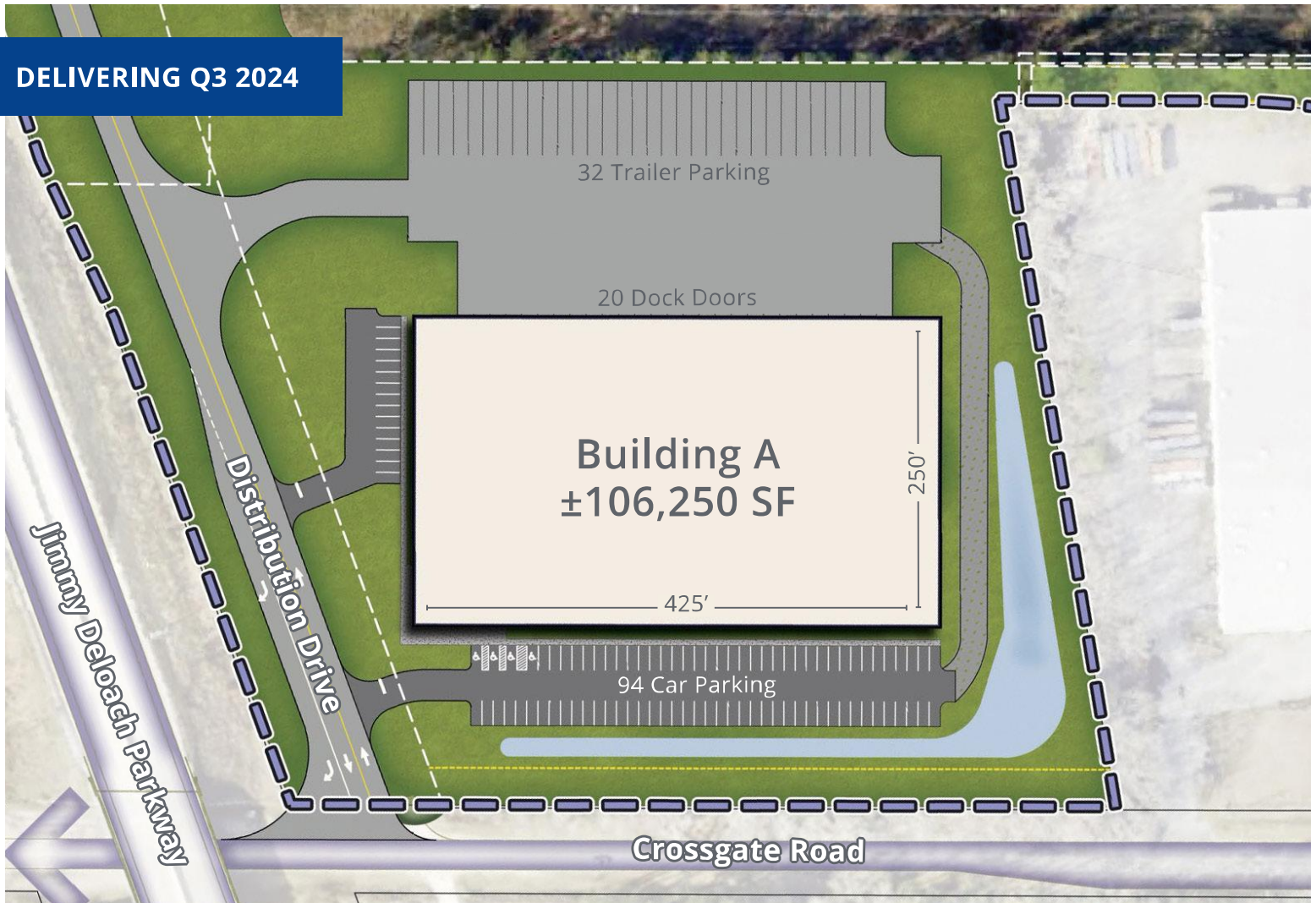
545 E. York Street, Savannah, GA
+1 912 233 7111
colliers.com/savannah



CONSTRUCTION PROGRESS

April 2024

DELIVERING Q3 2024



BUILDING A

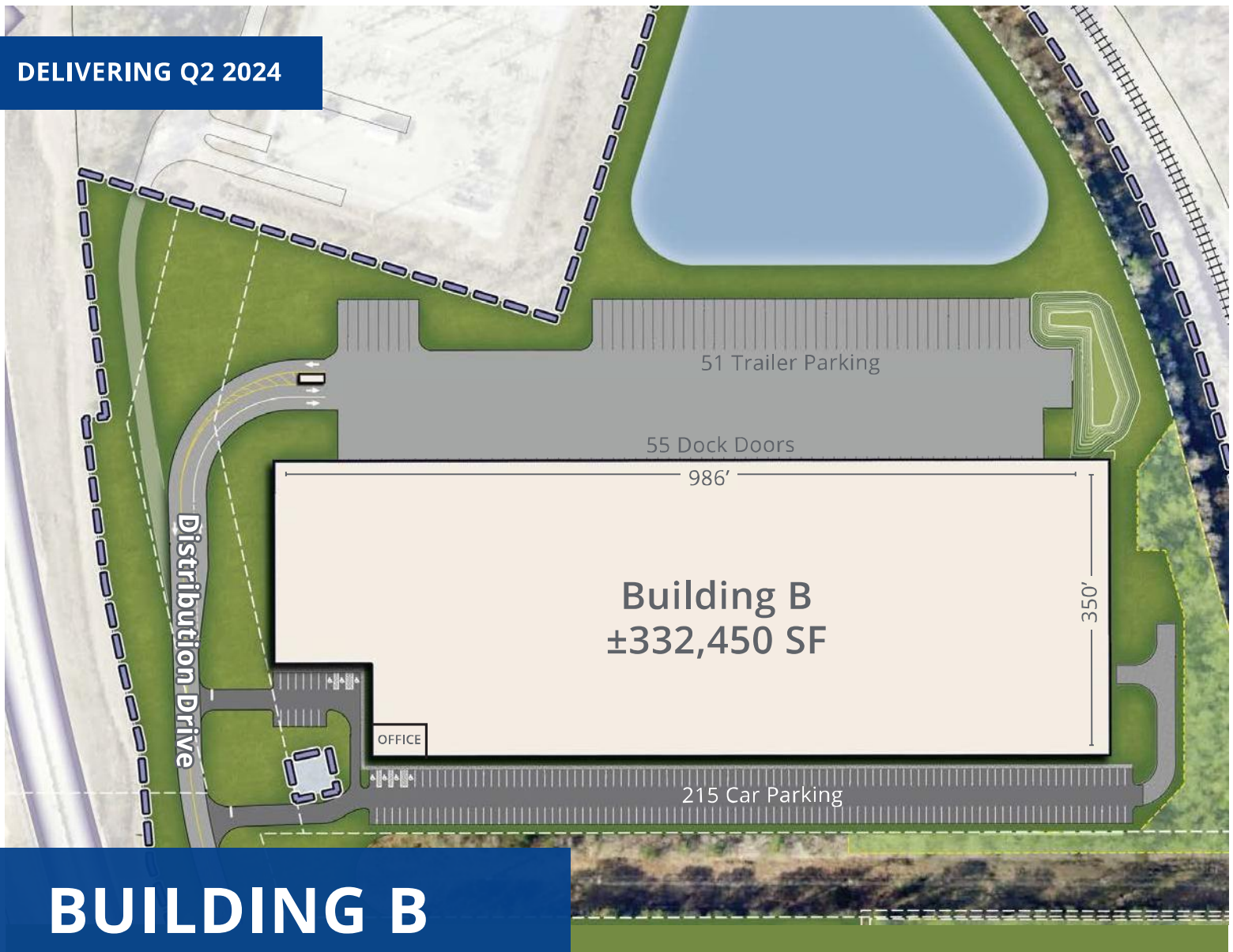
54A Distribution Drive

Available SF	±106,250 SF
Dock Doors	20
Clear Height	36'
Trailer Parking	32
Car Parking	94
Building Dimensions	425' x 250'
Drive-in Doors	2 (12' x 14')
Truck Court	130'
Interior Bay	52' x 47'6"
Dock Bay	52' x 60'
Spec Office	Size TBD

Building Features

- Dock Equipment: (20) 40,000 lb mechanical dock levelers with shelters
- Fire Protection: ESFR system with K-22.2 heads
- Lighting: LED lighting w/ motion sensors. 30 fc @ 36" APF based on 80% open / 20% racked.
- Quad outlets at every other dock door
- Electric: 2000A 277/480V 3-phase service
- HVAC: (2) HVLS Fans (1) Roof mounted MAU

DELIVERING Q2 2024



BUILDING B

54B Distribution Drive



Available SF	±332,450 SF
Dock Doors	55
Clear Height	36'
Trailer Parking	51
Car Parking	215
Building Dimensions	986' x 350'
Drive-in Doors	2 (12' x 14')
Truck Court	130'
Interior Bay	52' x 45'
Dock Bay	52 x 60'
Spec Office	2,500 SF

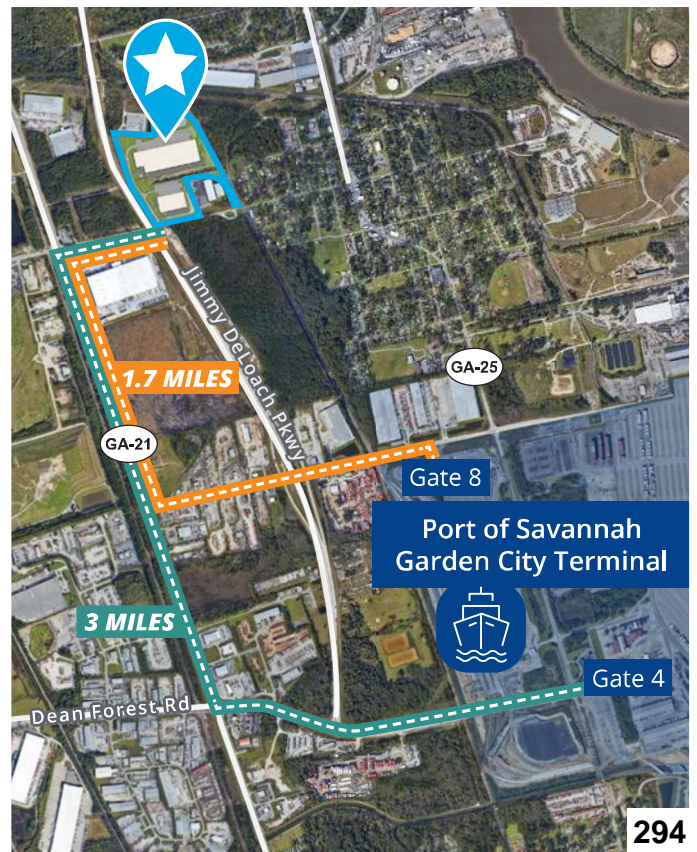
Building Features

- Dock Equipment: (55) 40,000 lb mechanical dock levelers with shelters
- Fire Protection: ESFR system with K-22.2 heads
- Lighting: LED lighting w/ motion sensors. 30 fc @ 36" APF based on 80% open / 20% racked.
- Quad outlets at every other dock door
- Electric: 3000A 277/480V 3-phase service
- HVAC: (6) HVLS fans, (4) roof mounted MAU



LOCATION

	Garden City Terminal	1.7 Miles
	Ocean Terminal	7.3 Miles
	Interstate 95	3.8 Miles
	Interstate 16	6.5 Miles
	SAV/HH Airport	3.6 Miles

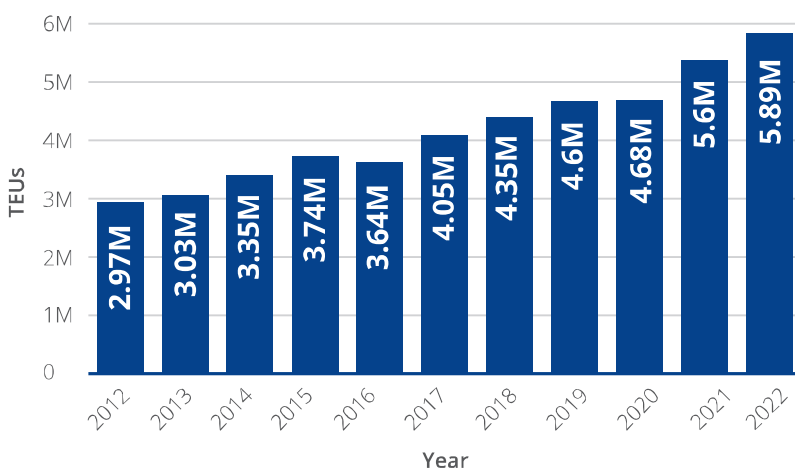


PORT OF SAVANNAH

- Fastest growing port in the nation over the past 10 years
- 44% of the population is served by the Port of Savannah
- 4-hour drive to major markets: Atlanta, Orlando and Charlotte



TEUs Moved by Georgia Ports Authority Each Year



2022 TOP 5 U.S. PORT GATEWAYS

1. LA/Long Beach 19,044,816 TEUs
2. NY/New Jersey 9,493,664 TEUs
3. **Savannah** 5,892,131 TEUs
4. Houston 3,974,901 TEUs
5. Virginia 3,703,229 TEUs

CROSSGATE INDUSTRIAL PARK

Distribution Drive, Port Wentworth, GA



Leasing Contact:

Hilary Shipley, SIOR

Principal
+1 912 662 8013
hilary.shipley@colliers.com

Danny Chase, SIOR

Principal
+1 912 662 8012
danny.chase@colliers.com

Colliers | Savannah

545 E. York Street, Savannah, GA
+1 912 233 7111
colliers.com/savannah



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Community Meeting Summary

Project: Crossgate Road Development – General Site Plan Application
Date of Mailing: April 23, 2024
Date of Meeting: May 9, 2024
Time of Meeting: 4:30pm - ~~5:30pm~~ 5:00pm
Location of Meeting: ~~7224 GA Highway 21~~ 7306 GA Highway 21 Suite 301
~~Port Wentworth, GA 31407~~ Port Wentworth, GA 31407

Meeting Summary/Minutes:

At 12:42pm on 05/09/24 City of Port Wentworth Development services reached out to David Smith with Kimley-Horn notifying him that the City Hall Council Chambers air conditioning was not working, and the meeting location would need to be moved to the Development Services office, address noted above. Postings were left at City Hall directing potential attendees to the updated meeting location.

At 3:12pm due to inclement weather and an active tornado watch, David Smith with Kimley-Horn was advised by the City of Port Wentworth Development Services office to attend the meeting virtually via a MS Teams meeting link that was established for the meeting in lieu of attending in person.

The meeting was attended in person by Port Wentworth City Planner, Katie Dunnigan, and virtually by David Smith with Kimley-Horn and began at 4:30pm.

At 5:00pm the meeting was concluded due to lack of public attendance. See attached sign-in sheet.

For any follow up questions or comments regarding this meeting please reach out to the undersigned.

Very truly yours;
Kimley-Horn and Associates, Inc.



David Smith, PE
912-226-2607
david.smith@kimley-horn.com

May 16, 2024

City Council
City of Port Wentworth
7224 GA Highway 21
Port Wentworth, Georgia 31407

**Re: General Site Plan Application Narrative Letter
 Service Station in C-3 Zoning District
 5990 Georgia Highway 21
 Port Wentworth, Georgia**

To whom it may concern,

As requested by City staff and the City of Port Wentworth Planning Commission I have prepared this narrative of the proposed commercial development at the address noted above. Additionally, I have included a summary of the access proposed and the proposed off-site improvements designed to mitigate the existing and future traffic conditions from the development along Crossgate Road.

General Site Overview

The proposed development is located at the southeast quadrant of the intersection of SR21 and Crossgate Road in Port Wentworth, GA. The development is proposed to consist of a convenience store and fueling canopy. The proposed development includes the construction of a right-in right-out access onto SR21 with a right turn deceleration lane in accordance with the GDOT Driveway Encroachment Manual design guidelines. In addition, one full access driveway onto Crossgate Road is proposed with an eastbound right turn deceleration lane and westbound left turn lane into the site from Crossgate Road. The property area on site is 1.57 acres, and the total disturbed area is approximately 1.7 acres including portions of state and public right-of-way.

Site Access

Section 8.100.C.1. of the City of Port Wentworth Ordinance 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 only has 225-feet of width along Crossgate Road and is incapable of meeting a 230-ft requirement within the limits of the property from the intersection with SR21.

The existing site driveway on Crossgate Road is approximately 100-ft from the radius return at the intersection of SR 21 and the entrance of the site. The proposed driveway is approximately 148-feet away from SR21 than the existing driveway into the site.

This separation proposed is the maximum separation that can be accommodated by the site. The proposed site access will also align with the existing commercial driveway on the north side of Crossgate Road meeting the requirement of Section 8.100.C.2.

Per section 8.100.D.1.c. modifications may be granted by City Council to sites where practical difficulties exist, as noted above, which make compliance infeasible. For this reason, we are requesting City Council to approve the placement of the proposed full access driveway in accordance with section 8.100.D.1.c.

Offsite Improvements

During the Planning Commission meeting on 05/13/2024 the Planning Commission noted that it would be helpful to provide a description of the improvements proposed along with the development that will mitigate existing and future traffic conditions along Crossgate Road adjacent to the proposed access. A summary of each has been included below and are reflected in the attached exhibit.

1. Shifting the proposed driveway further east along Crossgate Road away from the intersection with SR21
 - The existing full access driveway on Crossgate Road is approximately 100ft from the intersection with SR21. The proposed development will remove the existing driveway and replace with a full access driveway approximately 148ft from the intersection with SR21 to the eastern boundary of the property. Doing this will also align the proposed with the existing driveway into the commercial property on the north side of Crossgate Road.
2. Proposed addition of Left turn protected-permissive phase to signal for left turning vehicles from Crossgate Road onto SR21
 - Based on conversations with GDOT and reflected in a traffic study completed for the development, a protected-permissive left turn signal phase is recommended to be added to the existing signalized intersection for vehicles making a left turn from Crossgate Road onto SR21 southbound. This will be permitted through GDOT but will ultimately provide a significant benefit to Crossgate Road.
 - As it exists today, vehicles making a left turn from Crossgate Road onto SR21 must yield to oncoming traffic from Gulfstream Road before making a left. By including a protected (green arrow) permissive (flashing yellow arrow) phase to the existing left turn lane, the queuing experienced on Crossgate Road will be reduced as vehicles are able to freely make the turning movement during the solid green arrow and turn when there are no oncoming conflicts during the flashing yellow arrow.
3. Right turn deceleration lane into the site from Crossgate Road
 - This proposed right turn lane will divert vehicles from Crossgate Road into the deceleration lane and allow them to safely decelerate without disrupting the flow of traffic eastbound on Crossgate Road adjacent to the intersection with SR21.
4. Left turn lane into the site from Crossgate Road
 - Including a dedicated left turn lane into the site will minimize conflicts between vehicles accessing either the proposed or existing commercial driveways with the existing through traffic on Crossgate Road. The proposed striping will also help better define the proposed and existing access along Crossgate Road.

A traffic study was completed that analyzed the existing traffic patterns along Crossgate Road, via physically collected traffic counts, and historic data available to determine proposed modifications noted above to allow the intersection to function at an acceptable level of service while allowing the proposed site to maintain a full access driveway onto Crossgate Road.

Because of the limitations of the site, and the proposed modifications of surrounding traffic infrastructure beyond the minimum requirements, we are requesting City Council approve the site with the access as presented.

We have coordinated with GDOT regarding the proposed right-in right-out access onto SR21 and they have issued a letter of intent (LOI) indicating they are in agreement with our proposed access location and type. This letter has been included for reference.

If there are any additional questions or anything else that I can provide to facilitate your review and decision of this request please reach out to me via the phone number or email below.

Very truly yours;
Kimley-Horn and Associates, Inc.



David Smith, PE
912-226-2607
david.smith@kimley-horn.com

Attachments

1. Site Access Exhibit
2. LOI from GDOT



Russell R. McMurry, P.E., Commissioner
One Georgia Center
600 West Peachtree NW
Atlanta, GA 30308
(404) 631-1990 Main Office

May 15, 2024

Southeastern Retail Development
2050 W County Highway 30A Suite 30A
Santa Rosa Beach, FL 32459

Re: Commercial Driveway Letter of Intent: State Route 21/Augusta Rd, Mile Post 11.11 located in Chatham County

Dear Applicant,

The Department has reviewed the proposed drawing submitted to this office as requested by Kimley-Horn and Associates, Inc. Based on the submittal, the Department agrees to allow the following commercial access (Refer to the attached proposed drawing)

Access Along SR 21:

1. Access 1 (Right-In/Right-Out) is located approximately 359 feet east of the intersection for SR 21 at Crossgate Road. Also, a raised concrete median/header will be installed between the inside through lane and the outside left-turn lane.

All remaining existing access(es) shall be removed along SR 21; the proposed commercial access must conform to the current Georgia Department of Transportation’s requirements. In addition, the Department will determine if additional improvements, such as auxiliary lanes and etc., will be required once all required documents are submitted for review and approval.

Please be advised the agreement detailed in this letter will expire 1 year from the above date. Submittal and review of your final plans will be required before a permit can be issued for the proposed work. For further assistance, please contact Donnie Boyd at (912) 530-4395 or mail at Georgia Department of Transportation, Attention Donnie Boyd, 204 N. Hwy. 301 Jesup, GA 31546.

Sincerely,

For: Troy Pittman, P.E.
District Engineer

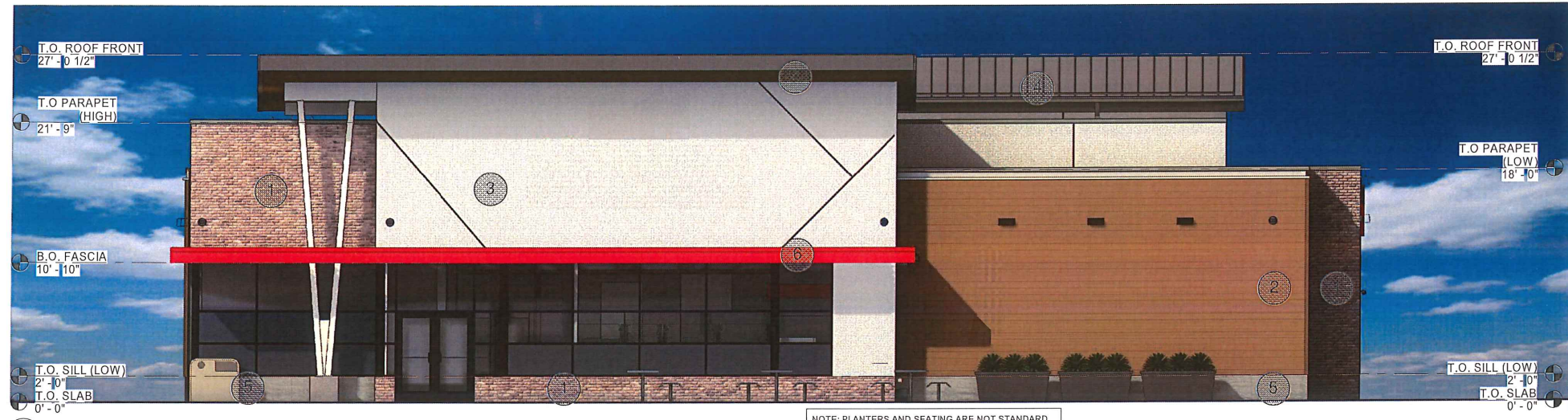
Donnie B. Boyd
Digitally signed by Donnie B. Boyd
 DN: C=US, E="dboyd@dot.ga.gov",
 O=GDOT(Georgia Department of
 Transportation), OU=D5-Traffic
 Operations, CN=Donnie B. Boyd
 Date: 2024.05.15 17:24:24-04'00'

By: Joseph Capello, P.E.
District Traffic Engineer

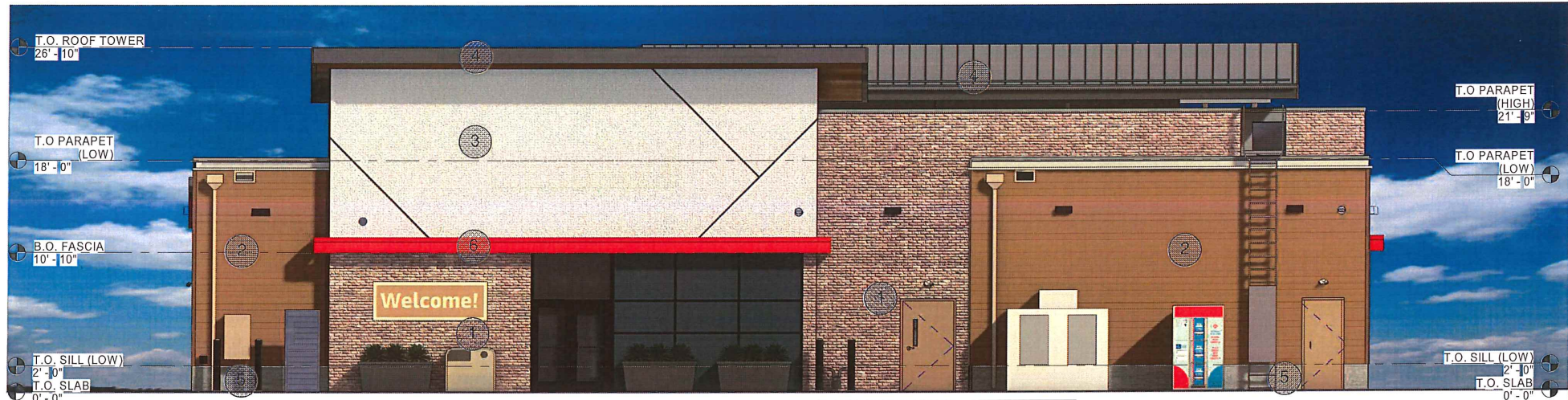
Attachments

JRC:DBB

cc: James Dickerson, Area Engineer, Savannah
John Kent, Area Permit Engineer
District File



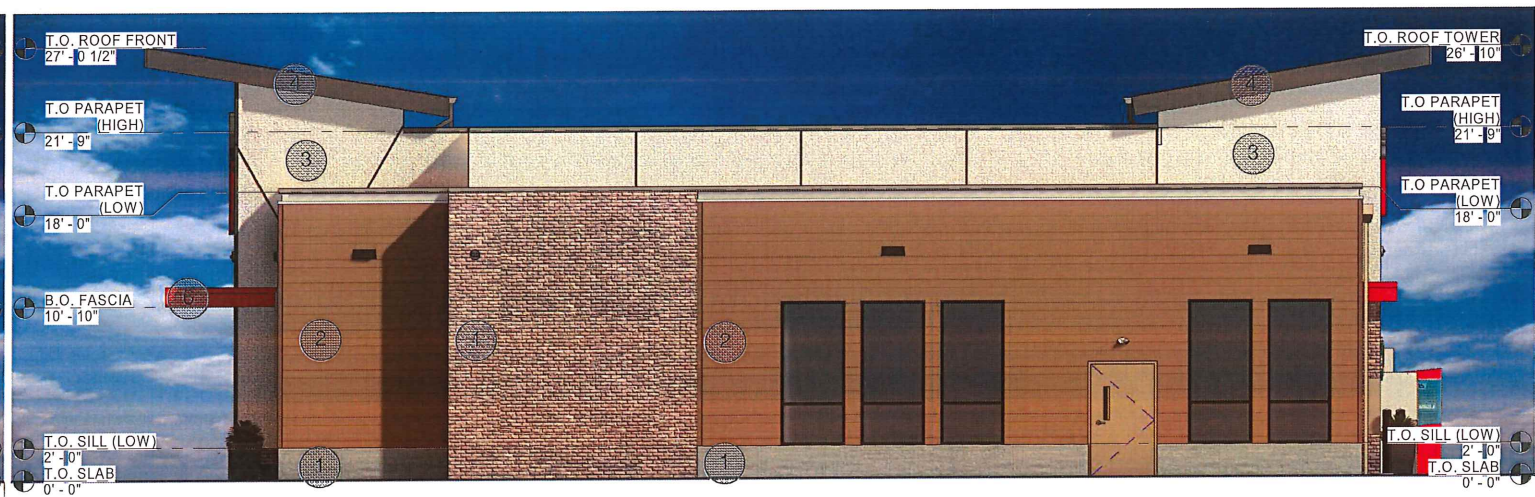
1 FRONT ELEVATION
A0.10 3/16" = 1'-0"
NOTE: PLANTERS AND SEATING ARE NOT STANDARD, INCLUDE ONLY PER SITE REQUIREMENTS



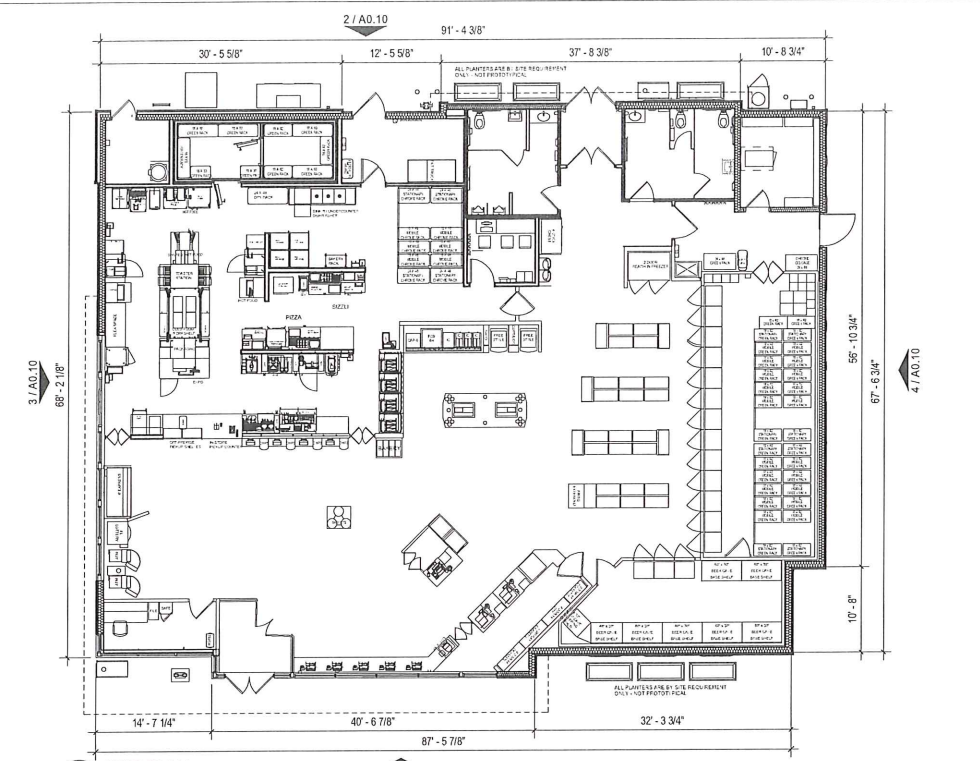
2 REAR ELEVATION
A0.10 3/16" = 1'-0"
NOTE: PLANTERS AND SEATING ARE NOT STANDARD, INCLUDE ONLY PER SITE SPECIFIC REQUIREMENTS



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:

- BRICK
- COMPOSITE SIDING
- EIFS OR STUCCO
- ROOF SLATE
- TILE
- METAL OVERHANG BRITISH RED

PROPOSED BUILDING ELEVATIONS
CROSSGATE ROAD
CITY OF PORT WENTWORTH, GA



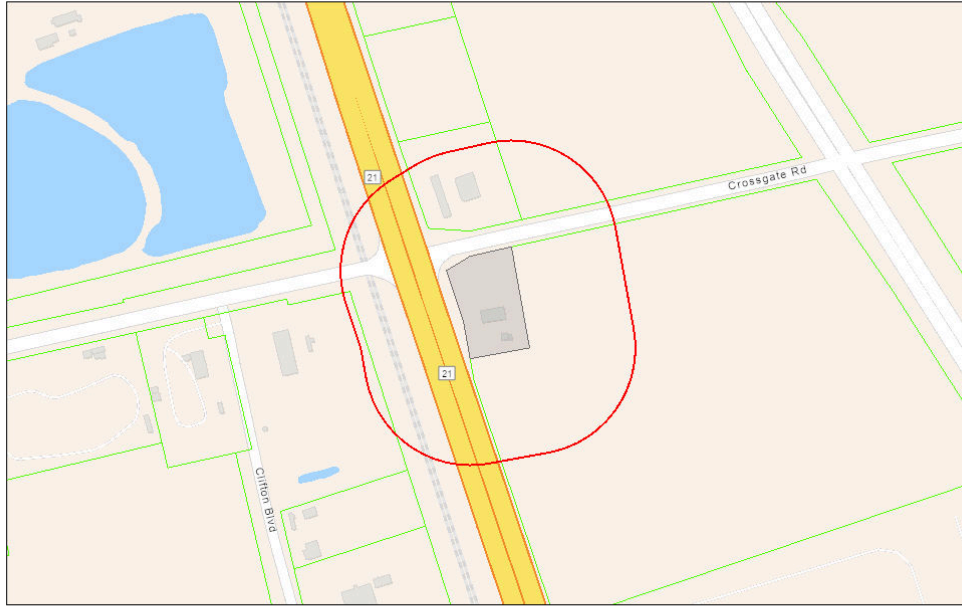
Provided by SAGIS - www.sagis.org

Provided by SAGIS - www.sagis.org

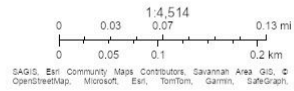
Area : 827,164.62 ft²

Mar 6 2024 17:11:25 Eastern Standard Time

Letter ANSI A Landscape



 Property Boundaries (Parcels)



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	<i>No Data</i>	131 HUTCHINSON ISLAND RD	SAVANNAH	GA	31421
2	70035 01004	6000 HIGHWAY 21	PARKER'S #16 LLC	<i>No Data</i>	17 W MCDONOUGH ST	SAVANNAH	GA	31401
3	70033 01002	5990 HIGHWAY 21	ADDISON JOSEPH	<i>No Data</i>	1613 QUEENSBURY ST	SAVANNAH	GA	31406
4	70035 01008	1500 CROSSGATE RD	1500 CROSSGATE LLC	<i>No Data</i>	C/O PREMIER LEASING & PROPERTY MANAGEMENT 49 PARK	SAVANNAH	GA	31405
5	70913 01013	18 GULFSTREAM RD	AC SAVANNAH PROPERTY II LLC	<i>No Data</i>	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	<i>No Data</i>	2018	0
2	070	961500	606400	355100	C3	<i>No Data</i>	<i>No Data</i>	1775000
3	070	526200	410300	115900	C3	<i>No Data</i>	<i>No Data</i>	300000
4	070	13470800	1464800	12006000	I5	<i>No Data</i>	<i>No Data</i>	52500000
5	070	780600	650300	130300	C4	<i>No Data</i>	<i>No Data</i>	6300000



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

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.

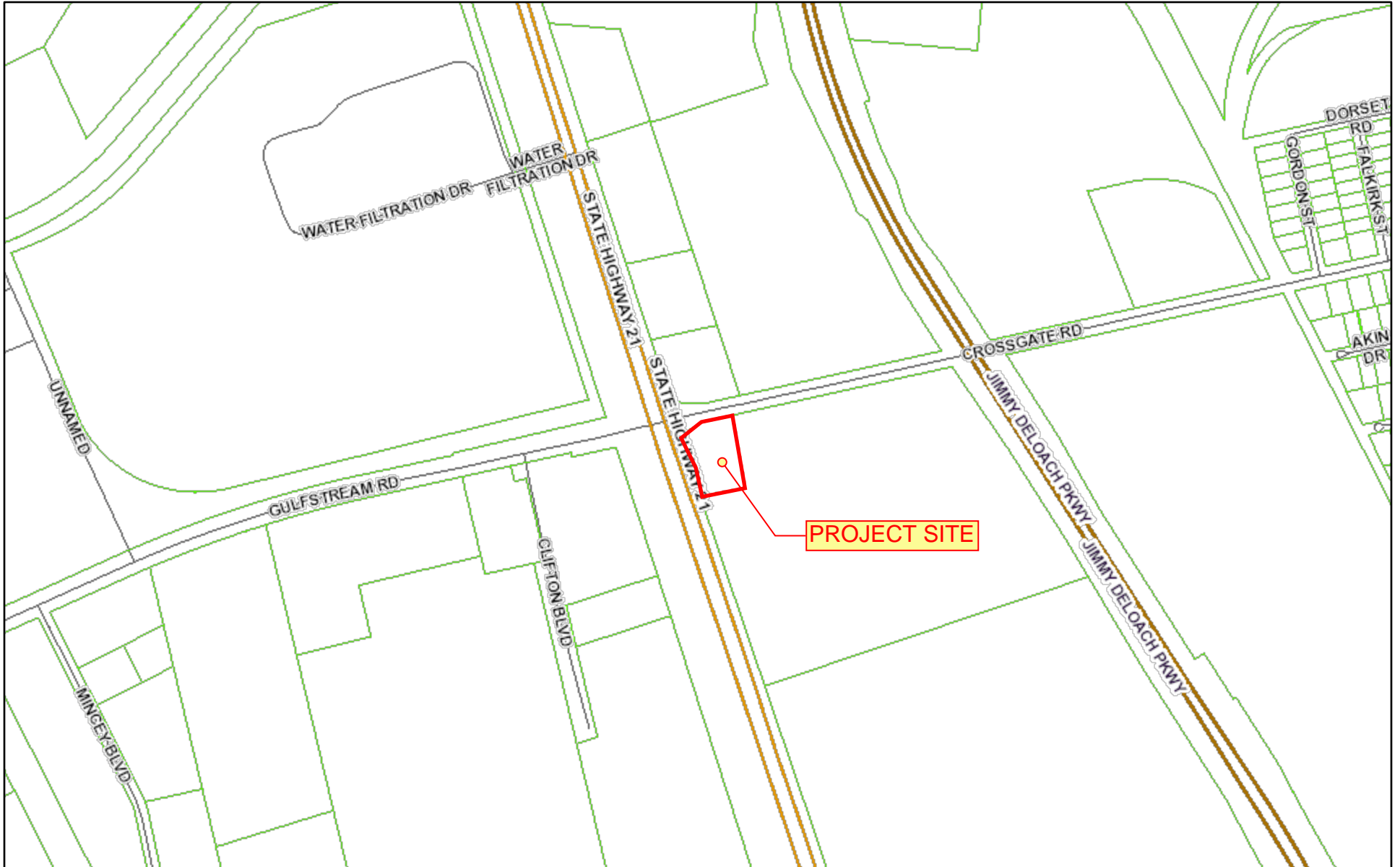
If you have any questions prior to or after this meeting, you may contact the undersigned at 912-226-2607. You may also contact the City of Port Wentworth Development Services Department at (912) 999-2084.

Sincerely,
Kimley-Horn & Associates, Inc.

David Smith, PE

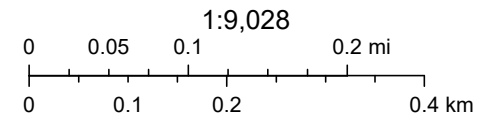
Cc: City of Port Wentworth Development Services Department

SAGIS Map Viewer



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

CONCEPTUAL SITE PLAN DRAWINGS

FOR

CROSSGATE ROAD DEVELOPMENT

5990 GA-21, 31407

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

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

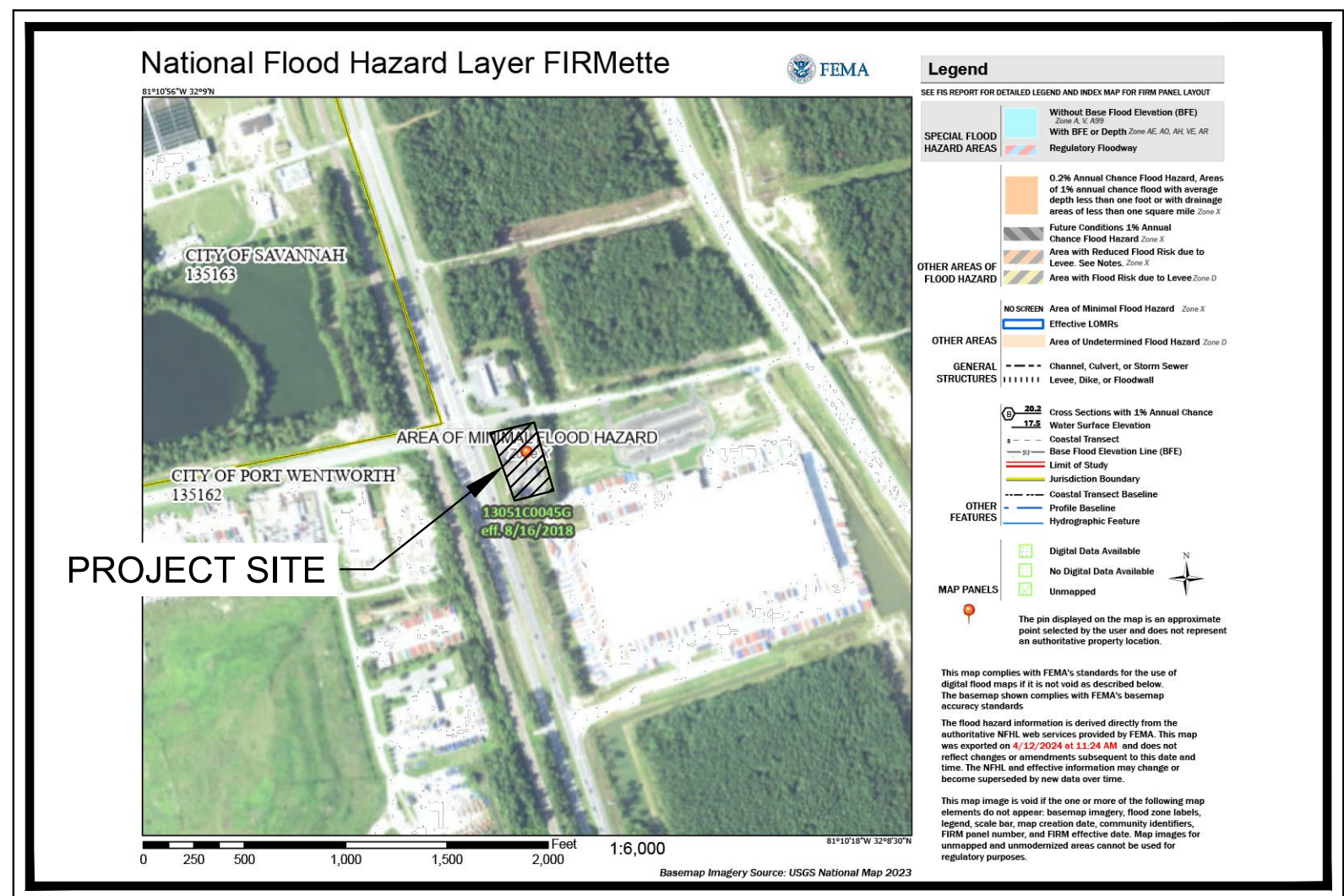
PROJECT NARRATIVE:

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.



FEMA MAP

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

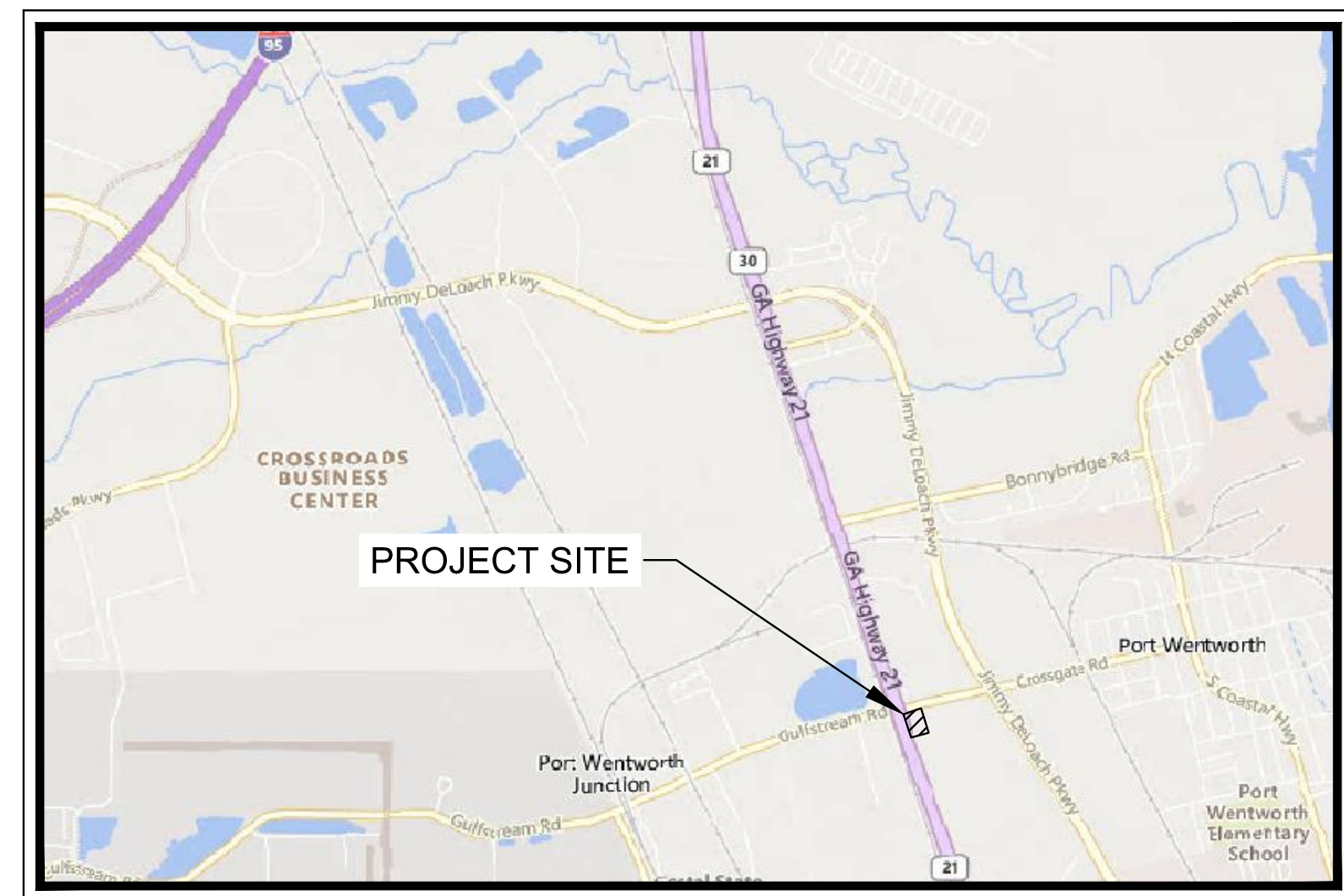
PROJECT CONTACTS

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



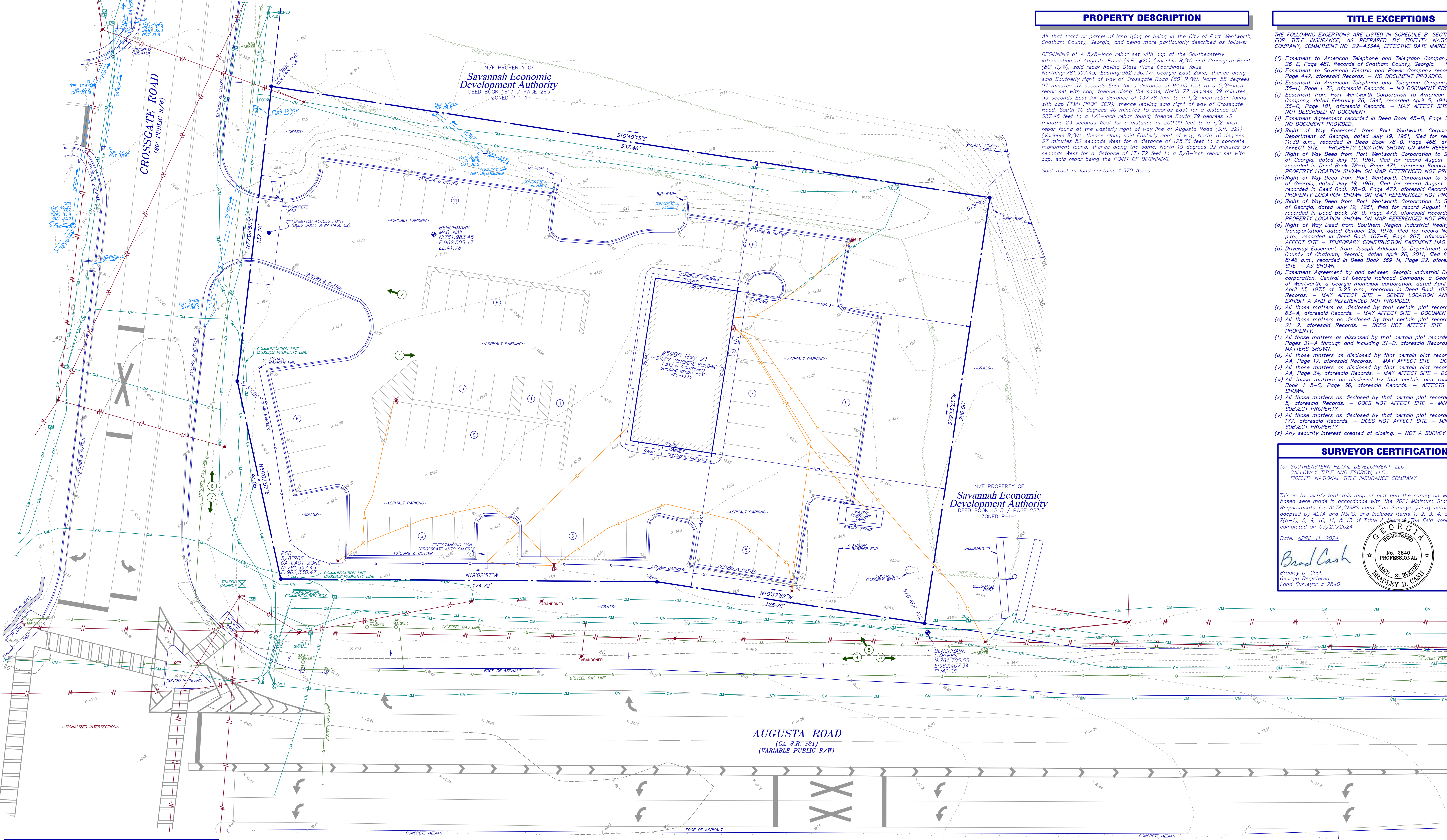
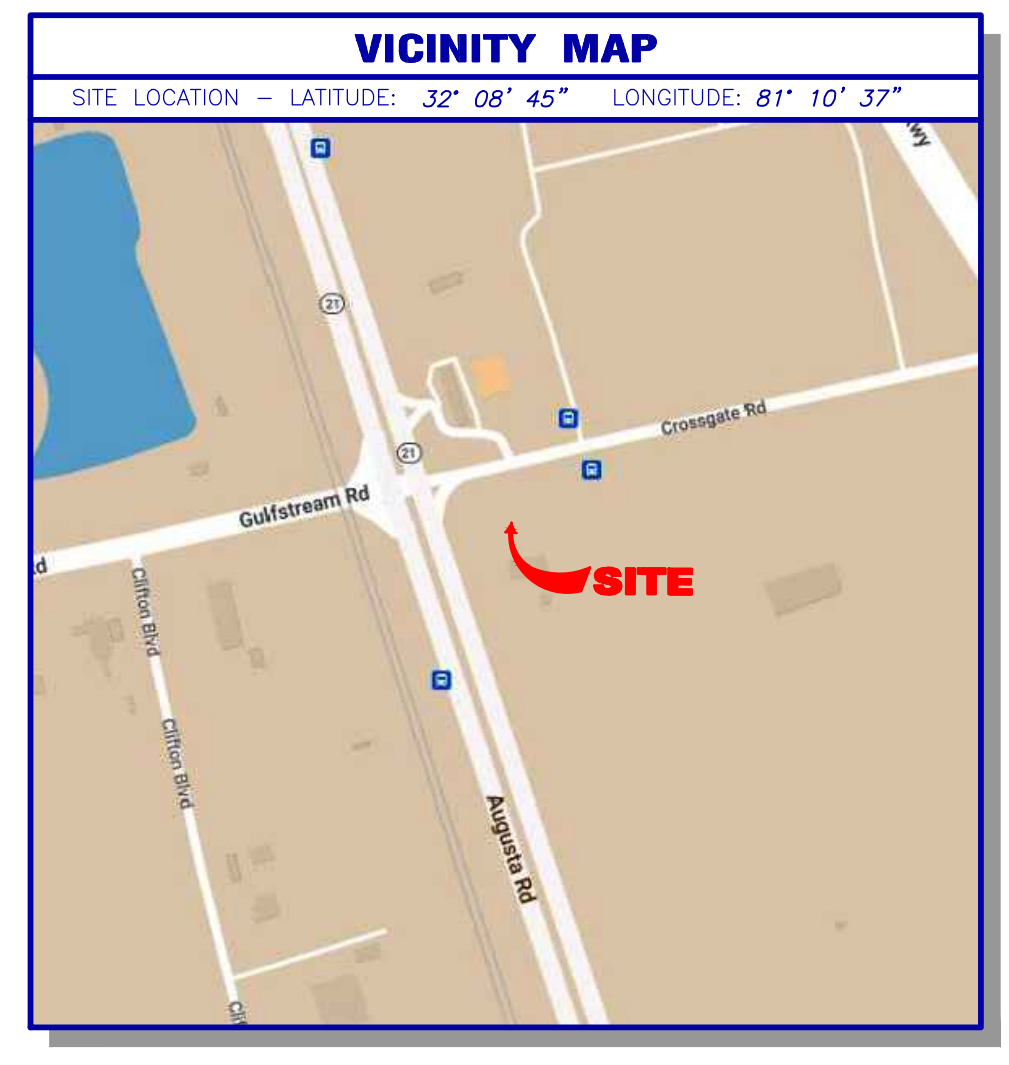
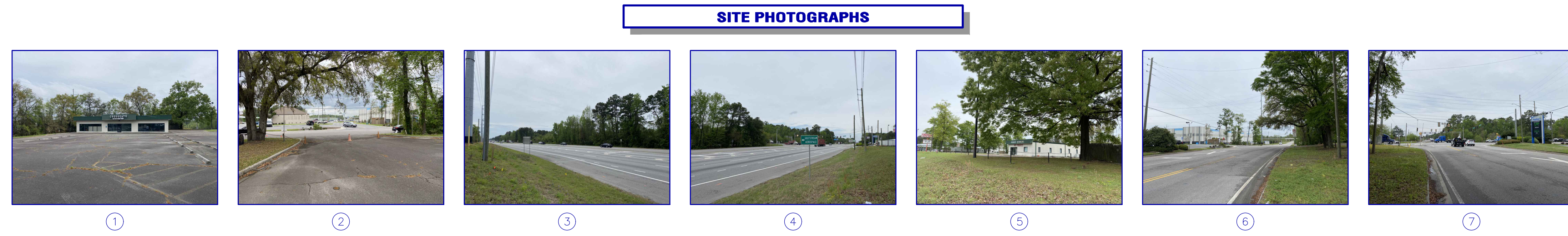
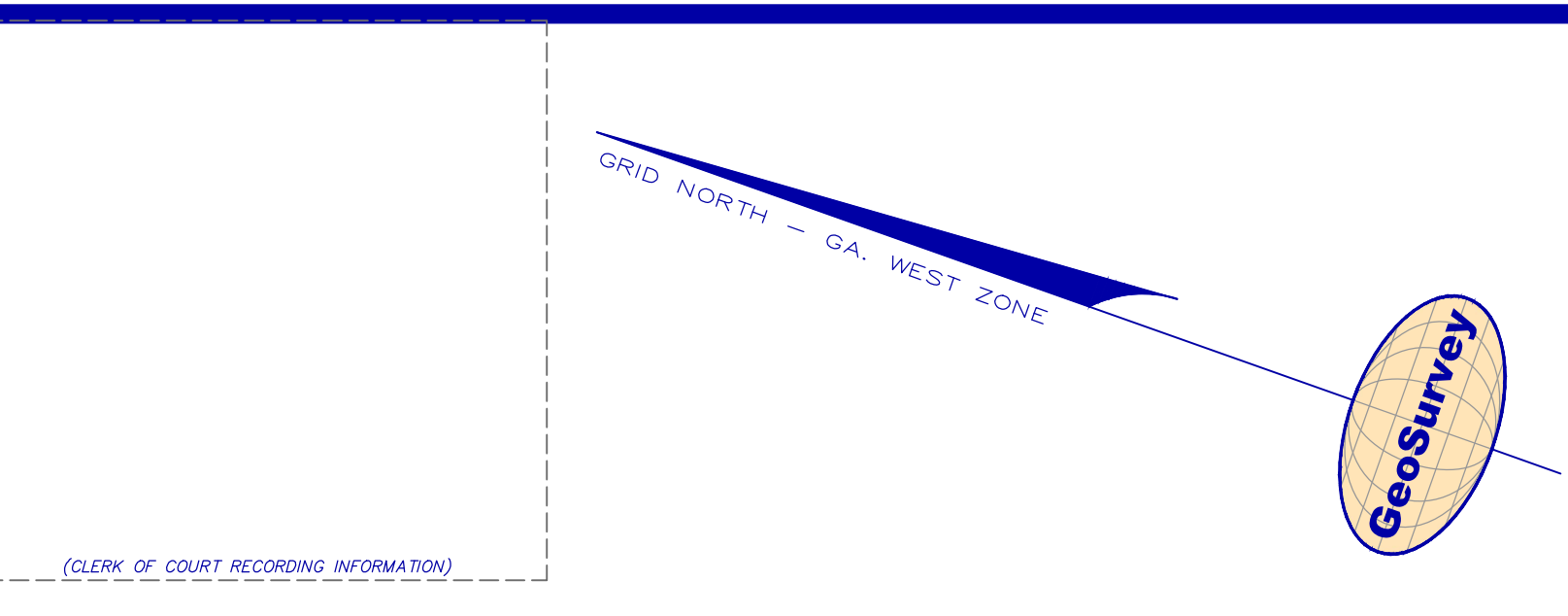
VICINITY MAP

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



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 of 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 Southernly 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 PROP COR), thence leaving said right of way of Crossgate Road, South 10 degrees 40 minutes 15 seconds East for a distance of 337.46 feet to a 1/2-inch rebar found, thence South 79 degrees 13 minutes 23 seconds West for a distance of 200.00 feet to a 1/2-inch rebar found at the Easterly right of way line of Augusta Road (S.R. #21) (Variable R/W), thence along said Easterly right of way, North 10 degrees 37 minutes 52 seconds West for a distance of 125.76 feet to a concrete monument found, thence along the same, North 19 degrees 02 minutes 57 seconds West for a distance of 174.72 feet to a 5/8-inch rebar set with cap, said rebar being the POINT OF BEGINNING.

Said tract of land contains 1.570 Acres.

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 8:46 a.m., recorded in Deed Book 369-M, Page 22, aforesaid Records. - AFFECTS SITE - SHOWN AND REAR - 15 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 plat 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 plat 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 plat recorded in Plat Record Book 44, Page 17, aforesaid Records. - MAY AFFECT SITE - DOCUMENT ILLEGIBLE.
 - (v) All those matters as disclosed by that certain plat recorded in Plat Record Book 44, Page 14, aforesaid Records. - MAY AFFECT SITE - DOCUMENT ILLEGIBLE.
 - (w) All those matters as disclosed by that certain plat 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 plat 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 plat 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.

SURVEYOR CERTIFICATION

To: SOUTHEASTERN RETAIL DEVELOPMENT, LLC
CALLLOWAY TITLE AND ESCROW, LLC
FIDELITY NATIONAL TITLE INSURANCE COMPANY

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6(a), 7(a), 7(b)-1, 8, 9, 10, 11, 13 of Table A. The field work was completed on 03/21/2024.

Date: APRIL 11, 2024

Brad Cash
Bradley D. Cash
Georgia Registered Land Surveyor # 2840

SURVEYOR CERTIFICATION

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORPATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as amended, C.C.G.A. Section 15-6-67.

Brad Cash
Bradley D. Cash
Georgia Registered Land Surveyor # 2840

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

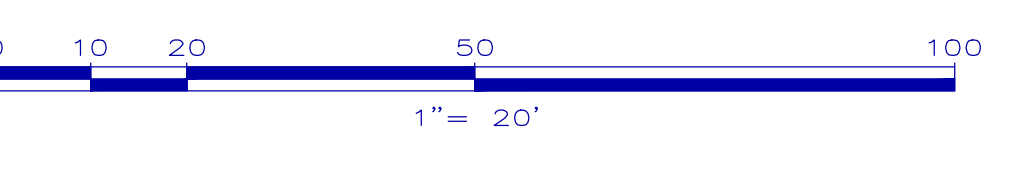
LEGEND

STANDARD ABBREVIATIONS	STANDARD SYMBOLS
AC AIR CONDITIONER	⊕ POWER POLE
BH BORE HOLE	⊖ GUY WIRE
BSL BUILDING SETBACK LINE	⊖ UNDERGROUND ELECTRIC LINE
CI CURB INLET	⊖ UNDERGROUND GAS LINE
CM CORRUGATED METAL PIPE	⊖ UNDERGROUND COMMUNICATION LINE
CP CONCRETE MONUMENT FND	⊖ OPEN TOP PIPE
CD SANITARY CLEANOUT	⊖ POWER METER
CPED COMMUNICATION PEDESTAL	⊖ POINT OF BEGINNING
CO CRIMPED TOP PIPE	⊖ POINT OF COMMENCEMENT
CPD DROP INLET	⊖ REINFORCED CONCRETE PIPE
DI DUCTILE IRON PIPE	⊖ RIB
DWB DOUBLE WING CATCH BASIN	⊖ 5/8"RIB SET CAPPED LSF 621
FND GAS METER	⊖ SANITARY SEWER
IV INVERT	⊖ SINGLE WING CATCH BASIN
JB JUNCTION BOX	⊖ SWCB
MH MANHOLE	⊖ TRANS
NF NAIL FOUND	⊖ ELECTRIC TRANSFORMER
OS OUTLET CONTROL STRUCTURE	⊖ WATER VAULT
OTP OPEN TOP PIPE	⊖ GAS VALVE
PM POWER METER	⊖ GAS METER
POB POINT OF BEGINNING	⊖ WATER VALVE
POC POINT OF COMMENCEMENT	⊖ WATER METER
RCP REINFORCED CONCRETE PIPE	
RIB RIB	
RBS 5/8"RIB SET CAPPED LSF 621	
SWCB SINGLE WING CATCH BASIN	
TRANS TRANS	
	⊖ FIRE HYDRANT
	⊖ UNDERGROUND ELECTRIC LINE
	⊖ UNDERGROUND GAS LINE
	⊖ UNDERGROUND COMMUNICATION LINE
	⊖ OPEN TOP PIPE
	⊖ POWER METER
	⊖ POINT OF BEGINNING
	⊖ POINT OF COMMENCEMENT
	⊖ REINFORCED CONCRETE PIPE
	⊖ RIB
	⊖ 5/8"RIB SET CAPPED LSF 621
	⊖ SANITARY SEWER
	⊖ SINGLE WING CATCH BASIN
	⊖ SWCB
	⊖ TRANS
	⊖ ELECTRIC TRANSFORMER
	⊖ WATER VAULT
	⊖ GAS VALVE
	⊖ GAS METER
	⊖ WATER VALVE
	⊖ WATER METER

PARKING SUMMARY

82 REGULAR
0 HANDICAP
82 TOTAL SPACES

GRAPHIC SCALE



CLOSURE STATEMENT

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

SITE AREA 1.570 Acres
66,398 sf

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 570 SERIES TOTAL STATION AND TRIMBLE RSC 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.

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

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

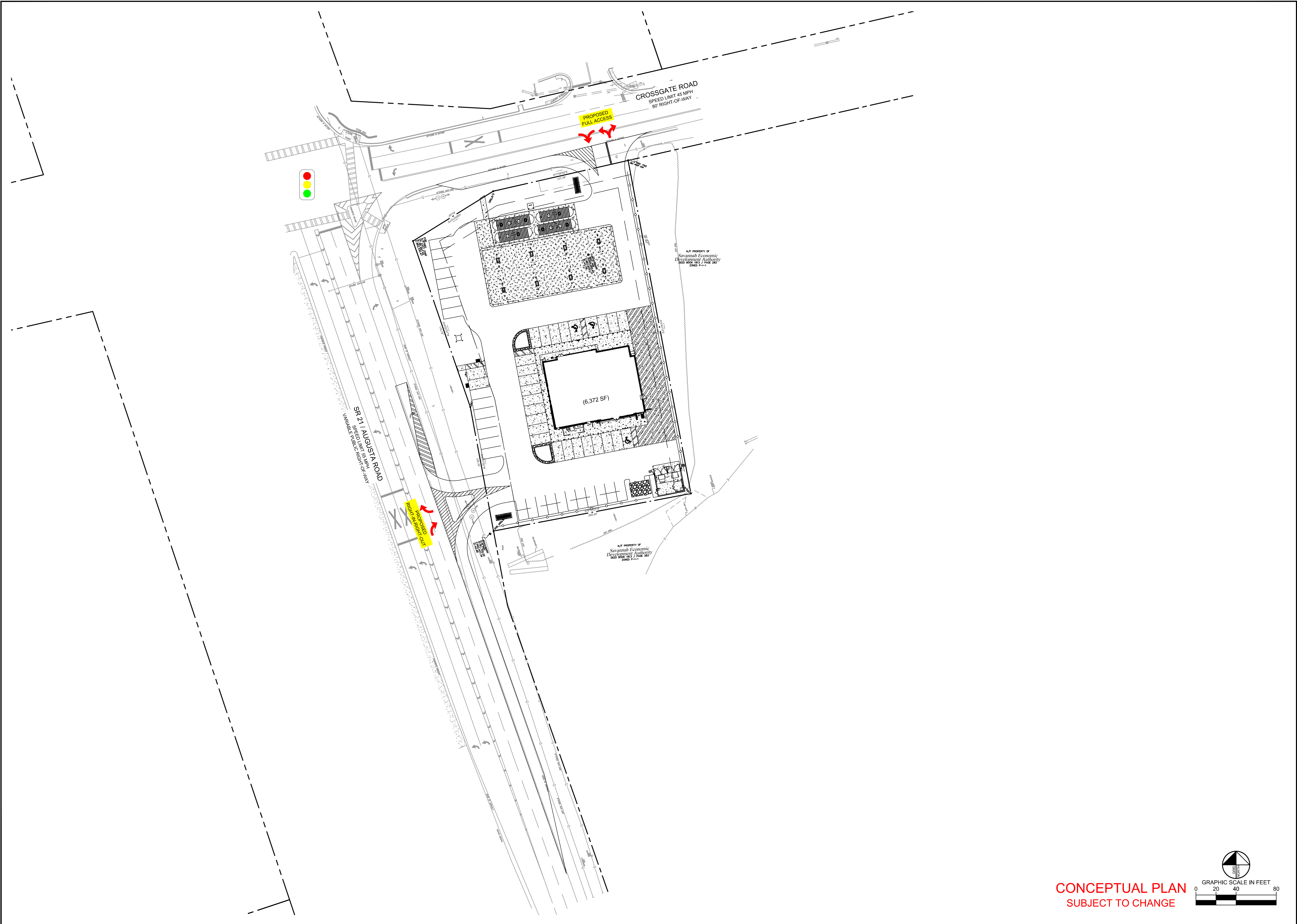
FIELD WORK: TM CITY: PORT WENTWORTH REVISIONS: (SEE GENERAL NOTES)

PROJ MGR: RFP COUNTY: CHATHAM No. Date Description

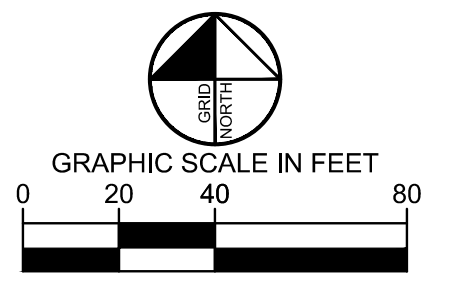
REVIEWED: BDC STATE: GA

DWG FILE: 20247887-1.dwg GMD: 8th

Drawing name: K:\SAV_Civil\14777000_Walnut05-Southeastern Retail Development\17218002_Crossgate Road Port Wentworth GACAD\Plansheets\Preliminary Site Plan Submittal\CS2-00 - SITE PLAN.dwg OVERALL SITE PLAN Apr 17, 2024 11:52am by: david.smith



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

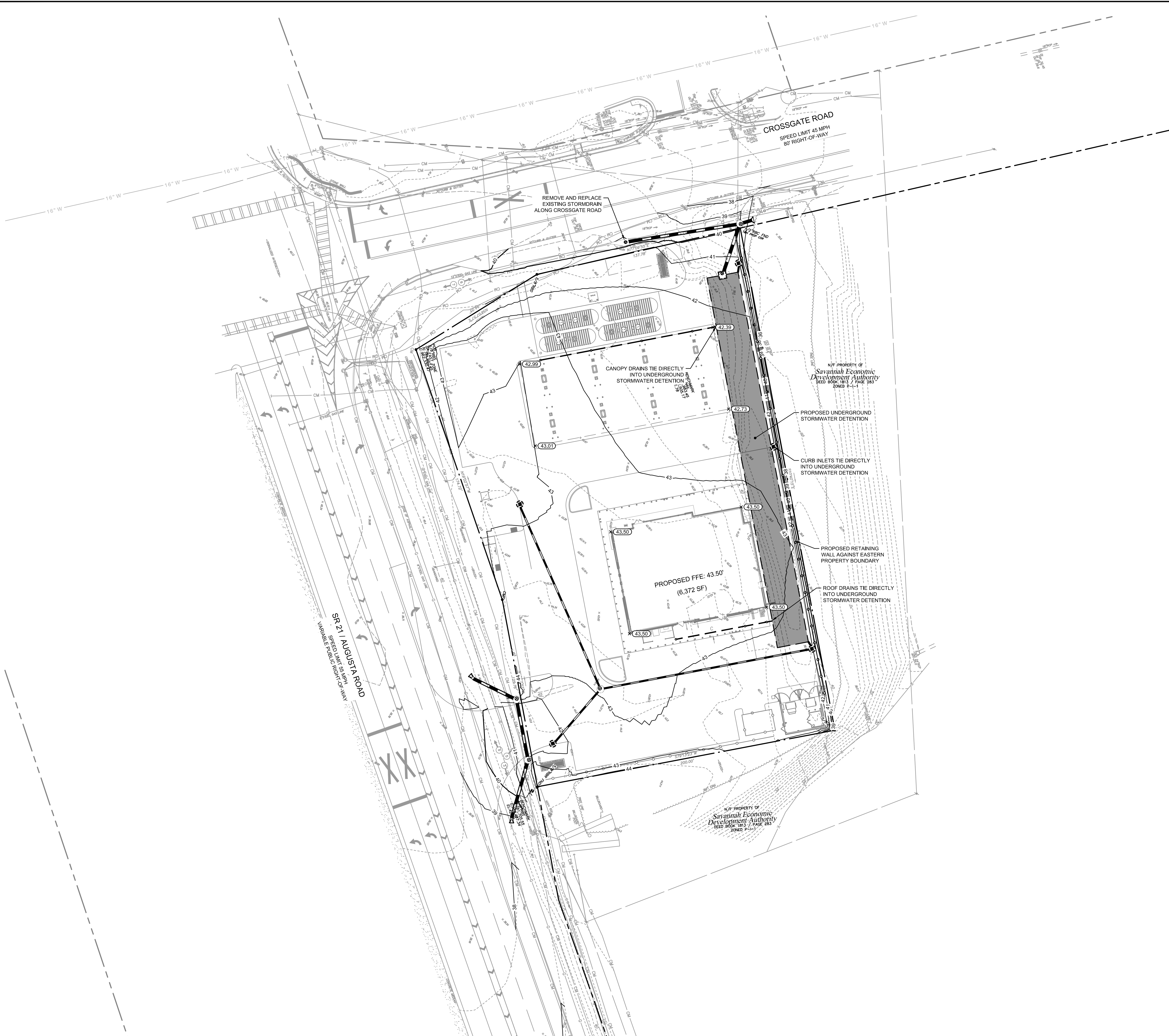
PREPARED FOR
SOUTHEASTERN RETAIL DEVELOPMENT
SOUTHEASTERN RETAIL DEVELOPMENT
2050 W COUNTY HIGHWAY 30A SUITE 30A
SANTA ROSA BEACH, FL 32459
PHONE: 850-660-1917

No.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY

PROJECT
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
OVERALL SITE PLAN
SHEET NUMBER
C2-00

Drawing name: K:\S\A\..._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:

- SITE AREA: 1.57 ACRES
DISTURBED AREA: APROX. 1.7 ACRES
- CRITICAL SPOT GRADES ARE TO PAVEMENT GRADE UNLESS OTHERWISE NOTED.
- 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.
- ALL ROOF DRAIN PIPING SHALL BE PVC UNLESS OTHERWISE NOTED.
- ALL ROOF DRAIN CLEANOUTS IN PAVED AREAS SHALL HAVE A BRASS CAP SET FLUSH WITH THE PROPOSED GRADE.
- 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.
- 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.
- 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.
- 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.
- NO GRADED SLOPE SHALL EXCEED 2H:1V
- ALL WALLS GREATER THAN 30" IN HEIGHT SHALL BE DESIGNED AND PERMITTED BY AN ENGINEER LICENSED IN THE STATE OF GEORGIA.
- 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.

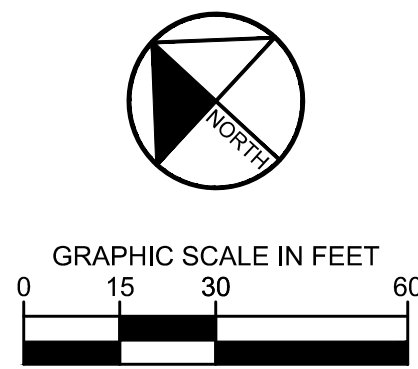
GRADING LEGEND:

- 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

**CONCEPTUAL PLAN
SUBJECT TO CHANGE**



PREPARED BY: **Kimley-Horn**

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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

PROJECT:

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

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**

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. 313

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

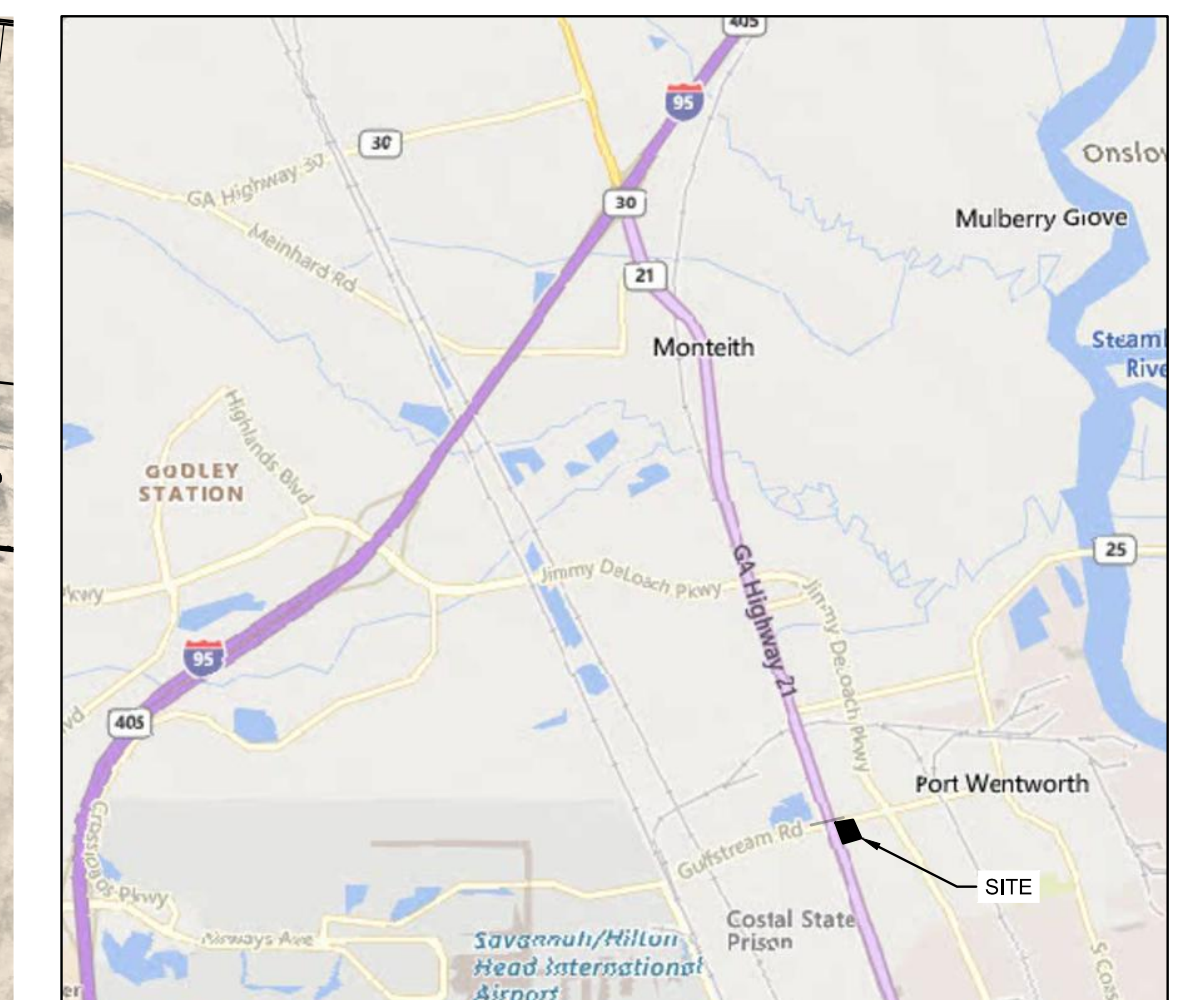
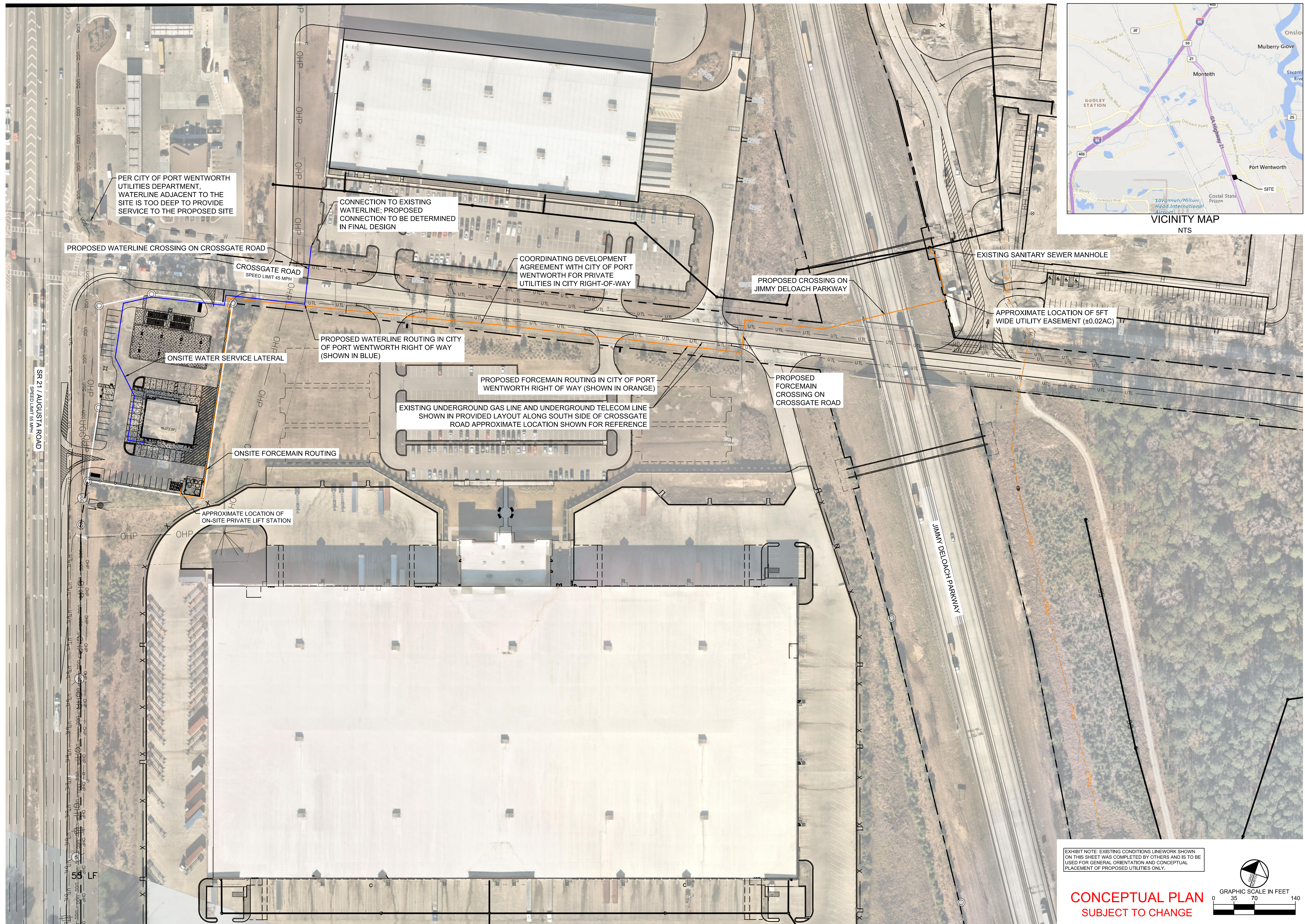


EXHIBIT NOTE: EXISTING CONDITIONS LINEWORK SHOWN ON THIS SHEET WAS COMPLETED BY OTHERS AND IS TO BE USED FOR GENERAL ORIENTATION AND CONCEPTUAL PLACEMENT OF PROPOSED UTILITIES ONLY.

CONCEPTUAL PLAN
SUBJECT TO CHANGE

GRAPHIC SCALE IN FEET
0 35 70 140

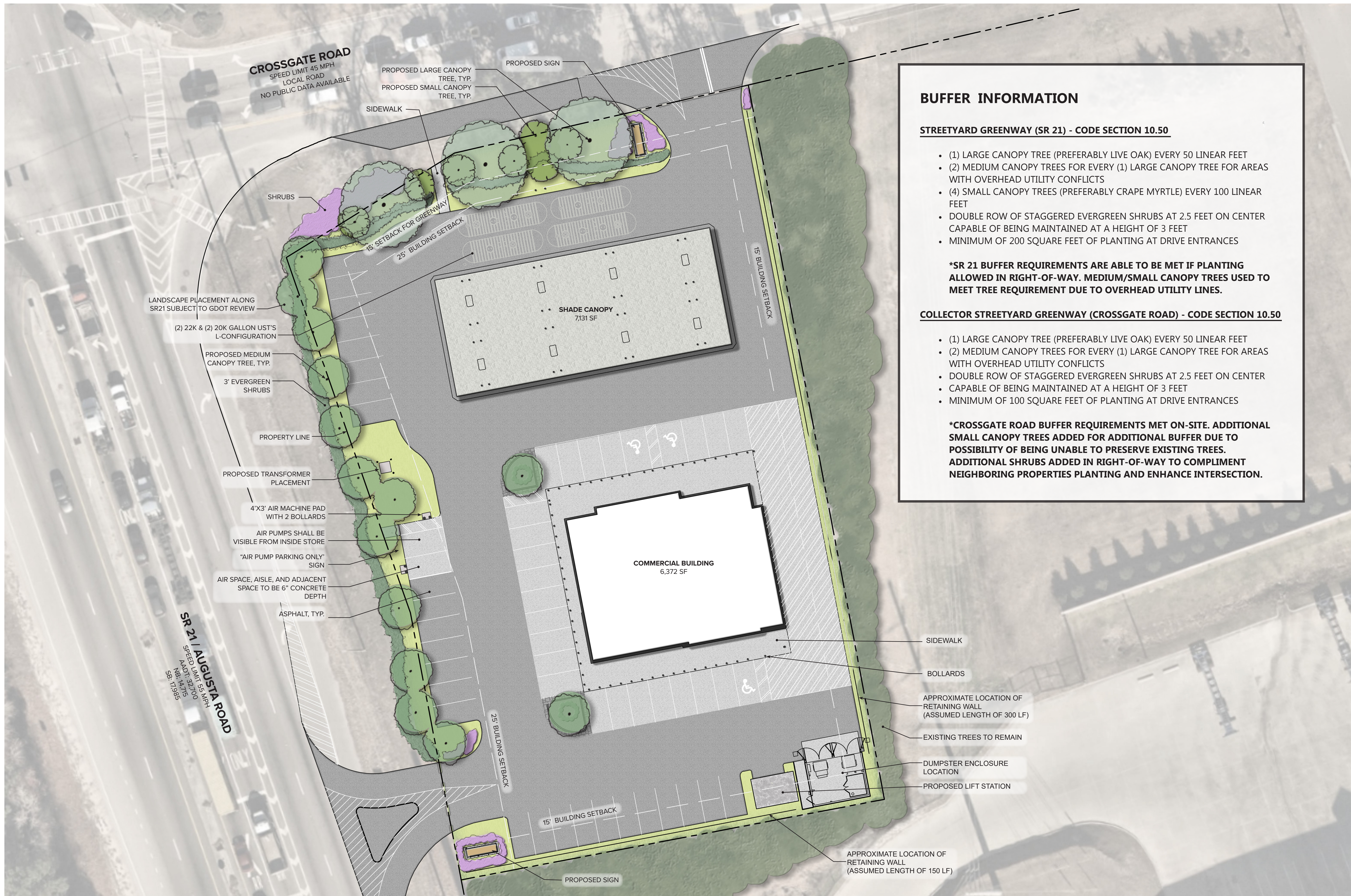
Kimley-Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
25 BULL STREET, SUITE 400
PORT WENTWORTH, GEORGIA 31507
PHONE: (912) 231-4384
WWW.KIMLEY-HORN.COM

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

PROJECT
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
UTILITY ROUTING EXHIBIT
SHEET NUMBER
SHEET 1



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.**