



CITY OF PORT WENTWORTH
PLANNING COMMISSION
DECEMBER 9, 2024

Council Meeting Room

Regular Session

3:30 PM

7224 GA HIGHWAY 21
PORT WENTWORTH, GA 31407

- 1. CALL MEETING TO ORDER**
- 2. PRAYER AND PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL - CLERK OF COUNCIL**
- 4. APPROVAL OF AGENDA**
- 5. ADOPTION OF MINUTES**

RESOLUTIONS

Consideration of a Resolution to approve Planning Commission dates for the year 2025

6. NEW BUSINESS

- A. Jay Maupin as Agent for PW Hotel, LLC, requests the approval of a General Site Plan for "Spring Hill TP - 18969 Magellan Blvd Hotel". PIN# 7-0037-02-016, located at 18969 Magellan Boulevard in the 3rd Council District, zoned C-2.
- B. Jay Maupin as Agent for SavLot7, LLC, requests the approval of a General Site Plan for "Magellan Blvd Lot #7". PIN# 7-0037-02-013, located on Magellan Boulevard in the 3rd Council District, zoned C-2.
- C. Continental Properties as Agent for the Estate of Thomas L. Exley Sr. and Thomas L. Exley Jr., requests the approval of a General Site Plan. PIN# 7-0906-01-029, located off Highway 21 in the 1st Council District, zoned R-5.
- D. Maupin Engineering as Agent for RxNow, LLC, requests the approval of a General Site Plan for "Cherokee Growth" with a petition of modification from Section 10.50B and 8.20C. PIN# 7-0906-04-044, located at 7896 Highway 21 in the 4th Council District, zoned PUD (Rice Hope - Commercial).

- This item is a Public Hearing

7. ADJOURNMENT



Planning Commission
7224 GA Highway 21
Port Wentworth, GA 31407

Meeting: 12/09/24
Department: Development Services
Category: Resolution
Prepared By: Katie Dunnigan
Department Head: Katie Dunnigan

SCHEDULED

AGENDA ITEM (ID)

DOC ID:

Consideration of a Resolution to approve Planning Commission dates for the year 2025

Issue/Item:

Background: - All meetings are proposed to be held the 1st Monday of the month, which the exception of September which is proposed for the 1st Tuesday to accommodate observation of Labor Day.

- All meetings are scheduled to begin at 3:30PM.

Suggested Action:

Staff recommends approval of the 2025 Planning Commission meeting schedule.

Facts and Finding:

Funding:

Recommendation:

**STATE OF GEORGIA
COUNTY OF CHATHAM
CITY OF PORT WENTWORTH**

**A RESOLUTION SETTING THE 2025 PORT WENTWORTH
PLANNING COMMISSION MEETING DATES**

WHEREAS, the Planning Commission holds a Regular meeting each month;

WHEREAS, the Planning Commission desires to publish and make known its planned regular meetings schedule for 2025;

WHEREAS, the Planning Commission desires to provide as much notice and clarity as possible to the citizens and public regarding public meetings; and

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Port Wentworth, Georgia, while in regular session, as follows:

- I. Planning Commission sets the following dates and times for its regular meetings, to be held at City Hall at 3:30 PM, for 2025:
 - 1) Monday, January 6
 - 2) Monday, February 3
 - 3) Monday, March 3
 - 4) Monday, April 7
 - 5) Monday, May 5
 - 6) Monday, June 9
 - 7) Monday, July 7
 - 8) Monday, August 4
 - 9) Tuesday, September 2
 - 10) Monday, October 6
 - 11) Monday, November 3
 - 12) Monday December 1

- II. The Planning Commission and staff shall take such actions deemed necessary or advisable to provide as much notice and clarity as possible to the citizens and public regarding public meetings.

- III. All laws and parts of laws in conflict with this Resolution are hereby repealed.

IV. This Resolution shall become effective immediately upon its passage and adoption.

SO RESOLVED this the 9th day of December, 2024.

Approved:

Chair, Planning Commission

Attest:

Clerk, or City Staff



Planning Commission
7224 GA Highway 21
Port Wentworth, GA 31407

Meeting: 12/09/24
Department: Development Services
Category: Ordinance
Prepared By: Katie Dunnigan
Department Head: Katie Dunnigan

SCHEDULED

AGENDA ITEM (ID)

DOC ID:

Jay Maupin as Agent for PW Hotel, LLC, requests the approval of a General Site Plan for "Spring Hill TP - 18969 Magellan Blvd Hotel". PIN# 7-0037-02-016, located at 18969 Magellan Boulevard in the 3rd Council District, zoned C-2.

Issue/Item: Jay Maupin as Agent for PW Hotel, LLC, requests the approval of a General Site Plan for "Spring Hill TP - 18969 Magellan Blvd Hotel". PIN# 7-0037-02-016, located at 18969 Magellan Boulevard in the 3rd Council District, zoned C-2.

Background: - The applicant proposes to develop a hotel with associated amenities on 3.5 acres on Magellan Blvd.

- The subject property is within the C-2 zoning district, in which hotels are permitted.

- All adjacent properties are within the C-2 zoning district, there are multiple existing or future hotels in the immediate area.

- Pursuant to The Code of the City of Port Wentworth Georgia, Zoning Ordinances, Section 13.20: *"After review and recommendation by the Planning Commission, the City Council shall act upon all concept plans...required in Table 13.20."*

Facts and Finding: - A requisite community meetings was held for this project on October 9, 2024. No community input was received.

- The proposed hotel is to be 4-floors, 52.5' in total height and features 146 rooms and associated amenities such as pool, breakfast area, and fitness center.

- The site will have a singular access point on Magellan Blvd.

- This project will be served by City of Port Wentworth water/sewer.

Suggested Action:

The submitted General Site Plan conforms to the City of Port Wentworth Zoning Ordinances. Staff recommends approval.

Funding:

Recommendation:

Site Plan Review Application

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

Site Plan Address: 18969 Magellan Blvd, Port Wentworth, GA, USA

PIN #(s): 70037 02016

Zoning: P-C-3 Estimated Cost of Construction: \$ N/A

Type of Construction: NEW HOTEL

Project Name: **Spring Hill TP - 18969 Magellan Blvd Hotel**

Applicant's Name: Jay A. Maupin, P.E. / Maupin Engineering, Inc.

Mailing Address: 114 W 42nd St. Savannah GA 31401

Phone #: 912.235.2915 Email: jay@maupinengineering.com

Owner's Name (If Different form Applicant): PW Hotel, LLC

Mailing Address: 117 Post House Trail, Pooler, GA 31322

Phone #: 912-604-7540n Email: nsharma@aryahospitality.com

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



Applicant's Signature

10-28-2024

Date



Owner's Signature (If Different form Applicant)


10-28-2024


Date

Please see page 2 for required submittal checklist

Signature Certificate

Reference number: LPTFK-8AUHG-T4BXD-MUUFY

Signer	Timestamp	Signature
Jay Maupin Email: jay@maupinengineering.com Sent: 28 Oct 2024 17:11:06 UTC Viewed: 28 Oct 2024 19:12:09 UTC Signed: 28 Oct 2024 19:12:22 UTC		
Recipient Verification: ✓Email verified	28 Oct 2024 19:12:09 UTC	IP address: 173.245.235.174 Location: Savannah, United States

Neil Sharma Email: nsharma@aryahospitality.com Sent: 28 Oct 2024 17:11:06 UTC Viewed: 28 Oct 2024 19:21:00 UTC Signed: 28 Oct 2024 19:22:02 UTC		
Recipient Verification: ✓Email verified	28 Oct 2024 19:21:00 UTC	IP address: 12.164.201.101 Location: Pooler, United States

Document completed by all parties on:
28 Oct 2024 19:22:02 UTC

Page 1 of 1



Signed with PandaDoc

PandaDoc is a document workflow and certified eSignature solution trusted by 50,000+ companies worldwide.



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: Jay A. Maupin P.E.

Address: 114 W. 42nd St. Savannah, GA 31401

Telephone Number: 912-235-2915

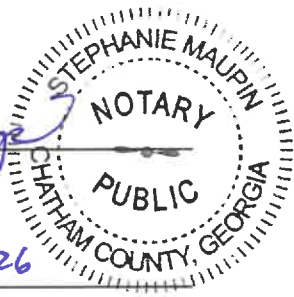
Neil Sharma
Signature of Owner

Personally appeared before me

Neil Sharma

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

Stephanie Maupin
Notary Public
Commission Expires: 9/19/2026



11-01-2024

Date

Signature Certificate

Reference number: AVH4F-DU2T9-WQAB3-9WOJQ

Signer

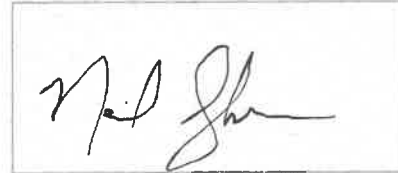
Timestamp

Signature

Neil Sharma

Email: nsharma@aryahospitality.com

Sent: 29 Oct 2024 14:15:03 UTC
Viewed: 29 Oct 2024 14:17:26 UTC
Signed: 29 Oct 2024 14:18:04 UTC



Recipient Verification:

✓ Email verified 29 Oct 2024 14:17:26 UTC

IP address: 12.195.4.242
Location: Rome, United States

Stephanie Maupin

Email: stephanie@maupinengineering.com

Sent: 29 Oct 2024 14:15:03 UTC
Viewed: 29 Oct 2024 14:38:34 UTC
Signed: 29 Oct 2024 14:38:50 UTC



Recipient Verification:

✓ Email verified 29 Oct 2024 14:38:34 UTC

IP address: 173.245.235.174
Location: Savannah, United States

Document completed by all parties on:
29 Oct 2024 14:38:50 UTC

Page 1 of 1



Signed with PandaDoc

PandaDoc is a document workflow and certified eSignature solution trusted by 50,000+ companies worldwide.



18969 Magellan Boulevard – Springhill Towneplace Suites

The applicant, Arya Hospitality, seeks approval for plans to develop a 146 room hotel at 18969 Magellan Boulevard – just northwest of the intersection of Cabot Street and Magellan Boulevard.

The facility will house 146 rooms for visitors of the community along with other amenities such as an outdoor pool, fitness center, and breakfast tables for guest. The L-shaped building will primarily face the northern property line and accessed by a two way drive from Magellan Blvd over the existing ditch part of the master planned drainage.

A drop off area is shown on the concept plan for quick check in and guest drop off.

Since the site has a large drainage easement on site, the top of the bank adjacent to Magellan will be used for screening. Parking tree island will have trees planted throughout.

December 4, 2024

Mr. Neil Sharma
Arya Hospitality
117 Post House Trail
Pooler, Ga 31322

Re: Magellan – Springhill Suites – Trip Generation

Dear Mr. Sharma:

We have analyzed the data provided in the attached exhibit to determine the trips generated by the proposed site. The data for this analysis is provided in the table shown below:

PROPOSED USE	UNITS
HOTEL	146 ROOMS

The 11th Edition of the ITE Trip Generation Manual provides data for this use under Land Use Code 310 – Hotel. The ITE describes the use as:

“A hotel is a place of lodging that provides sleeping accommodations and supporting facilities such as a full-service restaurant, concierge service, valet parking, cocktail lounge, meeting rooms, banquet room, and convention facilities. A hotel typically provides a swimming pool or another recreational facility such as a fitness room”.

Based on this data, the site is anticipated to generate 1,167 daily trips. This includes 584 entering trips and 583 exiting trips daily. It should be noted that the collection of additional data would be required to determine the existing and proposed delay. If you have any additional concerns, please feel free to let me know.

Sincerely,

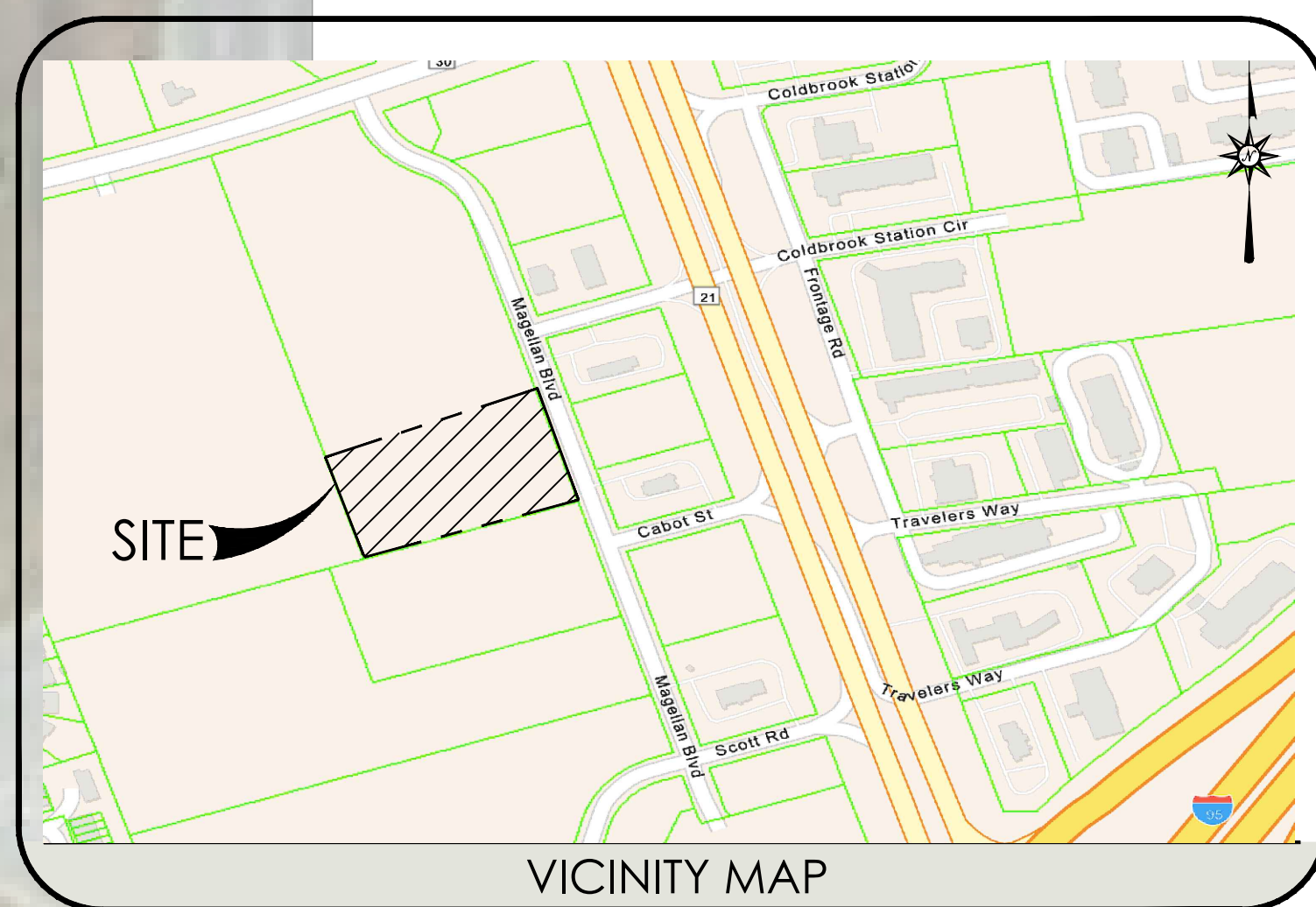
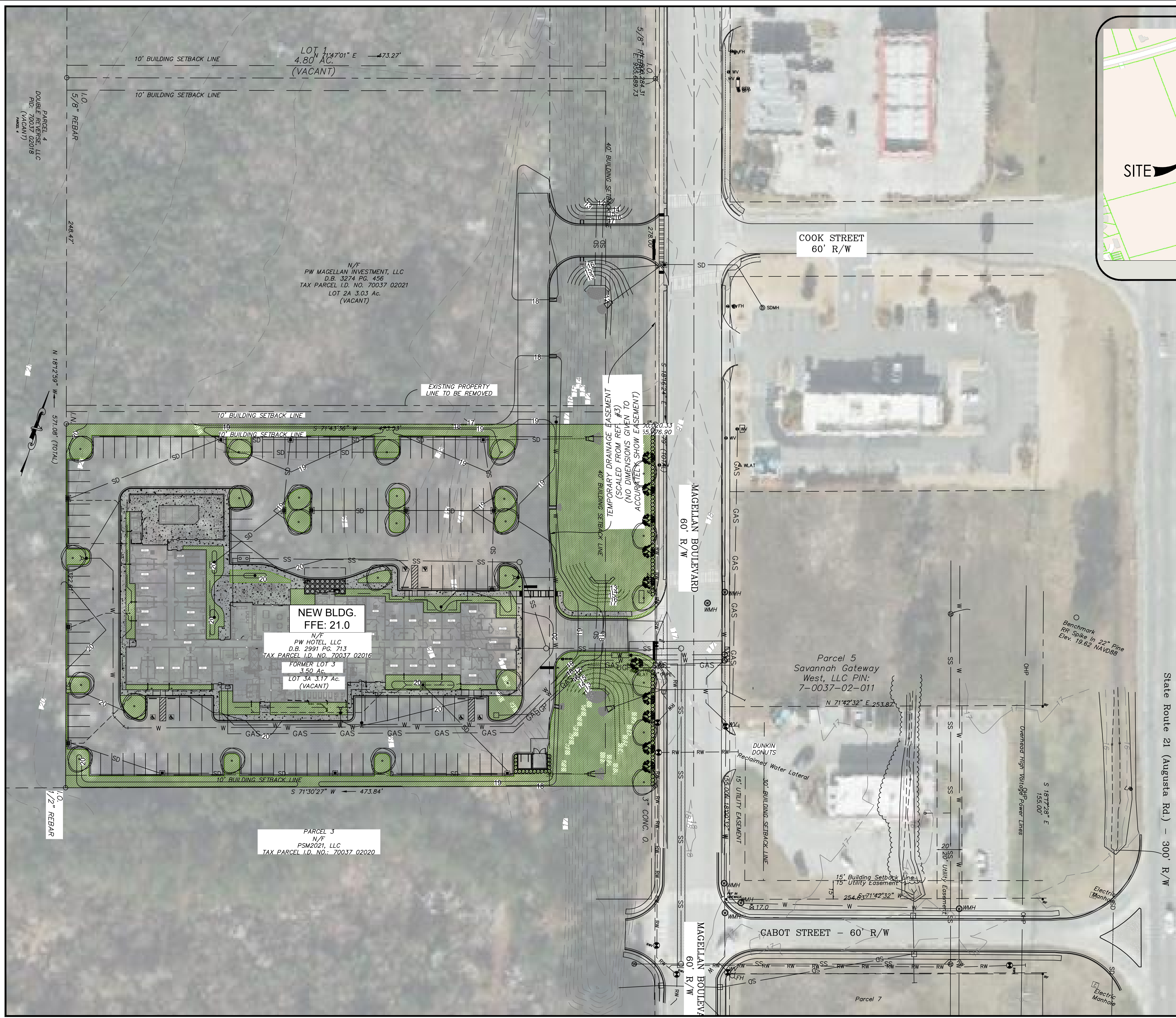


Scott Burns, P.E.

TRIP GENERATION FOR SPRINGHILL SUITES DEVELOPMENT

	Unit	Qty	Daily Trips*	AM Total Trips	AM In	AM Out	Pass By	PM Total Trips	PM In	PM Out	Pass By
310 – Hotel	Rooms	146.000	1,167	67	38	29	0	86	44	42	0

* Daily Trips include 584 entering trips and 583 exiting trips



GENERAL DEVELOPMENT NOTES:

- PIN: 70037 02016
ADDRESS: 18969 MAGELLAN BLVD, PORT WENTWORTH, GA 31407
- CONSTRUCTION EXIT LOCATION
N: 32.195416°
W: 81.198036°
- TOTAL LAND ACREAGE = 3.17(h) AC
TOTAL DISTURBED ACREAGE = 3.5(h) AC
- EXISTING USE OF PROPERTY : VACANT
PROPOSED USE OF PROPERTY : 4 STORY HOTEL
- PRESENT SITE ZONING : P-C-3 (PLANNED GENERAL BUSINESS) (REFERENCE C-2 ORDINANCES)
- BUILDING SETBACKS : FRONT (25'), SIDE/COMMERCIAL (15')
REAR/COMMERCIAL (15')
- MAXIMUM BUILDING HEIGHT : 45'
- MAXIMUM BUILDING COVERAGE : 60%
- LANDSCAPING:
GREENWAY BUFFER
1 LARGE TREE / 50LF * 290LF = 6 LARGE TREES
4 SMALL CANOPY TREE / 100LF * 290LF = 12 SMALL TREES
EVERGREEN SHRUBS 2.5' O.C. / 290LF = 116 SHRUBS
PARKING LOT
1 MEDIUM TREE, 10' WIDE / 10 SPACES * 148 SPACES = 15 TREES
- PARKING SPACE CALCULATIONS:
REQUIRED: 146 ROOMS * 1SPACE / ROOM = 146 SPACES
PROVIDED: 148 SPACES (142 + 6 ADA)
- PROPERTY IS LOCATED IN ZONE X, NOT A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY FEMA FLOOD INSURANCE RATE MAP # 13051C0030G, DATED 8/16/2018
- THE SITE IS SERVED BY THE CITY WATER AND SANITARY SEWER SYSTEM.
- FLOW TEST RESULTS PROVIDED BY ADVANCED FIRE SYSTEMS OF THE SOUTHEAST, LLC ON 10/10/24. 12" WL IN MAGELLAN BLVD. (STATIC: 60 PSI / RESIDUAL:55 PSI / FLOW: 1.113 GPM)
- LIGHTING PLAN WILL BE PROVIDED SEPARATELY.

REVISIONS NO.	DATE	DESCRIPTION

MAUPIN tm
engineering

OFFICE PHONE (912) 235-2915
SAVANNAH, GA 31401 • GENERAL@MAUPINENGINEERING.COM

GENERAL DEVELOPMENT PLAN
SPRINGHILL - TOWNEPLACE SUITES

STATUS: SKETCH

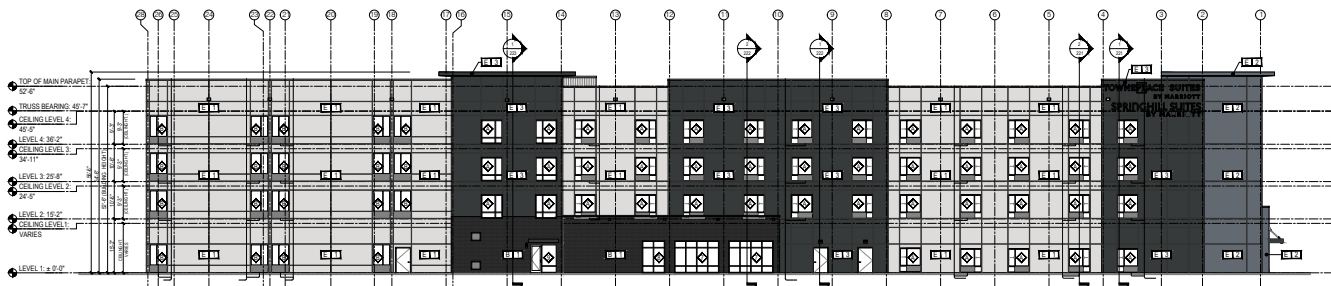
DRWN: HRW 10/28/24
CHK'D: JAM DATE

20 0 40
SCALE: 1" = 40'

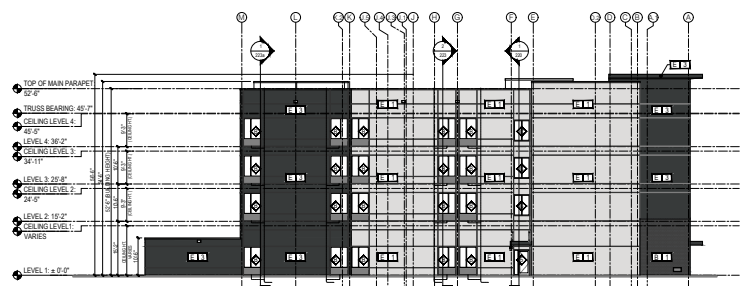
SHEET NO.

GDP
721-22-02

PROJECT NO.



1 REAR ELEVATION
211 SCALE: 1/16" = 1'-0"



2 RIGHT ELEVATION
211 SCALE: 1/16" = 1'-0"

NOTES TO GC & ALL SUBS
 NO PRICING SHOULD BE DONE FROM A PARTIAL SET AND NO CHANGE ORDER WILL BE ALLOWED FOR PRICING BASED ONLY ON A PARTIAL SET OR REVIEW OF ONLY A SINGLE TRADE'S DRAWINGS. ALL TRADES SHOULD CROSS REFERENCE EVERY TRADE FOR ADDITIONAL INFORMATION, CLARIFICATION AND COORDINATION.
 ALL SUBS SHOULD CROSS REFERENCE AND REVIEW EACH AND EVERY TRADE INCLUDING CIVIL, ARCHITECTURAL, STRUCTURAL AND MEP DRAWINGS FOR PRICING.
 NO CHANGE ORDERS WILL BE ALLOWED DUE TO LACK OF COORDINATION AND NON REVIEW OF OTHER TRADES. IF ANY INFORMATION IS MISSING ON THE DRAWINGS, GC AND SUBS SHOULD CONTACT DESIGN TEAM FOR CLARIFICATIONS BEFORE PROCEEDING WITH FURTHER WORK ON SITE.

PLAN NOTES
 THESE PLAN AND DETAILS ARE PREPARED USING THE REQUIRED GENERAL STANDARD OF CARE. PERFECTION IS NOT POSSIBLE. WHEN ERRORS OR DISCREPANCIES ARE NOTED PLEASE NOTIFY THE DESIGN TEAM FOR CLARIFICATION AS REQUIRED.

COLOR KEY	MATERIAL KEY	MATERIAL TYPE	COLOR
[Color swatch]	E-11	ADHERED BRICK VENEER	BELDEN JM BLACK DIAMOND VELOUR BRICK OR SIMILAR
[Color swatch]	E-11	DRAINABLE EPS FINISH ON EPS FOAM	SHERWIN WILLIAMS: SW 6259, SPATIAL WHITE
[Color swatch]	E-12	DRAINABLE EPS FINISH ON EPS FOAM	SHERWIN WILLIAMS: SW 6257, GIBRALTAR
[Color swatch]	E-13	DRAINABLE EPS FINISH ON EPS FOAM	SHERWIN WILLIAMS: SW 6994, GREENBLACK

TOWNEPLACE SUITESSM MARRIOTT
 #62550
 PORT WENTWORTH, GA

SPRINGHILL SUITESSM MARRIOTT
 #62549
 PORT WENTWORTH, GA

DESIGN CONSULTANTS
DESIGN SOLUTIONS
 1105wdesignsolutions.com
 Phone: 404-740-7389

STRUCTURAL
S^e STABILITY ENGINEERING
 1000 Peachtree Street, Suite 2000, Atlanta, GA 30309

MEP
TLC ENGINEERING
 1000 Peachtree Street, Suite 2000
 Atlanta, GA 30309
 770-516-1827
 www.tlc-engineers.com
 THINK...LISTEN...CREATE

OWNER
 PW HOTEL, LLC
 117 POST HOUSE TRAIL
 KNOXVILLE, GA 37932

REVISION	DATE	REMARKS

DATE	ISSUED TO	ISSUED FOR
06-20-2023	OWNER	PRELIMINARY PLANS
06-20-2023	MARRIOTT	PRELIMINARY PLANS
04-17-2024	MARRIOTT	30% DESIGN
01-20-2024	MARRIOTT	50% DESIGN

PROJECT ADDRESS:
 SPRINGHILL SUITES & TOWNEPLACE SUITES DUAL, BY MARRIOTT
 11869 MAGELLAN BLVD
 PORT WENTWORTH, GA. 31407

LAYOUT:
 BUILDING ELEVATIONS

PAPER SIZE: 34X36 (ARCH D)
SCALE: AS NOTED

SHEET NUMBER
211



Planning Commission
7224 GA Highway 21
Port Wentworth, GA 31407

Meeting: 12/09/24
Department: Development Services
Category: Ordinance
Prepared By: Katie Dunnigan
Department Head: Katie Dunnigan

SCHEDULED

AGENDA ITEM (ID)

DOC ID:

Jay Maupin as Agent for SavLot7, LLC, requests the approval of a General Site Plan for "Magellan Blvd Lot #7". PIN# 7-0037-02-013, located on Magellan Boulevard in the 3rd Council District, zoned C-2.

Issue/Item: Jay Maupin as Agent for SavLot7, LLC, requests the approval of a General Site Plan for "Magellan Blvd Lot #7". PIN# 7-0037-02-013, located on Magellan Boulevard in the 3rd Council District, zoned C-2.

Background: - The applicant proposes to develop a multi-tenant commercial building on 1.7 acres on Magellan Blvd and Cabot St.

- The subject property is within the C-2 zoning district, in a broad range of General Commercial uses are permitted.

- All adjacent properties are within the C-2 zoning district, surrounding uses are hotel and restaurant.

- Pursuant to The Code of the City of Port Wentworth Georgia, Zoning Ordinances, Section 13.20: "*After review and recommendation by the Planning Commission, the City Council shall act upon all concept plans...required in Table 13.20.*"

Facts and Finding: - A requisite community meetings was held for this project on October 9, 2024. No community input was received.

- The proposed development will be a single, 13, 680 square foot building with nine units.

- Specific tenants are unknown at this time, two units are to be developed as restaurants.

- The site will two points of access: one on Magellan Blvd, a second on Cabot St aligned with Dunkin Donuts access.

- This project will be served by City of Port Wentworth water/sewer.

Suggested Action:

The submitted General Site Plan conforms to the City of Port Wentworth Zoning Ordinances. Staff recommends approval.

Funding:

Recommendation:

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



Site Plan Review Application

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

Site Plan Address: 0 MAGELLAN BLVD

PIN #(s): 70037 02013

Zoning: P-C-3 Estimated Cost of Construction: \$ 500000

Type of Construction: Retail - Site Construction

Project Name: **Magellan Blvd Lot#7**

Applicant's Name: Jay A. Maupin, P.E. / Maupin Engineering, Inc.

Mailing Address: 114 W 42nd St. Savannah GA 31401

Phone #: 912.235.2915 Email: jay@maupinengineering.com

Owner's Name (If Different form Applicant): SavLot7 LLC

Mailing Address: 6030 Unity Dr, Suite G, Norcross, GA 30071

Phone #: 650-576-5050 Email: Rick@CentrystoneCapital.com

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


Applicant's Signature 11-12-2024
Date


Owner's Signature (If Different form Applicant) 11-11-2024
Date

Please see page 2 for required submittal checklist

Signature Certificate

Reference number: VQVBO-5UGEC-RNTUK-SP5IV

Signer

Timestamp

Signature

Jay Maupin

Email: jay@maupinengineering.com

Sent:


28 Oct 2024 17:32:13 UTC

Viewed:

06 Nov 2024 21:02:45 UTC

Signed:

06 Nov 2024 21:04:11 UTC



Recipient Verification:

✓ Email verified

06 Nov 2024 21:02:45 UTC

IP address: 173.245.235.174

Location: Savannah, United States

Document completed by all parties on:

06 Nov 2024 21:04:11 UTC

Page 1 of 1





Signed with PandaDoc

PandaDoc is a document workflow and certified eSignature solution trusted by 50,000+ companies worldwide.



Signature Certificate

Reference number: GT9X2-HTFJ5-LMS5T-QBTVA

Signer	Timestamp	Signature
Rick Kowalczyk Email: rick@centrystonecapital.com Sent: 07 Nov 2024 16:30:09 UTC Viewed: 11 Nov 2024 22:26:44 UTC Signed: 11 Nov 2024 22:29:11 UTC		
Recipient Verification: ✓Email verified	11 Nov 2024 22:26:44 UTC	IP address: 50.209.136.82 Location: San Jose, United States
Jay Maupin Email: jay@maupinengineering.com Sent: 07 Nov 2024 16:30:09 UTC Viewed: 12 Nov 2024 14:04:28 UTC Signed: 12 Nov 2024 14:05:50 UTC		
Recipient Verification: ✓Email verified	12 Nov 2024 14:04:28 UTC	IP address: 173.245.235.174 Location: Savannah, United States

Document completed by all parties on:
12 Nov 2024 14:05:50 UTC

Page 1 of 1



Signed with PandaDoc

PandaDoc is a document workflow and certified eSignature solution trusted by 50,000+ companies worldwide.



Site Plan Review Application Submittal Checklist

Documentation below is required for a complete submittal.

- X Signed and Completed Application
- X 3 Full size sets of site plan civil drawings or concept plan (depending on type of site plan)
- X 3 half size (11" X 17") sets of site plan civil drawings or concept plan (depending on type of site plan)
- N/A 2 copies of hydrology reports (if applicable)
- X Names, mailing address, and PIN number of all property owners within 250 feet of all property lines
- X 1 8 ½" X 11" of site plan civil drawings or concept plan (depending on type of site plan)
- X PDF of entire submittal on a flash drive or download link ONLY (NO CD'S)
- N/A Other Engineering details or reports may be required once submittal has been received.
- X If property owner and applicant are not the same, Authorization of Property Owner form.
- X Site plan review fee check
 - o Concept / General - \$206.00 Site Plan Fee + \$50.00 Admin Fee = Total \$256.00
 - o Specific - \$836.00 Site Plan Fee + \$50.00 Admin Fee = Total \$886.00

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

11-06-2024

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: Jay A. Maupin P.E.

Address: 114 W. 42nd St. Savannah, GA 31401

Telephone Number: 912-235-2915


Signature of Owner

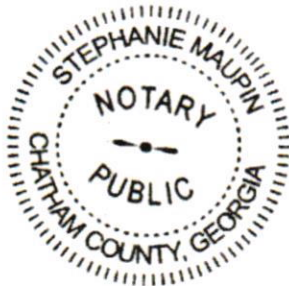
Personally appeared before me

Richard Kowalczyk

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

Stephanie Maupin
Notary Public

11-15-2024 My Commission expires: 9/19 2026
Date



Signature Certificate

Reference number: 9YLDU-WYKQN-YVYZ6-NXSDN

Signer

Timestamp

Signature

Rick Kowalczyk

Email: rick@centrystonecapital.com

Sent: 07 Nov 2024 16:36:02 UTC
Viewed: 11 Nov 2024 22:22:51 UTC
Signed: 11 Nov 2024 22:25:18 UTC



Recipient Verification:

✓Email verified 11 Nov 2024 22:22:51 UTC

IP address: 50.209.136.82
Location: San Jose, United States

Stephanie Maupin

Email: stephanie@maupinengineering.com

Sent: 07 Nov 2024 16:36:02 UTC
Viewed: 12 Nov 2024 14:11:02 UTC
Signed: 12 Nov 2024 14:11:18 UTC



Recipient Verification:

✓Email verified 12 Nov 2024 14:11:02 UTC

IP address: 173.245.235.174
Location: Savannah, United States

Document completed by all parties on:

12 Nov 2024 14:11:18 UTC

Page 1 of 1



Signed with PandaDoc

PandaDoc is a document workflow and certified eSignature solution trusted by 50,000+ companies worldwide.



December 4, 2024

Mr. Chris Tilton
The Dewitt Tilton Group
119 Canal St. Suite 106
Pooler, Ga 31322

Re: Magellan – Lot 7 – Trip Generation

Dear Mr. Tilton:

We have analyzed the data provided in the attached exhibit to determine the trips generated by the proposed site. The data for this analysis is provided in the table shown below:

PROPOSED USE	AREA
7 - RETAIL UNITS	9,990 SF
1 - HIGH TURNOVER SIT-DOWN RESTAURANT	1,260 SF
1 - FAST FOOD RESTAURANT WITH DRIVE-THRU	1,475 SF

The proposed site is anticipated to contain 7 retail units and 2 restaurants (one with a drive-thru and one without). While the ITE provides data for multiple retail uses, it was determined that the development meets the requirements of a Strip Plaza. The 11th Edition of the ITE Trip Generation Manual provides data for these uses under Land Use Code 822 – Strip Retail Plaza (< 40 KSF), Land Use Code 932 – High Turnover Sit-Down Restaurant, and Land Use Code 934 – Fast Food Restaurant with Drive-Thru. The retail use is defined as:

“A strip retail plaza is an integrated group of commercial establishments that is planned, developed, owned, and managed as a unit. Each study site in this land use has less than 40,000 square feet of gross leasable area (GLA)”.

Based on the data provided, it is anticipated that the site will generate 1,369 daily trips. This includes 685 entering trips and 684 exiting trips daily. It should be noted that the collection of additional data would be required to determine the existing and proposed delay. If you have any additional concerns, please feel free to let me know.

Sincerely,



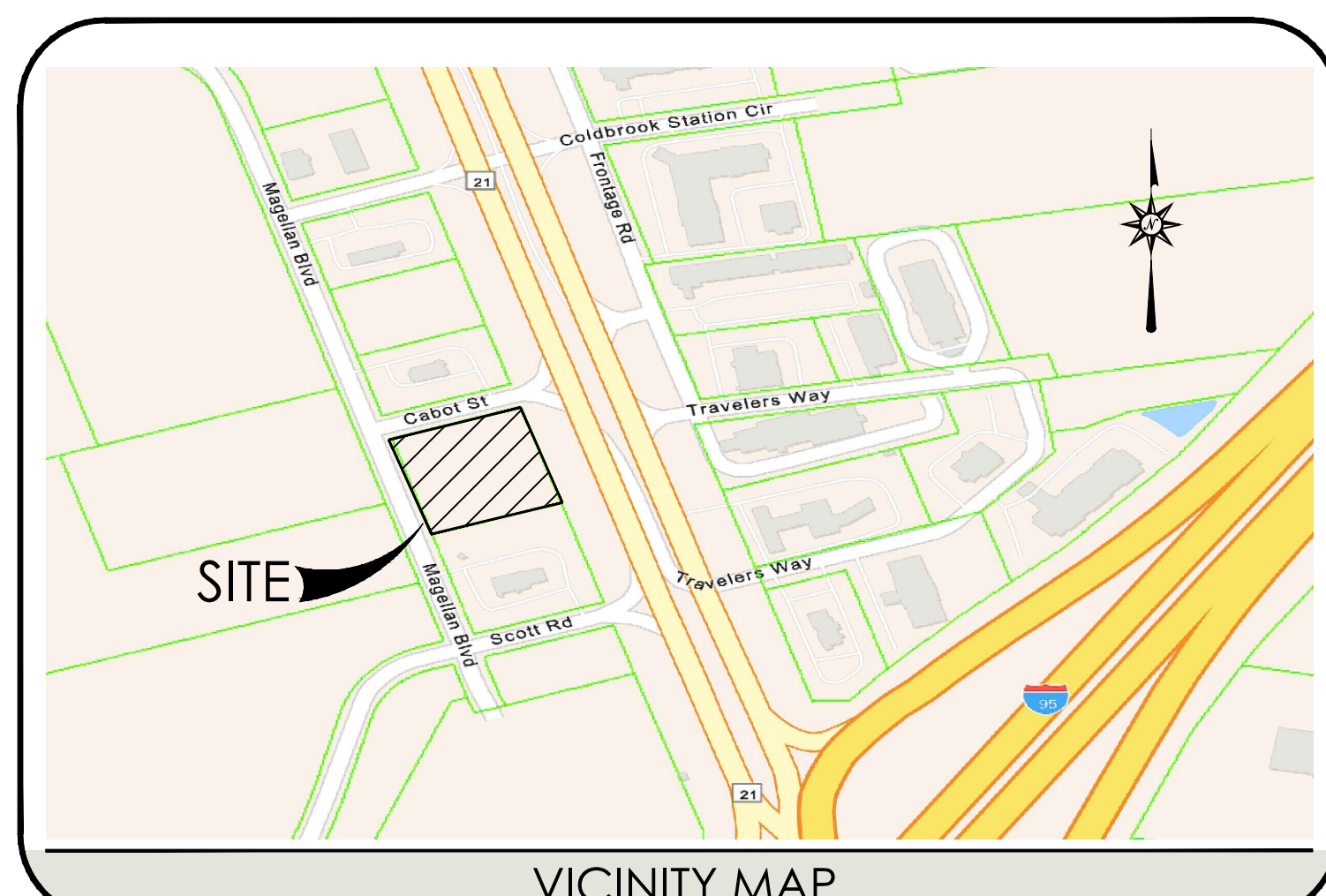
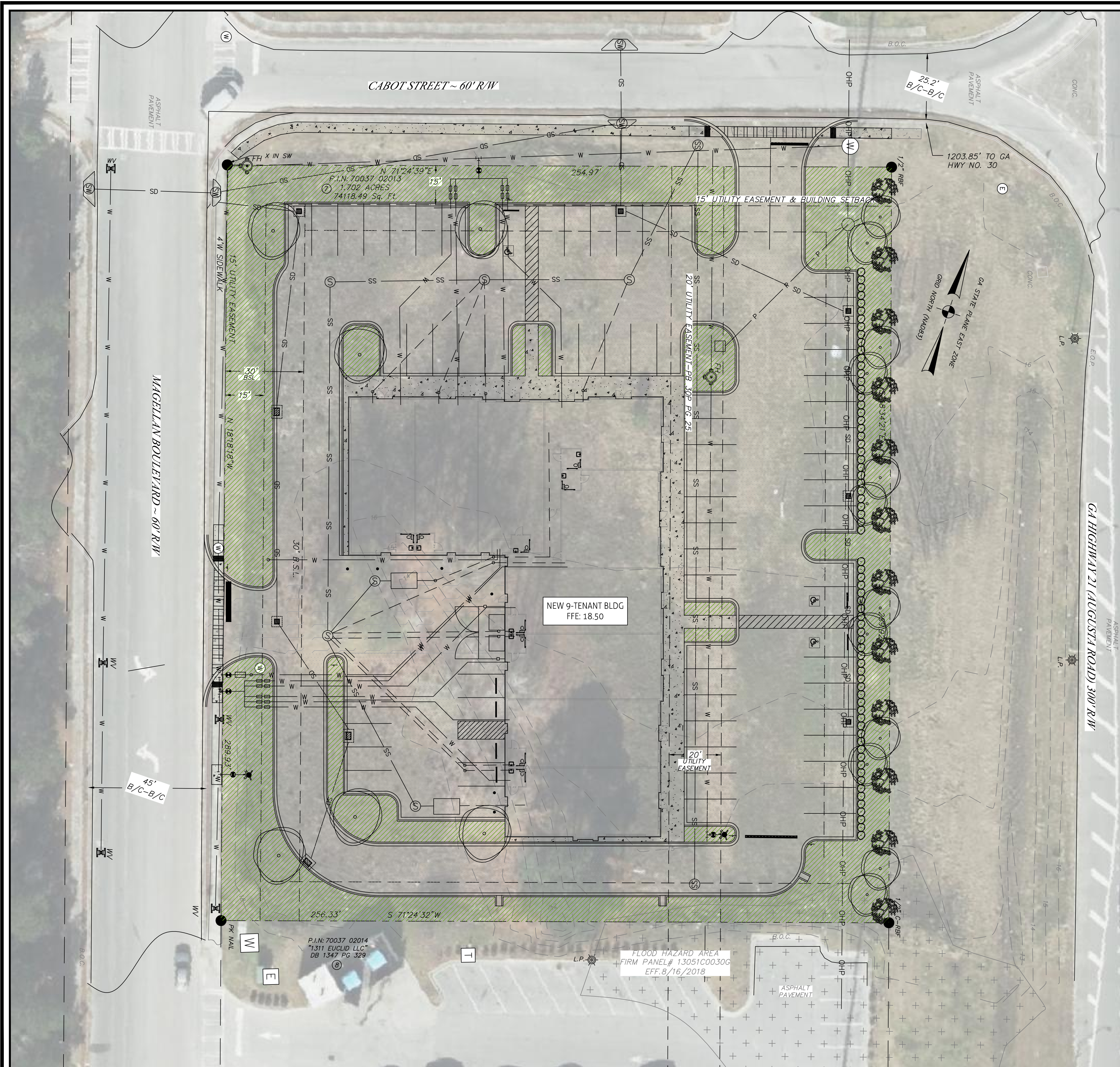
C. Scott Burns

Scott Burns, P.E.

TRIP GENERATION FOR MAGELLAN - LOT 7 DEVELOPMENT

	Unit	Qty	Daily Trips*	AM Total Trips	AM In	AM Out	Pass By	PM Total Trips	PM In	PM Out	Pass By
822 – Strip Retail Plaza (< 40 KSF)	KSF	9.990	544	24	5	4	15	66	12	12	42
932 – High Turnover Sit-Down Restaurant	KSF	1.260	135	12	4	3	5	11	4	2	5
934 – Fast Food Restaurant with Drive-Thru	KSF	1.475	690	66	17	17	32	49	13	12	24
TOTAL			1,369	102	26	24	52	126	29	26	71

* Daily Trips include 685 entering trips and 684 exiting trips



GENERAL DEVELOPMENT NOTES:

- PIN: 70037 02013
ADDRESS: 0 MAGELLAN BLVD, LOT#7
PORT WENTWORTH, GA 31407
- CONSTRUCTION EXIT LOCATION
N: 32.194286°
W: 81.197270°
- TOTAL LAND ACREAGE = 1.7 AC(±) AC
TOTAL DISTURBED ACREAGE = 1.7(±) AC
- EXISTING USE OF PROPERTY : VACANT
PROPOSED USE OF PROPERTY : SHOPPING CENTER
- PRESENT SITE ZONING : P-C-3 (PLANNED GENERAL BUSINESS)
(REFERENCE C-2 ORDINANCES)
- BUILDING SETBACKS : FRONT (25'), SIDE/COMMERCIAL (15')
STREET SIDE (25'), REAR/COMMERCIAL (15')
- MAXIMUM BUILDING HEIGHT : 45' / PROPOSED MAX ROOF HEIGHT: 29'-2 3/4"
- MAXIMUM BUILDING COVERAGE : 60%
- LANDSCAPING:
GREENWAY BUFFER
2 MEDIUM TREE / SOLE * 290LF = 12 MEDIUM TREES
4 SMALL CANOPY TREE / 100LF * 290LF = 12 SMALL TREES
EVERGREEN SHRUBS 2.5' O.C. / 290LF = 116 SHRUBS
PARKING LOT
1 MEDIUM TREE, 10' WIDE / 10 SPACES * 68 SPACES = 7 TREES
PROPOSED LANDSCAPE QUALITY POINTS TO BE DETERMINED BY LANDSCAPE PLAN
- PARKING SPACE CALCULATIONS:
REQUIRED: 4 PER 1,000 SF OF RETAIL UFA: (13,680 SF / 1,000 SF) * 4 = 55 SPACES
PROVIDED: 68 (65 SPACES + 3 ADA)
- PROPERTY IS LOCATED IN ZONE X, NOT A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY FEMA FLOOD INSURANCE RATE MAP # 13051C0030G, DATED 8/16/2018.
- THE SITE IS SERVED BY THE CITY WATER AND SANITARY SEWER SYSTEM.
- FLOW TEST RESULTS PROVIDED BY ADVANCED FIRE SYSTEMS OF THE SOUTHEAST, LLC ON 10/10/24. 12" WL IN MAGELLAN BLVD. (STATIC: 60 PSI / RESIDUAL: 55 PSI / FLOW: 1,113 GPM)
- SITE LIGHTING PLAN TO BE PROVIDED SEPARATELY.

REVISIONS NO.	DATE	DESCRIPTION

MAUPINtm
engineering

114 WEST 42ND STREET
SAVANNAH, GA 31401

OFFICE PHONE (912) 235-2915
GENERAL@MAUPINENGINEERING.COM

GENERAL DEVELOPMENT PLAN
MAGELLAN BLVD. LOT#7

STATUS: SKETCH

DRWN: HRW 10/30/2024
CHK'D: JAM DATE

SCALE: 1" = 20'

SHEET NO. 10 0 20

1 of 1
673-23-77

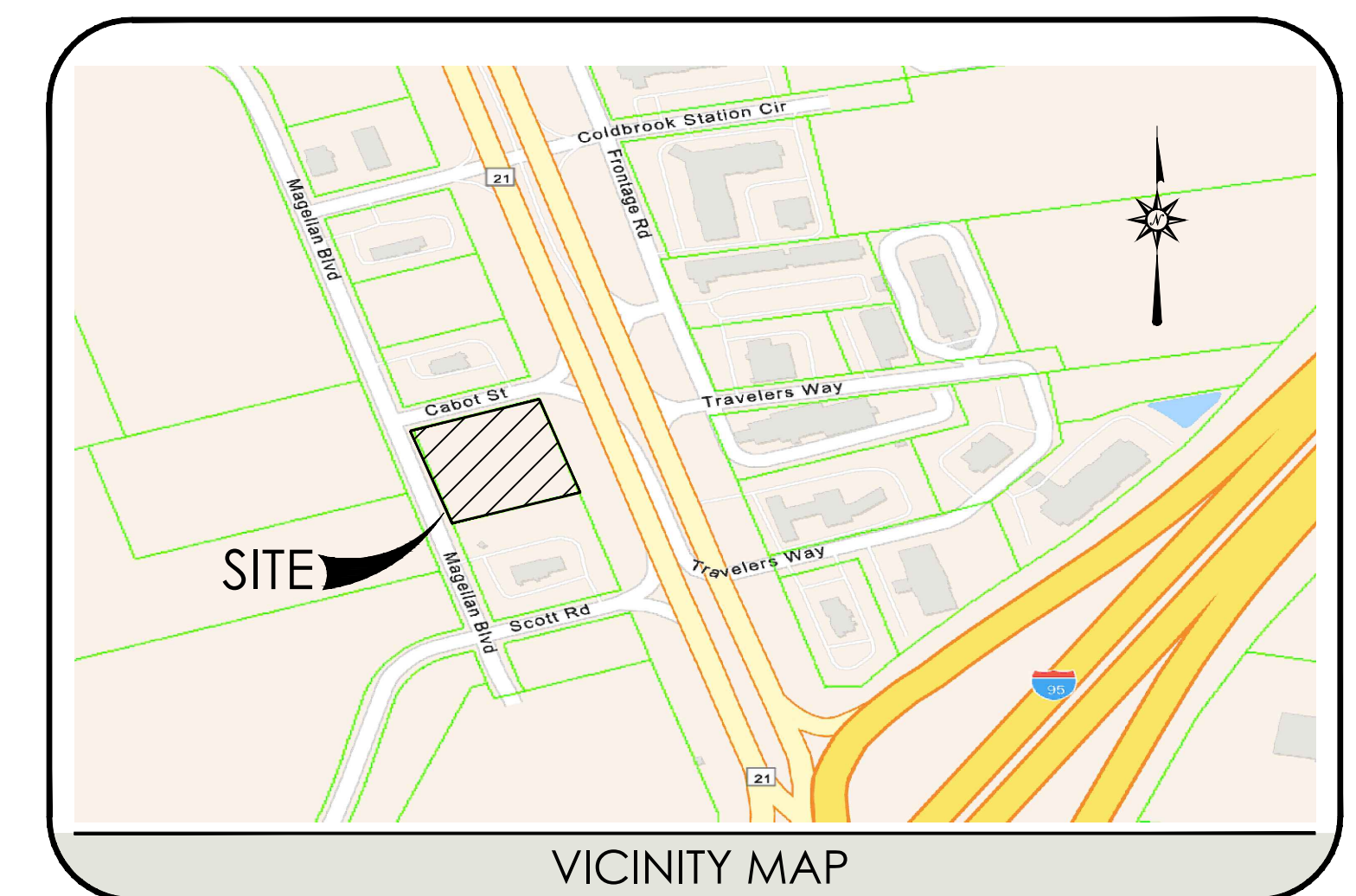
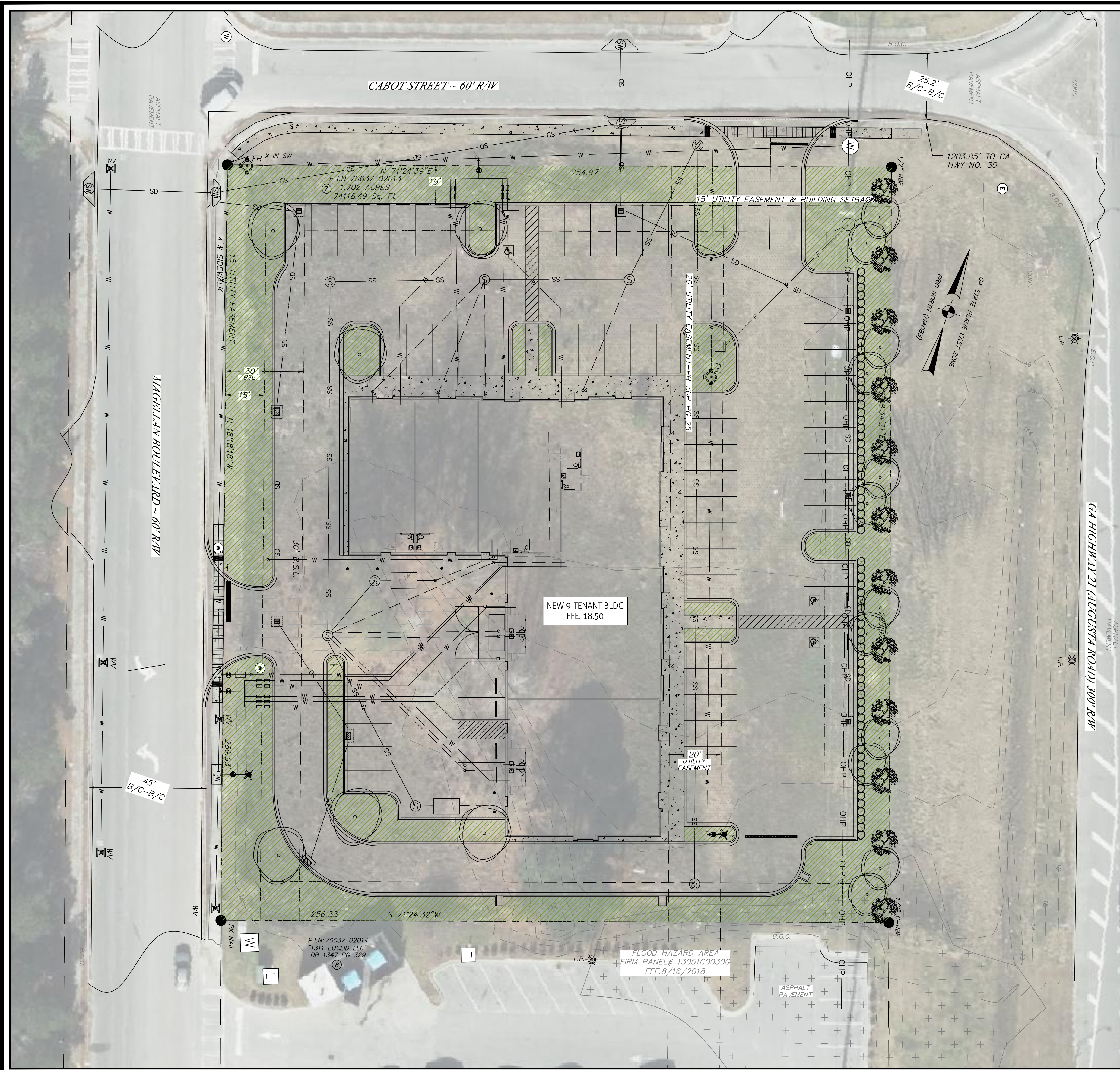
0 Magellan Boulevard – Magellan Lot #7

The applicant, the Dewitt Tilton Group, seeks approval for plans to develop a retail shopping center at 0 Magellan Boulevard – at the intersections of Highway 21, Cabot Street and Magellan Boulevard.

The facility will hold nine units for various retail uses unspecified at this time, with two of which to be restaurants; one with preferred seating; to serve the needs of the community. The L-shaped building will primarily face the main road, Highway 21, and Cabot Street with access from Cabot Street and at the rear of the building from Magellan Boulevard.

Employee parking and utility access will be nestled on-site just behind the building. This concept plan provides an ample 68 parking spaces, exceeding the 55 spaces required.

Since the site sits 70' from the roadway, there will be plenty of space for tree and shrub plantings to create the desired greenway and pedestrian way for Port Wentworth's desired identity plan. Granted, the plan shows to enhance the tree lawn on the property with medium trees, small oriental trees, and screening the parking with shrubs, being limited by the existing overhead line.



GENERAL DEVELOPMENT NOTES:

- PIN: 70037 02013
ADDRESS: 0 MAGELLAN BLVD, LOT#7
PORT WENTWORTH, GA 31407
- CONSTRUCTION EXIT LOCATION
N: 32.194286°
W: 81.197270°
- TOTAL LAND ACREAGE = 1.7 AC(±) AC
TOTAL DISTURBED ACREAGE = 1.7(±) AC
- EXISTING USE OF PROPERTY : VACANT
PROPOSED USE OF PROPERTY : SHOPPING CENTER
- PRESENT SITE ZONING : P-C-3 (PLANNED GENERAL BUSINESS)
(REFERENCE C-2 ORDINANCES)
- BUILDING SETBACKS : FRONT (25'), SIDE/COMMERCIAL (15')
STREET SIDE (25'), REAR/COMMERCIAL (15')
- MAXIMUM BUILDING HEIGHT : 45' / PROPOSED MAX ROOF HEIGHT: 29'-2 3/4"
- MAXIMUM BUILDING COVERAGE : 60%
- LANDSCAPING:
GREENWAY BUFFER
2 MEDIUM TREE / SOLE * 290LF = 12 MEDIUM TREES
4 SMALL CANOPY TREE / 100LF * 290LF = 12 SMALL TREES
EVERGREEN SHRUBS 2.5' O.C. / 290LF = 116 SHRUBS
PARKING LOT
1 MEDIUM TREE, 10' WIDE / 10 SPACES * 68 SPACES = 7 TREES
PROPOSED LANDSCAPE QUALITY POINTS TO BE DETERMINED BY LANDSCAPE PLAN
- PARKING SPACE CALCULATIONS:
REQUIRED: 4 PER 1,000 SF OF RETAIL UFA: (13,680 SF / 1,000 SF) * 4 = 55 SPACES
PROVIDED: 68 (65 SPACES + 3 ADA)
- PROPERTY IS LOCATED IN ZONE X, NOT A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY FEMA FLOOD INSURANCE RATE MAP # 13051C0030G, DATED 8/16/2018.
- THE SITE IS SERVED BY THE CITY WATER AND SANITARY SEWER SYSTEM.
- FLOW TEST RESULTS PROVIDED BY ADVANCED FIRE SYSTEMS OF THE SOUTHEAST, LLC ON 10/10/24. 12" WL IN MAGELLAN BLVD. (STATIC: 60 PSI / RESIDUAL: 55 PSI / FLOW: 1,113 GPM)
- SITE LIGHTING PLAN TO BE PROVIDED SEPARATELY.

REVISIONS NO.	DATE	DESCRIPTION

MAUPIN tm
engineering

114 WEST 42ND STREET
SAVANNAH, GA 31401

OFFICE PHONE (912) 235-2915
GENERAL@MAUPINENGINEERING.COM

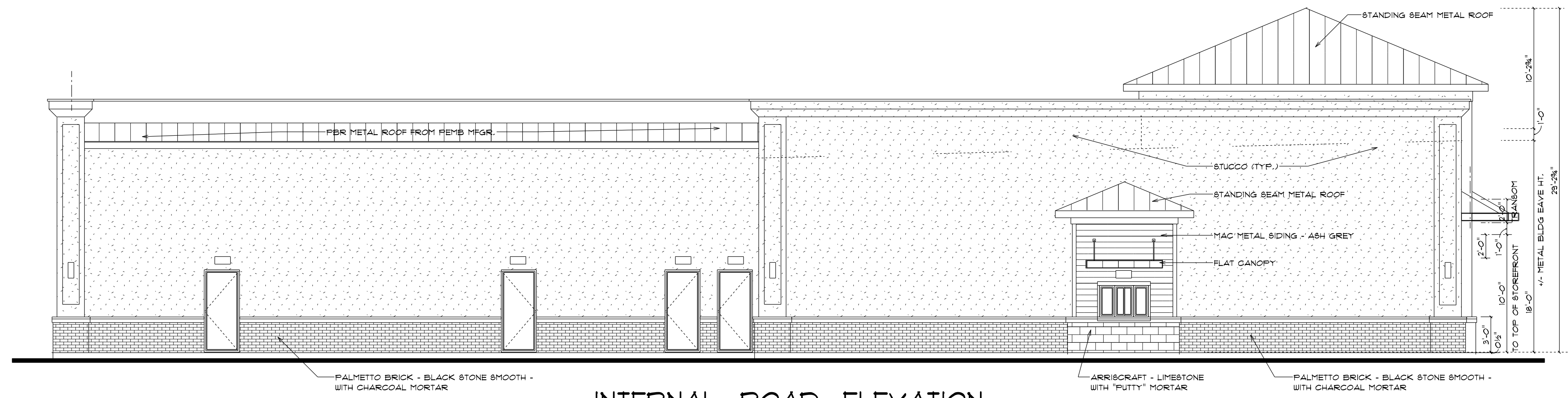
GENERAL DEVELOPMENT PLAN
MAGELLAN BLVD. LOT#7

STATUS: SKETCH

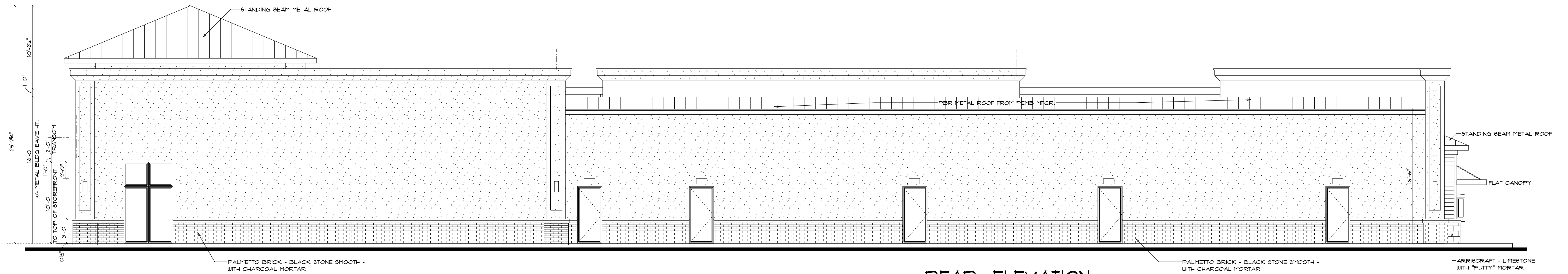
DRWN: HRW 10/30/2024
CHK'D: JAM DATE

SCALE: 1" = 20'

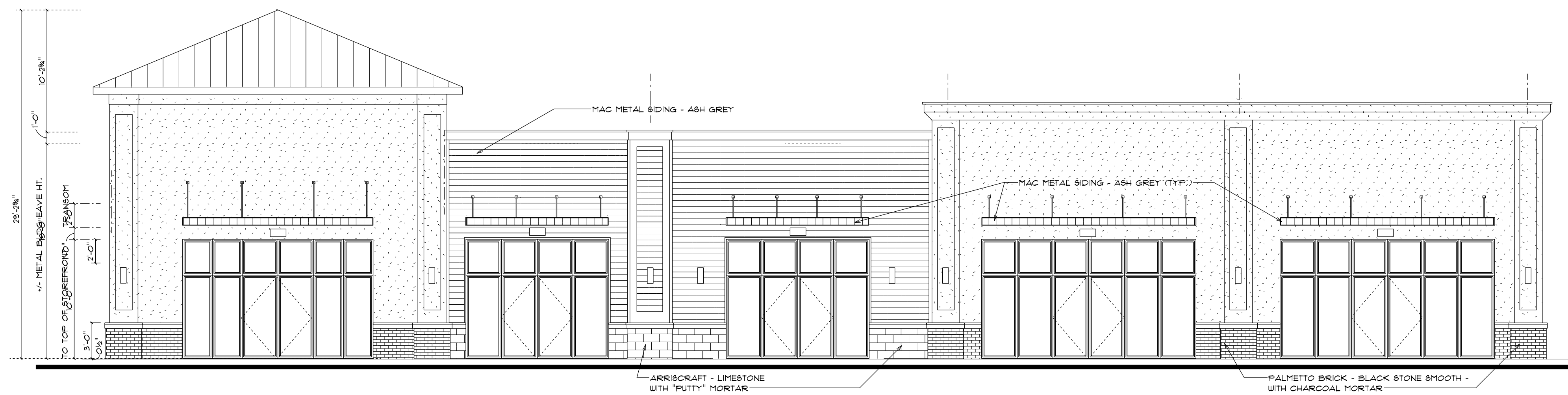
SHEET NO. 1 of 1
673-23-77



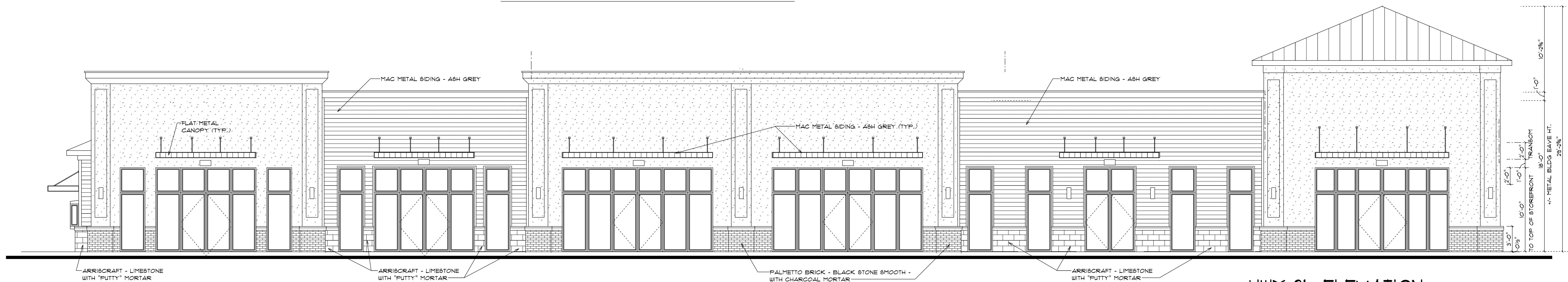
INTERNAL ROAD ELEVATION



REAR ELEVATION



INTERNAL ROAD ELEVATION



HWY 21 ELEVATION



Planning Commission
7224 GA Highway 21
Port Wentworth, GA 31407

Meeting: 12/09/24
Department: Development Services
Category: Ordinance
Prepared By: Katie Dunnigan
Department Head: Katie Dunnigan

SCHEDULED

AGENDA ITEM (ID)

DOC ID:

Continental Properties as Agent for the Estate of Thomas L. Exley Sr. and Thomas L. Exley Jr., requests the approval of a General Site Plan. PIN# 7-0906-01-029, located off Highway 21 in the 1st Council District, zoned R-5.

Issue/Item: Continental Properties as Agent for the Estate of Thomas L. Exley Sr. and Thomas L. Exley Jr., requests the approval of a General Site Plan. PIN# 7-0906-01-029, located off Highway 21 in the 1st Council District, zoned R-5.

Background: - The applicant proposes to develop a multi-family residential community on Hwy 21 and Rice Mill Rd.

- The subject property is 29.36 acres which is within the R-5 zoning district, in which multi-family residential is a permitted use.

- 1.85 acres of connecting land was rezoned to C-2 in 2013. A subdivision plat was never submitted.

- Other adjacent properties are zoned R-1 to the south and west, and R-5 (Rice Creek) to the north.

- Pursuant to The Code of the City of Port Wentworth Georgia, Zoning Ordinances, Section 13.20: "*After review and recommendation by the Planning Commission, the City Council shall act upon all concept plans...required in Table 13.20.*"

Facts and Finding: - A requisite community meetings was held for this project on November 20, 2024. No community input was received.

- The proposed development will be comprised of 240 apartment units (1-3 bedrooms) and associated amenities.

- The site will have a primary access point on Rice Mill Rd with secondary emergency access on Highway 21.

- The applicant proposes to install a multi-use trail along the northern buffer, which will further distance the development from Rice Creek may connect to a future proposed City-wide trail plan.

- The applicant intends to purchase PIN# 7-0906-01-040 for dedicated conservation of approximately 34 acres of wetlands.

- This project will be served by City of Port Wentworth water/sewer.

Suggested Action:

The submitted General Site Plan conforms to the City of Port Wentworth Zoning Ordinances. Staff recommends approval with the following condition:

1. A recorded subdivision plat, demonstrating separation of the 1.85 (+/-) acres, zoned C-2, shall be submitted prior to the acceptance of an application for final site plan.

Funding:

Recommendation:

Site Plan Review Application

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

Site Plan Address: 996 Old Augusta Road, Rincon, GA 313216

PIN #(s): 70906 01029, 70906 01040

Zoning: R-5 & C-2, R-5 & R-1 Estimated Cost of Construction: \$ \$40million

Type of Construction: Multi-Family

Project Name: TBD

Applicant's Name: Continental Properties, ATTN: Cade Fontana

Mailing Address: W134 N8675 Executive Parkway, Menomonee Falls, WI 53051

Phone #: 262-328-2236 Email: cfontana@cproperties.com

Owner's Name (If Different form Applicant): Estate of Thomas L. Exley, Sr. and Thomas L. Exley, Jr.

Mailing Address: 996 Old Augusta Road, Rincon, GA 313216

Phone #: _____ Email: tomexley2@gmail.com

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

Cade Fontana
Applicant's Signature

11/13/2024
Date

Owner's Signature (If Different form Applicant)

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)
- Names, mailing address, and PIN number of all property owners within 250 feet of all property lines
- 1 8 1/2" X 11" of site plan civil drawings or concept plan (depending on type of site plan)
- PDF of entire submittal on a flash drive or download link ONLY (NO CD'S)
- Other Engineering details or reports may be required once submittal has been received.
- If property owner and applicant are not the same, Authorization of Property Owner form.
- Site plan review fee check *(Please refer to the "Business User Fee Schedule" for the current year.)*
 - Concept / General - Site Plan Fee + Admin Fee = Total
 - Specific - Site Plan Fee + Admin Fee = Total

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

11/13/2024
Date

EXHIBIT D

AGENT AUTHORIZATION

Continental Real Estate Holding LLC (“**Continental**”), and any of its affiliates, as agent for the property owner listed below (“Property Owner”), has approval to submit applications to Port Wentworth, Chatham County, Georgia, or any governmental or quasi-governmental division, bureau, department, board, council, commission, subdivision or similar entity thereof, or any private utility provider for rezoning, site plan, subdivision plat, and other necessary development related approvals and permits; provided, however, that no permanent rezoning, subdivision, site plan approval, or other change in legal status or condition shall be finalized prior to Continental’s acquisition of the subject property without Property Owner’s express written consent.

PROPERTY OWNER:

The Estate of Thomas L Exley, Sr.

Thomas L. Exley, Jr.

By: Bebe Exley
Name: Bebe Exley
Title: Executor

Thomas L Exley, Jr.
Name: Thomas L. Exley, Jr.
Title: An Individual

Sworn to and subscribed before me this 13 day of November, 2024.

Sworn to and subscribed before me this 13 day of November, 2024.

[Signature]
Notary Public

[Signature]
Notary Public

[AFFIX SEAL]

[AFFIX SEAL]

Address of Property: _____

Tax Identification #: Parcel ID Nos. 7-0906-01-029 and 7-0906-01-040

Date: November 13, 2024



November 13, 2024

Dear Port Wentworth Area Neighbor,

Continental 895 Fund LLC (Continental) invites you to join our discussion on a planned residential community. The property is located south of Rice Mill Road and west of Rice Creek School. Prior to submission to the City of Port Wentworth for approval, we would like your input on the community.

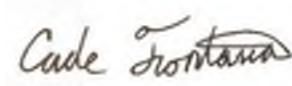
We have scheduled the following informal meeting:

- 1. November 20th, 2024 – 6:00 to 8:00PM**
Port Wentworth City Hall
Council Meeting Room
7224 GA Highway 21
Port Wentworth, GA 31407

During the meeting, Continental will provide a brief overview of the development proposal and provide you an opportunity to discuss with our team and consultants. If you are unavailable at these dates or would like to discuss questions you have before the meeting, you can direct any questions or commentary directly to the email/phone number provided below. You will also find enclosed a brief description of the proposal and concept plans.

Please feel free to contact me with any questions.

Sincerely,

A handwritten signature in black ink that reads "Cade Fontana".

Cade Fontana, PE
Development Director
(262) 328-2236
cfontana@cproperties.com

About the Project:

Continental is a national developer, owner, and operator of Class-A, market rate rental housing communities. Continental 895 Fund (Continental) has a purchase and sale agreement in place with a Private Owner to purchase 75.6 acres of land at the southwest corner of the intersection of Rice Mill Road and GA Hwy 21. The development will include approximately 21 acres of area for multi-family development, 2 acres of future area for commercial development (by others), with the remaining 53 acres of area to be preserved. Please see enclosed concept plan for further details.

The multi-family area proposes 240 homes consisting of 7 garden style buildings from Continental's Springs design. Springs communities are designed to offer quality new construction multifamily homes that are highly attractive to future residents. The design uses quality exterior finishes and innovative interior space-planning to create a modern, practical, private, and peaceful place to call home. We believe that every new community is a long-term investment, for both our company and the communities we serve.

The development will primarily be enclosed and secured by a perimeter fence and automatic vehicular gates at the community entry. All buildings are three-stories in height or less. Residents have a choice between detached garages or surface parking to best fit their needs. There will be a variety of home types including 22 studio homes, 98 One-bedroom, 100 Two-bedroom, and 20 Three-bedroom homes. Amenities planned for the development include a clubhouse, pergolas, pet playground, car maintenance center, and grill area for residents.

Continental is currently working with the City of Port Wentworth to maintain a natural buffer of trees and vegetation along the northern and eastern property lines as well as granting an easement for a future multi-use path that will serve as a community connection to Anchor Park.



SITE PLAN
PORT WENTWORTH - GA

10/01/2024

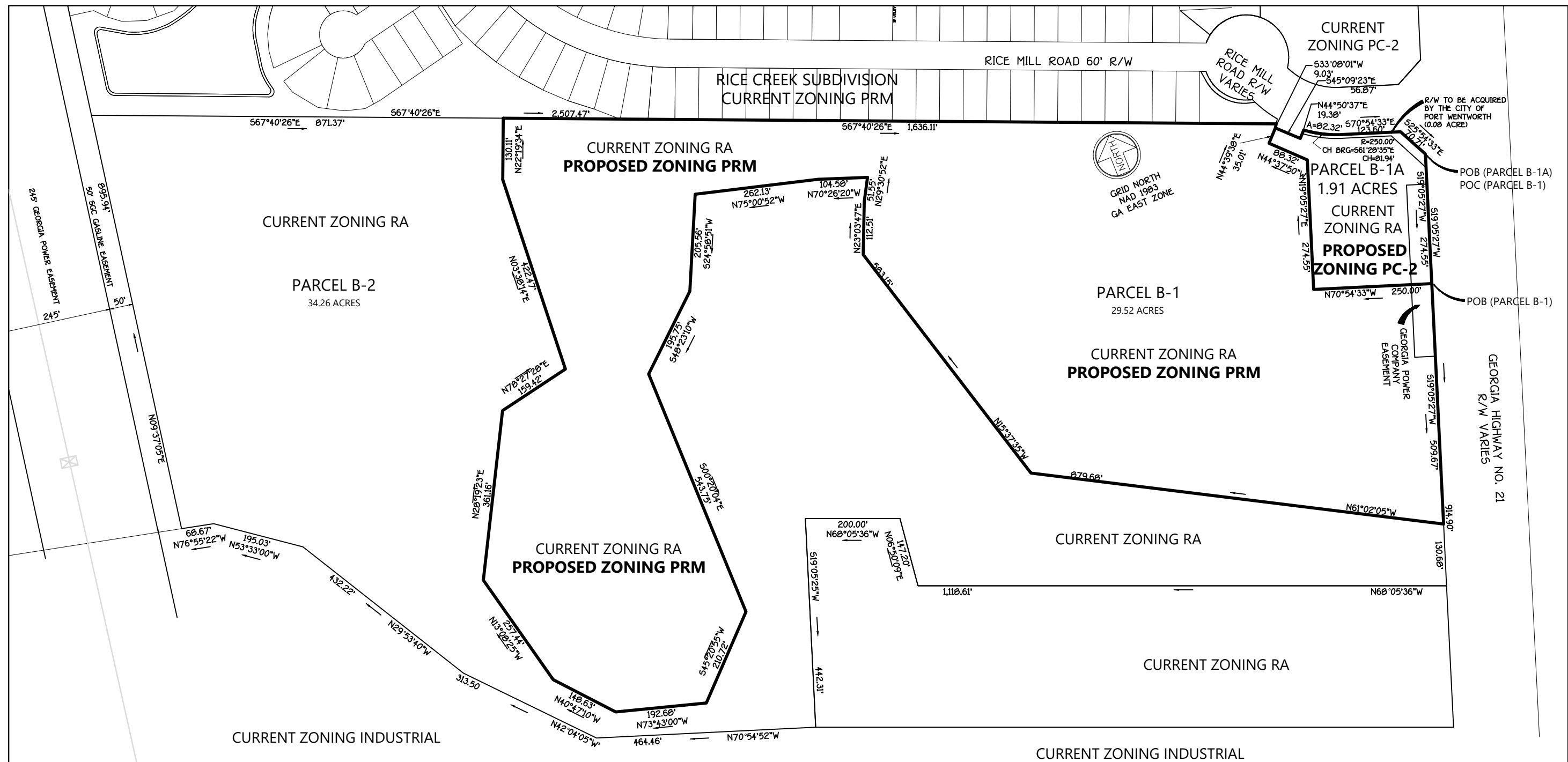


LEGEND

①	CLUBHOUSE
②	PROPOSED FULL ACCESS POINT
③	PROPOSED SECONDARY EXIT/ EMERGENCY ACCESS
④	TRASH ENCLOSURE
⑤	MAIL KIOSK
⑥	MONUMENT SIGN
⑦	VEHICULAR GATE
⑧	MAINTENANCE, CAR CARE CENTER, ADA GARAGE, & PACKAGE CENTER
⑨	4' DECORATIVE FENCE
⑩	4' V.C. CHAIN LINK FENCE
⑪	FIRE PIT SEATING AREA
⑫	TRAFFIC CALMING RUMBLE STRIP
⑬	GRILL & PERGOLA SEATING AREA
⑭	BIKE PARKING
⑮	PEDESTRIAN GATE
⑯	5' DECORATIVE FENCE ALONG PERIMETER

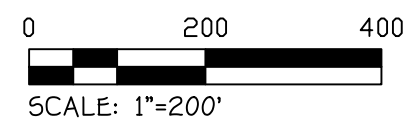
SITE PLAN
PORT WENTWORTH - GA

10/01/2024



RE-ZONING EXHIBIT
 PARCEL "B-1" AND PARCEL B-2, BEING LANDS OF
 EXLEY, 8TH G.M. DISTRICT, PORT WENTWORTH,
 CHATHAM COUNTY, GEORGIA

for
 T.L. EXLEY, SR ESTATE & T.L. EXLEY, JR.
 PO BOX 416
 SPRINGFIELD GA 31329



DATE: 6-11-2021



① FRONT ELEVATION
1/16" = 1'-0"



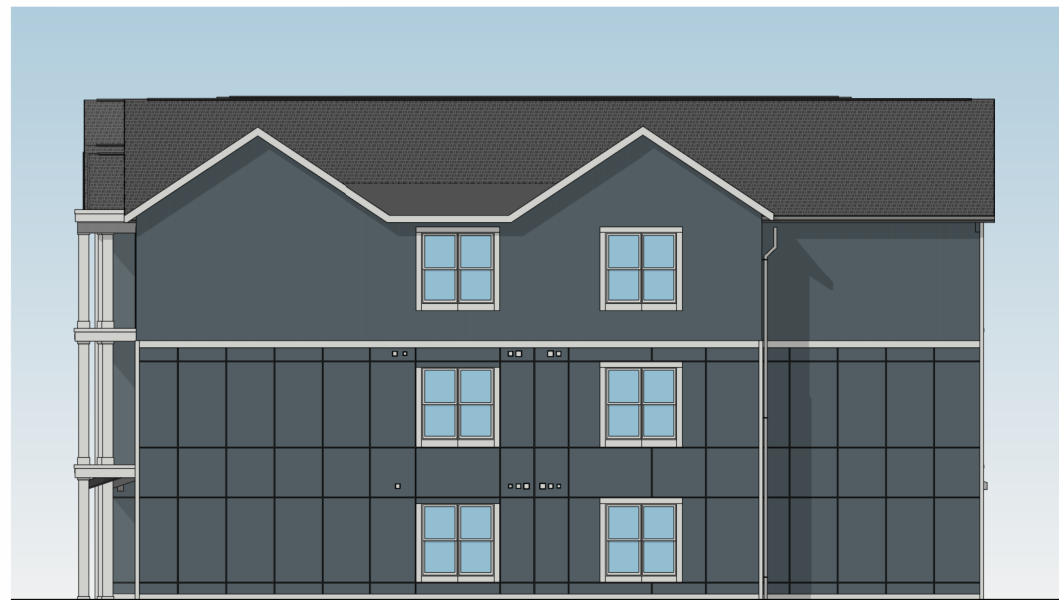
② LEFT ELEVATION
1/16" = 1'-0"

No.	Description	Date

Elevations #1		A200
Project number	S36 Prototype	
Date	11.1.24	
Drawn by	PD	
Checked by	CP	
Scale 1/16" = 1'-0"		



① REAR ELEVATION
1/16" = 1'-0"



② RIGHT ELEVATION
1/16" = 1'-0"

No.	Description	Date

Elevations #2		A201
Project number	S36 Prototype	
Date	11.1.24	
Drawn by	Author	
Checked by	Checker	
Scale 1/16" = 1'-0"		



① 3D View 1

Continental Properties
S36 Springs Apartment

No.	Description	Date

Axon #1		
Project number	S36 Prototype	A202
Date	11.1.24	
Drawn by	Author	
Checked by	Checker	
Scale		

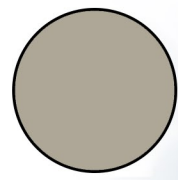


① 3D View 2

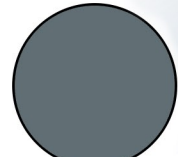
Continental Properties
S36 Springs Apartment

No.	Description	Date

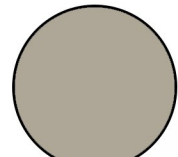
Axon #2		A203
Project number	S36 Prototype	
Date	11.1.24	
Drawn by	Author	
Checked by	Checker	Scale



FLAT PANEL



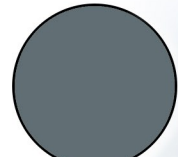
BOARD & BATTEN



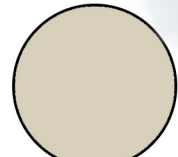
LAP SIDING



ROOF



DOORS

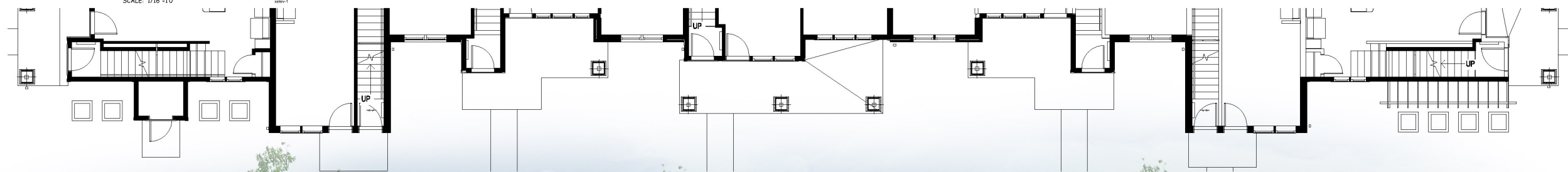


TRIM



Front Elevation

SCALE: 1/16"=1'0"

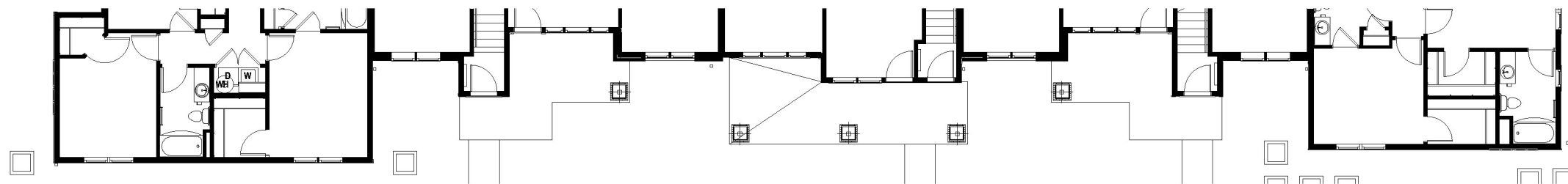


- HIGHEST ROOFLINE 131'-5"
- ROOF BEARING 119'-9"
- SECOND FLOOR 110'-7 7/8"
- TRUSS BRG. 109'-1 1/8"
- FIRST FLOOR 100'-0"



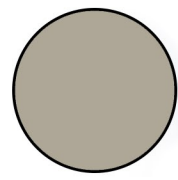
Rear Elevation

SCALE: 1/16"=1'0"

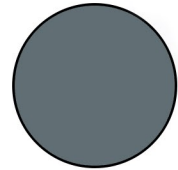


- HIGHEST ROOFLINE 131'-5"
- ROOF BEARING 119'-9"
- SECOND FLOOR 110'-7 7/8"
- TRUSS BRG. 109'-1 1/8"
- FIRST FLOOR 100'-0"

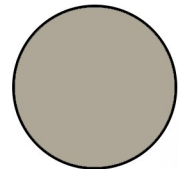
BUILDING G24



FLAT PANEL



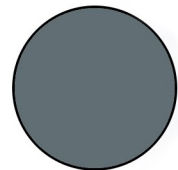
BOARD & BATTEN



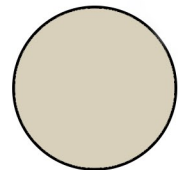
LAP SIDING



ROOF



DOORS



TRIM



HIGHEST ROOFLINE
131'-5"

ROOF BEARING
119'-9"

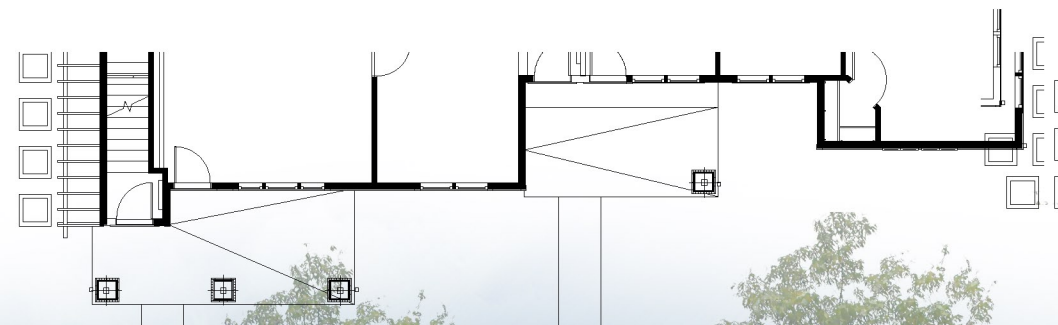
SECOND FLOOR
110'-7 7/8"

TRUSS BRG.
109'-1 1/8"

FIRST FLOOR
100'-0"

Right Elevation

SCALE: 1/16"=10" xdbv-1



HIGHEST ROOFLINE
131'-5"

ROOF BEARING
119'-9"

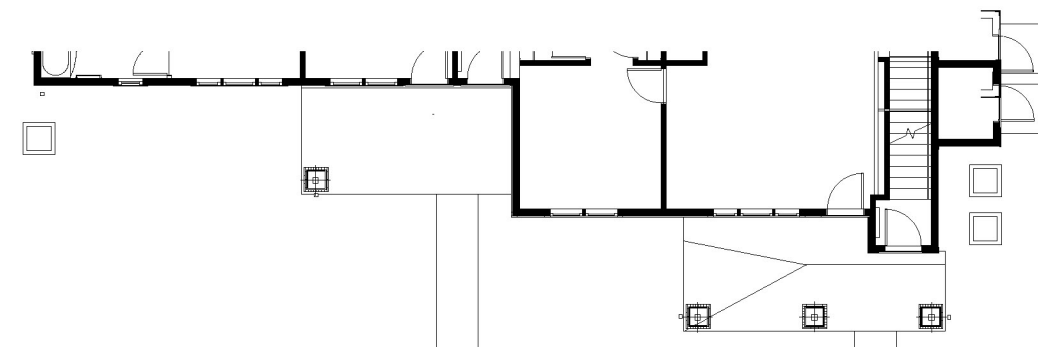
SECOND FLOOR
110'-7 7/8"

TRUSS BRG.
109'-1 1/8"

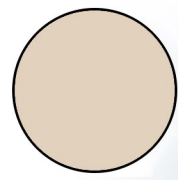
FIRST FLOOR
100'-0"

Left Elevation

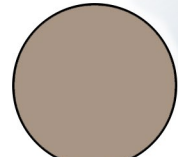
SCALE: 1/16"=10" xdbv-1



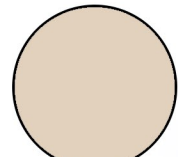
BUILDING G24



FLAT PANEL



BOARD & BATTEN



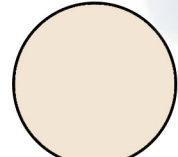
LAP SIDING



ROOF



DOORS



TRIM



HIGHEST ROOFLINE
131'-5"

ROOF BEARING
119'-9"

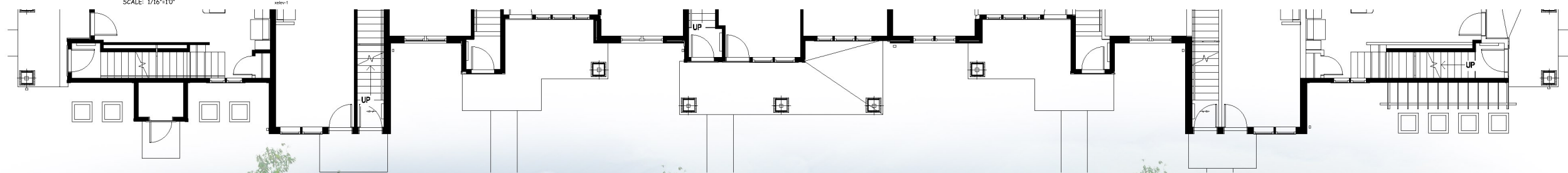
SECOND FLOOR
110'-7 7/8"

TRUSS BRG.
109'-1 1/8"

FIRST FLOOR
100'-0"

Front Elevation

SCALE: 1/16"=1'0"



HIGHEST ROOFLINE
131'-5"

ROOF BEARING
119'-9"

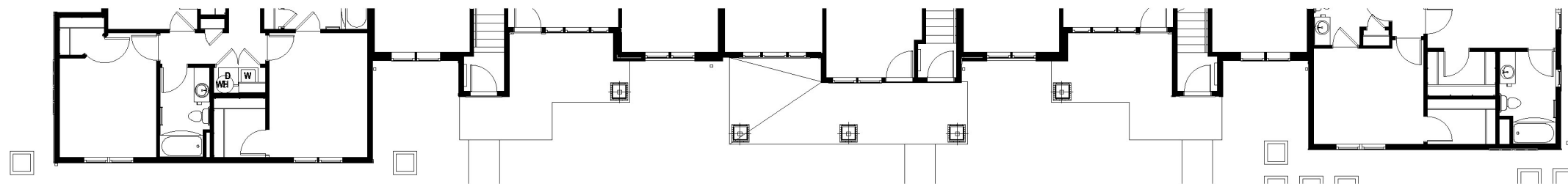
SECOND FLOOR
110'-7 7/8"

TRUSS BRG.
109'-1 1/8"

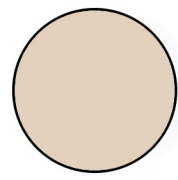
FIRST FLOOR
100'-0"

Rear Elevation

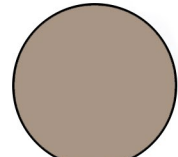
SCALE: 1/16"=1'0"



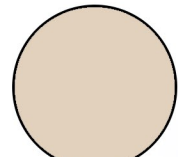
BUILDING G24



FLAT PANEL



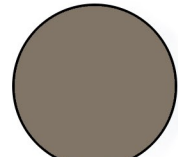
BOARD & BATTEN



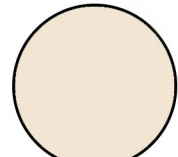
LAP SIDING



ROOF



DOORS



TRIM



HIGHEST ROOFLINE
131'-5"

ROOF BEARING
119'-9"

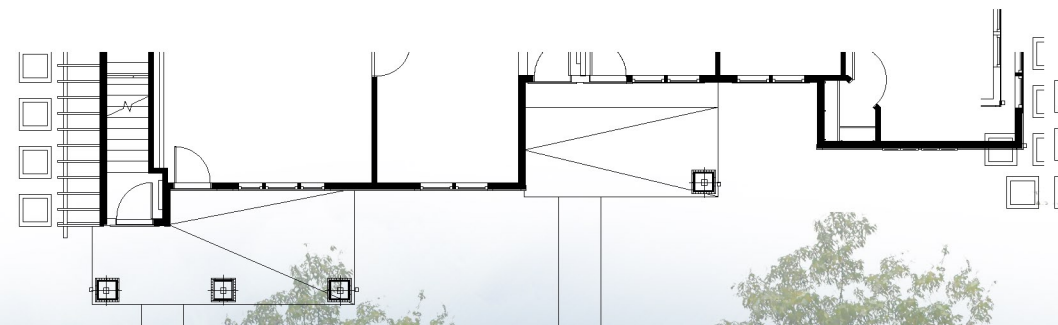
SECOND FLOOR
110'-7 7/8"

TRUSS BRG.
109'-1 1/8"

FIRST FLOOR
100'-0"

Right Elevation

SCALE: 1/16"=10" xdbv-1



HIGHEST ROOFLINE
131'-5"

ROOF BEARING
119'-9"

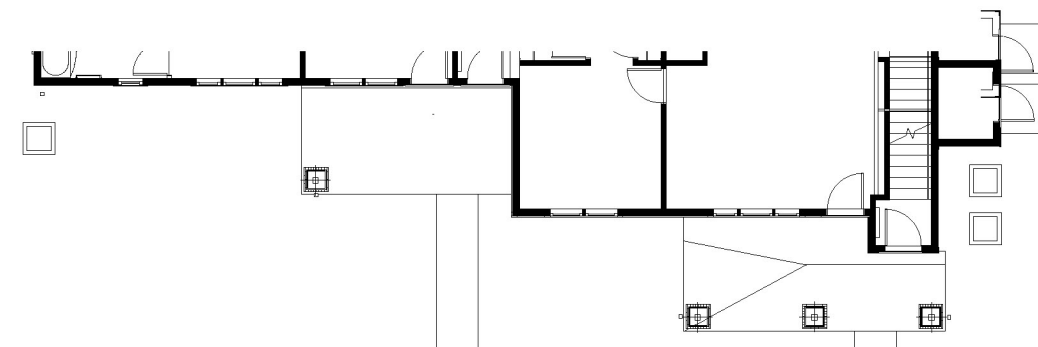
SECOND FLOOR
110'-7 7/8"

TRUSS BRG.
109'-1 1/8"

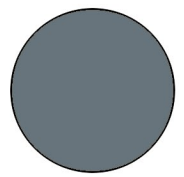
FIRST FLOOR
100'-0"

Left Elevation

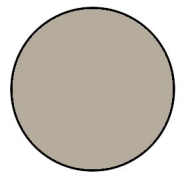
SCALE: 1/16"=10" xdbv-1



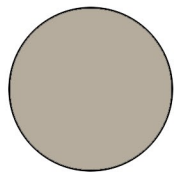
BUILDING G24



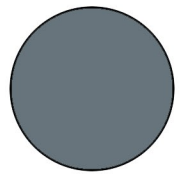
BOARD & BATTEN



LAP SIDING



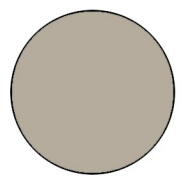
FLAT PANEL 1



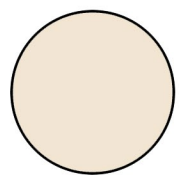
FLAT PANEL 2



ROOF



DOORS

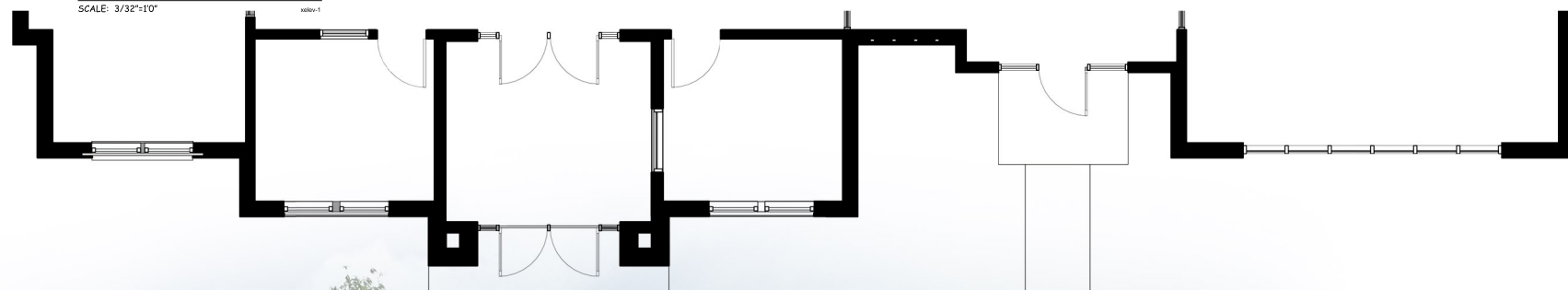


TRIM



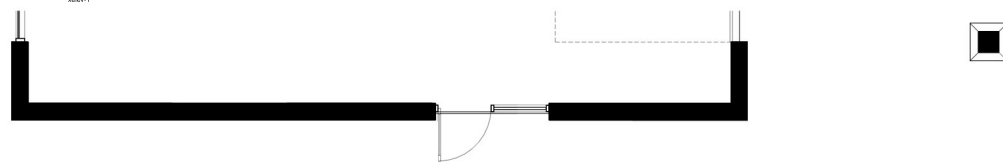
Front Elevation

SCALE: 3/32"=1'-0"



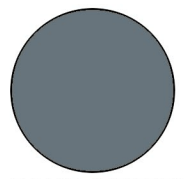
Right Elevation

SCALE: 3/32"=1'-0"

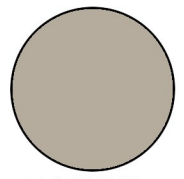


CLUBHOUSE

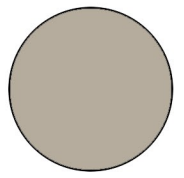
4340 SQ FT



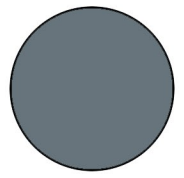
BOARD & BATTEN



LAP SIDING



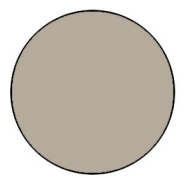
FLAT PANEL 1



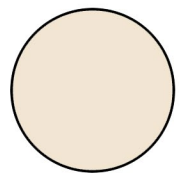
FLAT PANEL 2



ROOF



DOORS



TRIM



Rear Elevation

SCALE: 3/32"=10' sheet-1



Left Elevation

SCALE: 3/32"=10' sheet-1



CLUBHOUSE

4340 SQ FT



Planning Commission
7224 GA Highway 21
Port Wentworth, GA 31407

Meeting: 12/09/24
Department: Development Services
Category: Ordinance
Prepared By: Katie Dunnigan
Department Head: Katie Dunnigan

SCHEDULED

AGENDA ITEM (ID)

DOC ID:

Maupin Engineering as Agent for RxNow, LLC, requests the approval of a General Site Plan for "Cherokee Growth" with a petition of modification from Section 10.50B and 8.20C. PIN# 7-0906-04-044, located at 7896 Highway 21 in the 4th Council District, zoned PUD (Rice Hope - Commercial).

- This item is a Public Hearing

Issue/Item: Maupin Engineering as Agent for RxNow, LLC, requests the approval of a General Site Plan for "Cherokee Growth" with a petition of modification from Sections 10.50B and 8.20C. PIN# 7-0906-04-044, located at 7896 Highway 21 in the 4th Council District, zoned PUD (Rice Hope - Commercial).

Background: - The applicant proposes to develop a medical office/primary care facility at Highway 21 and Markey Blvd.

- The subject property is within the commercial area of the Rice Hope PUD which is equivalent to the C-2 zoning district for matters of use and development. Medical facilities are a permitted use in the C-2 zoning district.
- All adjacent properties are within the Rice Hope PUD, adjacent uses are vacant commercial and Rice Creek Elementary School.
- The proposed development has received approval from the Rice Hope Architectural Review Board.
- Pursuant to The Code of the City of Port Wentworth Georgia, Zoning Ordinances, Section 13.20: *"After review and recommendation by the Planning Commission, the City Council shall act upon all concept plans...required in Table 13.20."*
- The applicant requests a reduction of required Street Yard Greenways as described in Section 10.50B of the Zoning Ordinances. Such modification is allowed if approved by City Council during in accordance with Section 10.80 B, the hearing of this petition is a Public Hearing.
- Section 8.20 C of the Port Wentworth Zoning Ordinances provides that City Council may grant modification to parking requirements. The applicant requests 98 total spaces which is in excess of the maximum spaces permitted (minimum plus 10%) by 10 spaces.

- Facts and Finding:** - A requisite community meetings was held for this project on December 3, 2024. No community input was received.
- The building is calculated at 14,175 square feet. This proposed facility will offer "extended hours, weekend appointments, primary and pediatric care, in-house labs, x-rays, and imaging services, each of which will serve residents of Port Wentworth and address medical needs of the community."
 - The site will have a singular access point on Market Blvd.
 - This project will be served by City of Port Wentworth water/sewer.

Petition of modification from Section 10.50 B

Section 10.80 B(3) of the Zoning Ordinances states that "The City Council, upon considering all evidence and input at the public hearing, shall approve or deny the request based upon the following criteria: a. That there are unique physical circumstances or conditions or exceptional topographical or other physical conditions peculiar to the particular property that prevent or severely inhibit compliance with all or a portion of the requirements of this article. b. Failure to grant relief would result in practical difficulties and exceptional hardship. c. That granting relief would not adversely impact the overall purpose and intent of this article and would be the minimum necessary based on conditions of the property."

- Access to/from Highway 21 is unavailable due to the proximity of the 21/Market Blvd intersection. This forces the project to provide an access point to Market Blvd which aligns with the Publix shopping center, decreasing developable depth. Additionally, the NW corner of the site is decreased by Right of Way. This site has attracted multiple projects which have been unable to make the space work.

- The 15' greenway abutting Market Blvd places hardship on the site by reducing the width of the property to the extent that minimum parking spaces could not be accomplished with the designed building footprint.

- The applicant has achieved a 25' greenway on the Highway 21 frontage and conveyed to Staff an understanding of the recently adopted streetscape plan and beautification goals. On the Market Blvd frontage, the applicant has achieved a 15' section closest to the Hwy 21/Market Blvd intersection. The remaining Market Blvd portion of greenway has 3 landscaped islands and shows a full line of vegetation where 15' cannot be met. Council may wish to add conditions or specific planting requirements with approval of this modification.

Suggested Action:

Staff has reviewed the General Site Plan and finds it to be in conformance with the exception of those items for which the applicant has petitioned modification. Staff recommends approval of General Site Plan with all requested modifications.

Funding:

Recommendation:


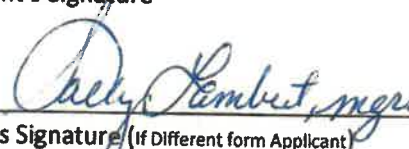
Site Plan Review Application

Site Plan Type (Check One): General / Concept Specific Development
Site Plan Address: 7896 Old Highway 21, Port Wentworth, GA, USA
PIN #(s): 70906 04044
Zoning: PUD (Rice Hope) Estimated Cost of Construction: \$ N/A
Type of Construction: Commercial Medical Building
Project Name: Cherokee Growth

Applicant's Name: Alexine Diouf / Maupin Engineering, INC
Mailing Address: 114 W. 42nd Street Savannah, GA 31401
Phone #: 912.235.2915 Email: alexine@maupinengineering.com

Owner's Name (if Different form Applicant): Sally Lambert
Mailing Address: 116 Jefferson St. South Suite 202
Huntsville, AL 35801
Phone #: 256-457-0050 Email: Sally@psdinc.org

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

 10-23-2024
Applicant's Signature Date
 11/7/2024
Owner's Signature (if Different form Applicant) 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)
- 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
 - o Concept / General - \$206.00 Site Plan Fee + \$50.00 Admin Fee = Total \$256.00
 - o Specific - \$836.00 Site Plan Fee + \$50.00 Admin Fee = Total \$886.00

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

10-24-2024

Date



11/14/24

Publix Super Markets Inc.
P.O. Box 32018
Lakeland FL 33802-2018

Re: Cherokee Growth – Medical
7896 Old Highway 21,
Port Wentworth, GA

To Whom It May Concern:

We will be hosting a community meeting for public input regarding the above-mentioned project. As a property owner within 250' of the project location, you are invited to attend.

The meeting will be held at:
Fairfield Inn and Suites
305 Raley Road, Port Wentworth GA 31407
Breakfast Area
Tuesday, December 3, 2024 – 5:30 pm

Sincerely,

Jay A. Maupin, P.E.
President

Attached: Project Exhibit

Adjacent Property Owners

MEI Project #: **039-24-02**
Project Name: **Cherokee Growth**

<u>PIN</u>	<u>Name</u>	<u>Address</u>
70906 04088	PUBLIX SUPER MARKETS INC	PO BOX 32018 LAKELAND FL 33802-2018
70906 04026	BOARD OF EDUCATION	208 BULL STREET SAVANNAH GA 31401
70906 01029	EXLEY THOMAS L SR & THOMAS L JR*	PO BOX 416 SPRINGFIELD GA 31329
70906 04023	CITY OF PORT WENTWORTH	PO BOX 54470 LEXINGTON KY 40555
70906 01035	W4 PROPERTIES PORT WENTWORTH, LLC	P.O. BOX 42 BOGART GA 30622
70906 04025	PUBLIX SUPER MARKETS INC	PO BOX 32018 LAKELAND FL 33802-2018



RICE HOPE PLANTATION COMMUNITY ASSOCIATION

100 LAKESIDE BLVD.

PORT WENTWORTH GA 31407

October 21, 2024

Brooks Forsell

Brooks,

With this letter, Rice Hope Plantation Community Association/HOA approves the building of the medical facility located at 7896 Highway 21 Port Wentworth, GA 31407

Thank you,



Carole Smith

Rice Hope HOA Manager

Community Development Manager

7896 Highway 21 – Primary Care Facility

The applicant, Cherokee Growth, LLC, seeks approval for plans to develop a medical office/primary care facility at 7896 Highway 21 – at the intersection of Highway 21 and Market Boulevard.

The facility will be a primary care medical facility, which offers extended hours, weekend appointments, primary and pediatric care, in-house labs, x-rays, and imaging services, each of which will serve residents of Port Wentworth and address medical needs of the community.

In connection with the use of the property as a medical office, the applicant seeks to obtain three (3) variances, each of which are necessary for the use of this site as a medical office:

- (i) Reduction of 25' greenway buffer on Highway 21 by 10';
- (ii) Reduction of 15' landscape buffer on Market Boulevard by 15';
- (iii) Request for additional on-site parking spaces.

Each of the above variances are necessitated by the medical office use and the design details of the primary care facility. The site requires additional ADA parking and a patient drop off area. Additionally, with the use being a full-service primary care facility, additional staffing is required. Applicant must ensure appropriate parking for staff and patients. Unlike other uses, off-site parking is not recommended for medical facilities.

The site is required to maintain a 10' landscape buffer, as required by a deeded covenant, and the applicant has enhanced the buffers with additional depth and plantings, where feasible, adjacent to Highway 21. On Highway 21 and Market Boulevard, the private property does not extend to the roadway, and there is ample space between the property line and the roadway for sidewalks, buffers, and open area, which therefore provides appropriate spacing and distance from the roads.

The variances requested are the minimum variances necessary to make this property feasible for the applicant's proposed medical office use.











