



CITY OF PORT WENTWORTH
PLANNING COMMISSION
JULY 7, 2025

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. ELECTIONS & APPOINTMENTS

- A. Appointment of a Chair Pro Tem to the Planning Commission.

6. ADOPTION OF MINUTES

7. NEW BUSINESS

- A. Consideration of a Special Use Permit Application submitted by Garret LeBlanc as Agent for T&T Exley Properties, LLC, et al, requesting to allow a fueling station on a C-2-zoned property. PIN# 70906 01036 located in the 1st Council District, on Highway 21, zoned C-2.

- **PUBLIC HEARING**

- B. Garret LeBlanc, as Agent for T&T Exley Properties, LLC, et al., requests the approval of a Concept Site Plan "Rice Mill Road and SR21 Development" with a modification to the required Street Yard Greenway, PIN# 70906 01036 located on Highway 21 in the 1st Council District. Zoned C-2.

- **PUBLIC HEARING**

- C. Phillip McCorkle, as Agent for SPH 21, LLC, requests the approval of a Concept Site Plan "Arbor View PH 2". PIN# 70976 02038 located off Highway 30 in the 1st Council District. Zoned R-1, proposed zoning R-4.

8. ADJOURNMENT



Planning Commission
7224 GA Highway 21
Port Wentworth, GA 31407

Meeting: 07/07/25
Department: Development Services
Category: Resolution
Prepared By: Katie Dunnigan
Department Head: Katie Dunnigan

SCHEDULED

AGENDA ITEM (ID)

DOC ID:

Appointment of a Chair Pro Tem to the Planning Commission.

Issue/Item: Appointment of a Chair Pro Tem to the Planning Commission.

Background:

- Pursuant to the Port Wentworth Code of Ordinances, Chapter 18, Article III, Section 18-23.b: *In the absence the chair at a meeting, the planning commission shall designate one (1) of the employee members to serve as chair pro tern, who shall be granted the rights and privileges of the chair in the chair's absence.*
- It is the Planning Commission Chair's desire to appoint a permanent Chair Pro Tem assignment to foster consistency and stability in the event of an unanticipated absence of the Chair.

Facts and Finding:

Funding:

Recommendation:



Planning Commission
7224 GA Highway 21
Port Wentworth, GA 31407

Meeting: 07/07/25
Department: Development Services
Category: Ordinance
Prepared By: Katie Dunnigan
Department Head: Katie Dunnigan

SCHEDULED

AGENDA ITEM (ID)

DOC ID:

Consideration of a Special Use Permit Application submitted by Garret LeBlanc as Agent for T&T Exley Properties, LLC, et al, requesting to allow a fueling station on a C-2-zoned property. PIN# 70906 01036 located in the 1st Council District, on Highway 21, zoned C-2.

PUBLIC HEARING

Issue/Item: A Special Use Permit Application has been submitted by Garret LeBlanc as Agent for T&T Exley Properties, LLC, et al, requesting to allow a fueling station on a C-2-zoned property. PIN# 70906 01036 located in the 1st Council District, on Highway 21, zoned C-2.

Background:

- The applicant requests to develop a gas station on a parcel within the C-2 zoning district.
- *Section 4.30 of City of Port Wentworth Zoning Ordinances provides that a Vehicle service station (gas station) in C-2 zoning requires a Special Use Permit.*
- The gas station will be associated with a convenience store featuring a quick service and pre-packaged fresh food restaurant element.
- Adjacent future use on the parcel will be a grocery store.

Facts and Finding:

- The proposed site is located on a State Highway.
- The Future Land Use Map identifies this parcel as commercial.
- Adjacent uses are the Rice Creek subdivision, zoned R-5, a car wash, zoned C-2, and a Daycare Center, zoned R-1
- The applicant's Concept Site Plan shows a full 35' buffer to residential-zoned properties.
- The nearest gas stations (existing or proposed) on southbound Highway 21 are approximately 1.7 miles (future Parker's, Hwy 30) and 4 miles (Enmarket, Rincon)
- There are no semi truck fueling pumps proposed.

Funding: N/A

Recommendation:



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): RICE MILL ROAD AND SR 21 (no address listed currently)

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:

70906 01036

Total acreage of subject property: 3.73 AC

Existing land use(s): VACANT

Zoning Classification: General Commercial (C-2)

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-2 require a Special Use Permit.

4. Property Owner Information

Name(s): T & T EXLEY PROPERTIES LLC ET AL

Mailing Address: PO BOX 416

City, State, Zip: SPRINGFIELD, GA, 31329

Telephone: N/A

E-Mail Address: N/A



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

Name(s): Garret LeBlanc

Mailing Address: 640 Glen Iris Drive NE, Unit 615

City, State, Zip: Atlanta, GA 30308

Telephone: 561-706-0626

E-Mail Address: gleblanc@brixworxdev.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

27th day of May

[Signature]
Notary Public



[Signature]
Signature of Applicant

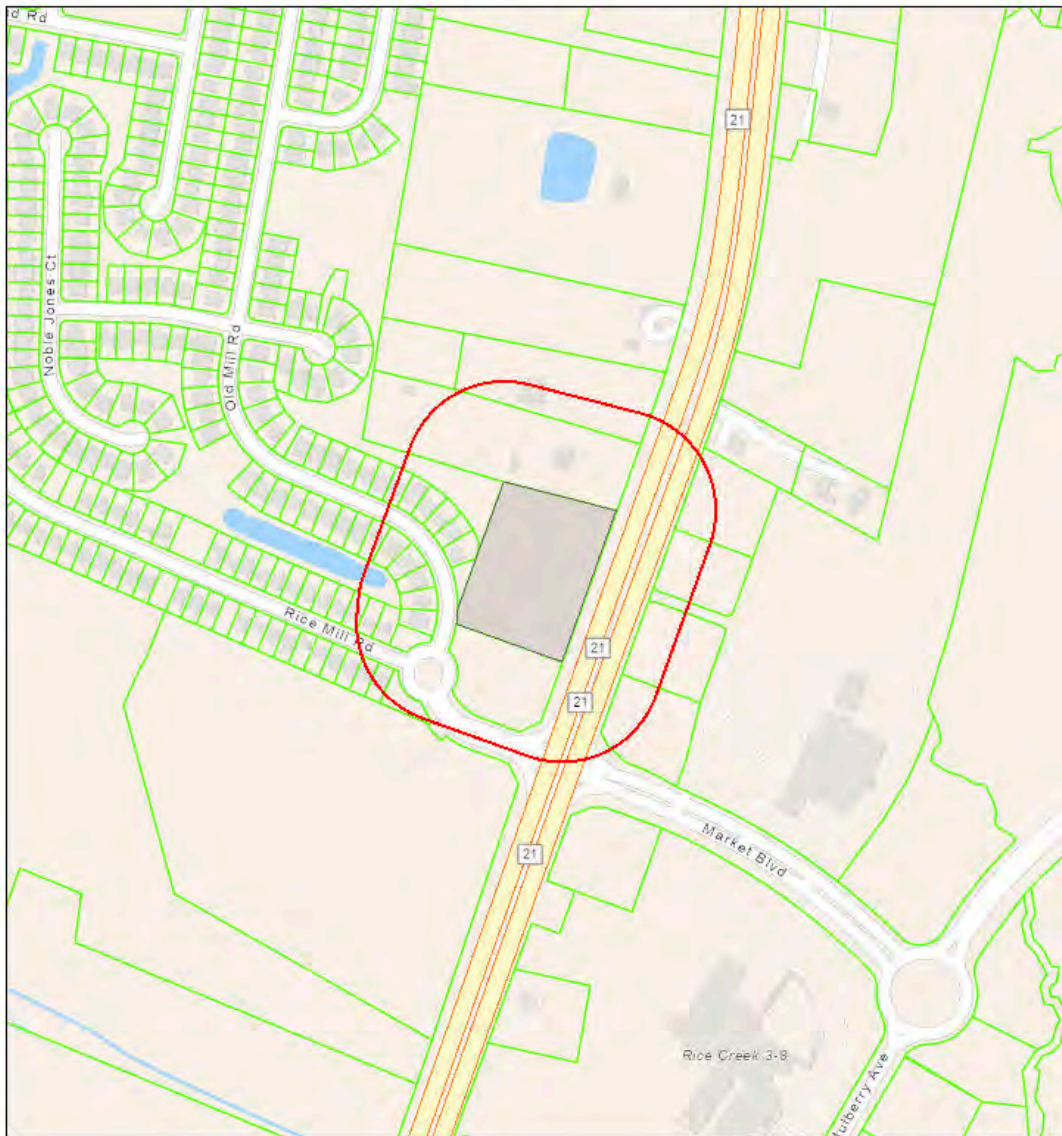


Provided by SAGIS - www.sagis.org

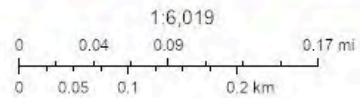
Area : 927,725.33 ft²

May 20 2025 10:6:56 Eastern Daylight Time

Letter ANSI A Portrait



Property Boundaries (Parcels)



SAGIS, Chatham County Board of Assessors, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, OpenStreetMap contributors, and the GIS User Community, SAGIS

No.	PIN	Owner	Address	City	State	Zip
1	70906 01002	GROCE HILDA	1435 W SCHWARTZ BLVD	WADY LAKE	FL	32159
2	70906 01003	LABARBERA JOHN F	1928 BROGDON ST	SAVANNAH	GA	31406
3	70906 01035	W4 PROPERTIES PORT WENTWORTH, LLC	P.O. BOX 42	BOGART	GA	30622
4	70906 01036	T & T EXLEY PROPERTIES LLC ET AL*	PO BOX 416	SPRINGFIELD	GA	31329
5	70906C01001	RICE CREEK HOMEOWNERS ASSOC OF PT WENTWO	SENTRY MANAGEMENT INC 119 CANAL ST SUITE 102	POOLER	GA	31410
6	70906C01002	ALLS MILLICENT YOLANDA	1 RICE MILL ROAD	PORT WENTWORTH	GA	31407
7	70906C01003	SAUNDERS KACY A.	3 RICE MILL ROAD	PORT WENTWORTH	GA	31407
8	70906C01004	DUDLEY IZORIA L.	5 RICE MILL ROAD	PORT WENTWORTH	GA	31407
9	70906C02001	REGAL BUILDERS OF THE COASTAL EMPIRE LLC	7370 HODGSON MEM DR STE D10	SAVANNAH	GA	31406
10	70906C02002	TAYLOR MILDRED W	2 RICE MILL ROAD	PORT WENTWORTH	GA	31407
11	70906C02003	DUNCAN ELLIS L	390 BROYLES ST SE	ATLANTA	GA	30312
12	70906C02004	MEADOWS TROY & ALLISON*	6 RICE MILL RD	PORT WENTWORTH	GA	31407
13	70906C02016	COMER GAVIN MICHAEL	1 OLD MILL RD	PORT WENTWORTH	GA	31407
14	70906C02017	FARRELL ALLISON	3 OLD MILL ROAD	PORT WENTWORTH	GA	31407
15	70906C02018	GALLAGHER, III THOMAS JOSEPH	5 OLD MILL ROAD	PORT WENTWORTH	GA	31407
16	70906C02019	LEWIS KIERRA C.	10611 ABERCORN STREET APT. 143	SAVANNAH	GA	31406
17	70906C02020	WOOD COURTNEY	9 OLD MILL ROAD	PORT WENTWORTH	GA	31407
18	70906C02021	CORNELIOUS THOMAS T JR	11 OLD MILL RD	PORT WENTWORTH	GA	31407
19	70906C05001	RICE CREEK HOMEOWNERS ASSOC OF PT WENTWO	SENTRY MANAGEMENT INC 119 CANAL ST SUITE 102	POOLER	GA	31322
20	70906C05002	SMITH LATONYA M	2 OLD MILL ROAD	PORT WENTWORTH	GA	31407
21	70906C05003	TIREY JASON BRYANT	4 OLD MILL ROAD	PORT WENTWORTH	GA	31407
22	70906C05004	OTTAVIANO HELENA	32-06 158TH ST	FLUSHING	NY	11358
23	70906C05005	AH4R PROPERTIES LLC	23975 PARK SORRENTO SUITE 300	CALABASAS	CA	91302
24	70906C05006	ZINK SHERRY SUE	10 OLD MILL ROAD	PORT WENTWORTH	GA	31407
25	70906C05007	EVANS TARRELLE	727 SEILER AVENUE	SAVANNAH	GA	31401
26	70906C05014	RICE CREEK HOMEOWNERS ASSOC OF PT WENTWO	SENTRY MANAGEMENT INC 119 CANAL ST SUITE 102	POOLER	GA	31322
27	70906 04085	PUBLIX SUPER MARKETS INC	PO BOX 32018	LAKELAND	FL	33802
28	70906 04086	PUBLIX SUPER MARKETS INC	PO BOX 32018	LAKELAND	FL	33802
29	70906 04087	PUBLIX SUPER MARKETS INC	PO BOX 32018	LAKELAND	FL	33802
30	70906 04025	PUBLIX SUPER MARKETS INC	PO BOX 32018	LAKELAND	FL	33802
31	70906 04088	PUBLIX SUPER MARKETS INC	PO BOX 32018	LAKELAND	FL	33802
32	70906C02015	RICE CREEK HOMEOWNERS ASSOC OF PT WENTWO	SENTRY MANAGEMENT INC 119 CANAL ST SUITE 102	POOLER	GA	31322
33	70906 01029	EXLEY THOMAS L SR & THOMAS L JR*	PO BOX 416	SPRINGFIELD	GA	31329

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: Garret LeBlanc

Address: 640 Glen Iris Drive NE, Unit 615

Atlanta, GA 30308

Telephone Number: 561-706-0626 gleblanc@brixworxdev.com



Signature of Owner

Personally appeared before me
Garret LeBlanc

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

8/27/23

Date



- SURVEYOR'S REFERENCES:**
1. PLAT BOOK 52, PAGE 282.
 2. PLAT BOOK 395, PAGE 86A-1.
 3. DEED BOOK 2123, PAGE 164.

CLERK OF THE SUPERIOR COURT
RECORDING INFORMATION

N/F
RICE CREEK
HOMEOWNERS
ASSOCIATION OF
PORT WENTWORTH
DB: 343G PAGE: 40
PB: 395 PAGE: 86A-1
PARCEL NUMBER:
70906C05014

N/F
LATONYA M SMITH
DB: 349H PAGE: 121
PB: 395 PAGE: 86A-1
PARCEL NUMBER:
70906C05002

N/F
RICE CREEK
HOMEOWNERS
ASSOCIATION OF
PORT WENTWORTH
DB: 343G PAGE: 40
PB: 395 PAGE: 86A-1
PARCEL NUMBER:
70906C05001

N/F
T&T EXLEY PROPERTIES, LLC ET AL
DB: 2123 PAGE: 164
PB: 52 PAGE: 282
PARCEL NUMBER: 70906 01036
4.10 ACRES
178,676.59 SQFT

N/F
W4 PROPERTIES PORT
WENTWORTH, LLC
DB: 1838 PAGE: 459
PB: 52 PAGE: 282
PARCEL NUMBER:
70906 01035

TOTAL AREA IMPACTED
BY EASEMENTS:
0.211 ACRES
9,197.45 SQFT

LINE #	LENGTH	DIRECTION
L1	75.72	N19° 21' 00"E
L2	15.00	N70° 54' 01"W
L3	25.00	S19° 21' 00"W
L4	50.65	S19° 21' 00"W
L5	17.92	N70° 54' 01"W
L6	18.03	N70° 54' 01"W
L7	25.00	S19° 05' 59"W
L8	50.56	S19° 05' 59"W
L9	50.00	N70° 54' 01"W
L10	50.00	N70° 54' 01"W
L11	25.00	S19° 05' 59"W
L12	50.31	S19° 05' 59"W
L13	52.61	N70° 54' 01"W
L14	58.64	N70° 54' 01"W

CURVE #	LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH
C1	50.51	330.00	N12° 08' 35"E	50.46
C2	25.72	330.00	N05° 31' 31"E	25.72

- STORM DRAINAGE AND DETENTION EASEMENT
- 25' UTILITY, STORM DRAINAGE AND DETENTION EASEMENT
- 50' ACCESS AND UTILITY EASEMENT
- 15' UTILITY EASEMENT



SURVEYOR'S CERTIFICATION:
COMMITMENT NUMBER: 2400009637
COMMITMENT DATE: FEBRUARY 17, 2025 AT 8:00 AM
TO: BRIXWORX DEVELOPMENT, LLC, A GEORGIA LIMITED LIABILITY COMPANY AND STEWART TITLE GUARANTY 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, 8, 11(a), 13 AND 16, OF TABLE A THEREOF. THE FIELD WORK FOR THIS SURVEY WAS COMPLETED ON APRIL 10, 2025.

(iii) 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. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

PRELIMINARY - FOR REVIEW

SCHEDULE B-II TITLE EXCEPTION NOTES:

5. EASEMENT AS CONTAINED IN THAT CERTAIN RIGHT OF WAY DEED FROM CLAYTON H. LEE TO STATE HIGHWAY DEPARTMENT OF GEORGIA, FILED JUNE 14, 1946 AND RECORDED IN DEED BOOK 42X, PAGE 23, RECORDS OF THE SUPERIOR COURT OF CHATHAM COUNTY, GEORGIA. (UNABLE TO DETERMINE, DOCUMENT VAGUE IN DESCRIPTION).
6. EASEMENT FROM CLAYTON HENRY LEE TO SAVANNAH ELECTRIC AND POWER COMPANY, DATED JULY 18, 1951, FILED AUGUST 31, 1951 AND RECORDED IN DEED BOOK 541, PAGE 463, AFORESAID RECORDS. (UNABLE TO DETERMINE EXACT LOCATION WITH DOCUMENT PROVIDED).
7. EASEMENT FROM CLAYTON H. LEE TO GIBSON HUGER, DATED FEBRUARY 4, 1969, FILED FEBRUARY 5, 1969 AND RECORDED IN DEED BOOK 95H, PAGE 253, AFORESAID RECORDS. (DOES NOT AFFECT SUBJECT PROPERTY).
8. EASEMENTS AS CONTAINED IN THAT CERTAIN RIGHT OF WAY DEED FROM CLAYTON H. LEE TO CHATHAM COUNTY, A POLITICAL CORPORATION AND SUBDIVISION OF THE STATE OF GEORGIA, DATED SEPTEMBER 28, 1972, FILED SEPTEMBER 29, 1972 AND RECORDED IN DEED BOOK 101E, PAGE 513, AFORESAID RECORDS. (DOES NOT AFFECT SUBJECT PROPERTY).
9. EASEMENT FOR RIGHT-OF-WAY FROM CLAYTON H. LEE TO SAVANNAH ELECTRIC AND POWER COMPANY, A CORPORATION, DATED JANUARY 4, 1973, FILED JANUARY 16, 1973 AND RECORDED IN DEED BOOK 101Q, PAGE 725, AFORESAID RECORDS. (AFFECTS SUBJECT PROPERTY AND IS BLANKET IN NATURE).
10. TERMS AND CONDITIONS OF RIGHT OF WAY EASEMENT, AND OPTION CONTAINED THEREIN, FROM CLAYTON H. LEE TO COLONIAL OIL INDUSTRIES, INC., A GEORGIA CORPORATION, DATED DECEMBER 30, 1974, FILED FEBRUARY 26, 1975 AND RECORDED IN DEED BOOK 104V, PAGE 876, AFORESAID RECORDS. (AFFECTS SUBJECT PROPERTY).
11. RIGHT OF WAY DEED FROM THOMAS LEE EXLEY TO DEPARTMENT OF TRANSPORTATION, DATED OCTOBER 14, 1987, FILED OCTOBER 16, 1987 AND RECORDED IN DEED BOOK 136E, PAGE 251, AFORESAID RECORDS. (DOES NOT AFFECT SUBJECT PROPERTY).
12. EASEMENT FROM THOMAS LEE EXLEY TO GEORGIA POWER COMPANY, DATED SEPTEMBER 21, 2007, FILED OCTOBER 17, 2007 AND RECORDED IN DEED BOOK 333C, PAGE 711, AFORESAID RECORDS. (UNABLE TO DETERMINE EXACT LOCATION WITH DOCUMENT PROVIDED).
13. DECLARATION OF TERMINATION BY RHTC LLC, A GEORGIA LIMITED LIABILITY COMPANY AND T&T EXLEY PROPERTIES, LLC, A GEORGIA LIMITED LIABILITY COMPANY, DATED JANUARY 31, 2020, FILED FEBRUARY 3, 2020 AND RECORDED IN DEED BOOK 1838, PAGE 455, AFORESAID RECORDS. (AFFECTS SUBJECT PROPERTY AND IS BLANKET IN NATURE).
14. RECIPROCAL EASEMENT AGREEMENT BY AND BETWEEN RHTC LLC, A GEORGIA LIMITED LIABILITY COMPANY; T&T EXLEY PROPERTIES, LLC, A GEORGIA LIMITED LIABILITY COMPANY; AND W4 PROPERTIES PORT WENTWORTH, LLC, A GEORGIA LIMITED LIABILITY COMPANY, DATED JANUARY 31, 2020, FILED FEBRUARY 3, 2020 AND RECORDED IN DEED BOOK 1838, PAGE 462, AFORESAID RECORDS; AS AMENDED BY FIRST AMENDMENT TO RECIPROCAL EASEMENT AGREEMENT BY AND BETWEEN RHTC EXLEY JOINT VENTURE #1 AND W4 PROPERTIES PORT WENTWORTH, LLC, A GEORGIA LIMITED LIABILITY COMPANY, DATED DECEMBER 21, 2023, FILED MARCH 8, 2024 AND RECORDED IN DEED BOOK 332Z, PAGE 372, AFORESAID RECORDS. (AFFECTS SUBJECT PROPERTY AND IS BLANKET IN NATURE).
15. SANITARY SEWER EASEMENT BY AND BETWEEN T & T EXLEY PROPERTIES, LLC, A GEORGIA LIMITED LIABILITY COMPANY; RHTC LLC, A GEORGIA LIMITED LIABILITY COMPANY D/B/A RHTC EXLEY JOINT VENTURE #1; AND W4 PROPERTIES PORT WENTWORTH, LLC, A GEORGIA LIMITED LIABILITY COMPANY, DATED AS OF JANUARY 31, 2020, FILED FEBRUARY 3, 2020 AND RECORDED IN DEED BOOK 1838, PAGE 497, AFORESAID RECORDS. (AFFECTS SUBJECT PROPERTY AND IS SHOWN HEREON).
16. ALL MATTERS AFFECTING SUBJECT PROPERTY AS SHOWN ON THE FOLLOWING PLATS, ALL AFORESAID RECORDS: PLAT BOOK W, PAGE 56; PLAT BOOK W, PAGE 146; PLAT BOOK Y, PAGE 161; HISTORICAL PLAT BOOK 4, PAGE 104; MAP BOOK 2, PAGE 215; PLAT BOOK 3P, PAGE 81; PLAT BOOK 3AP, PAGE 73; PLAT BOOK 2S, PAGE 159; PLAT BOOK 59, PAGE 768; PLAT BOOK 51, PAGE 786; PLAT BOOK 52, PAGE 282; AND PLAT BOOK 54, PAGE 231. (MATTERS THAT AFFECT ARE SHOWN HEREON).

LEGAL DESCRIPTION AS SURVEYED:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING SITUATE IN THE 8TH GEORGIA MILITIA DISTRICT, PORT WENTWORTH, CHATHAM COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A #4 REBAR FOUND ALONG THE WESTERLY RIGHT OF WAY MARGIN OF GEORGIA HIGHWAY 21 (R/W VARIES) SAID POINT HAVING A GEORGIA STATE PLANE COORDINATE VALUE OF (N: 809,554.67', E: 956,269.22', NAD 83, GEORGIA EAST ZONE) AND BEING THE POINT OF BEGINNING; THENCE FROM THE POINT OF BEGINNING AS THUS ESTABLISHED AND DEPARTING THE SAID WESTERLY RIGHT OF WAY MARGIN OF GEORGIA HIGHWAY 21 NORTH 70 DEGREES 37 MINUTES 10 SECONDS WEST A DISTANCE OF 334.26 FEET TO A #4 REBAR FOUND; THENCE ALONG A CURVE TO THE LEFT HAVING AN ARC LENGTH OF AND A RADIUS OF 330.00 FEET, AND BEING SUB-TENDED BY A CHORD BEARING NORTH 08 DEGREES 55 MINUTES 48 SECONDS EAST A DISTANCE OF 87.26 FEET TO A #4 REBAR FOUND; THENCE NORTH 19 DEGREES 22 MINUTES 30 SECONDS EAST A DISTANCE OF 413.65 FEET TO A #4 REBAR FOUND; THENCE SOUTH 74 DEGREES 59 MINUTES 50 SECONDS EAST A DISTANCE OF 351.03 FEET TO A #4 REBAR FOUND ALONG THE WESTERLY RIGHT OF WAY MARGIN OF GEORGIA HIGHWAY 21; THENCE ALONG THE SAID WESTERLY RIGHT OF WAY MARGIN OF GEORGIA HIGHWAY 21 SOUTH 19 DEGREES 22 MINUTES 05 SECONDS WEST A DISTANCE OF 526.26 FEET TO THE POINT OF BEGINNING.
SAID TRACT OR PARCEL BEING 4.10 ACRES (178,676.59 SQFT).

TITLE COMMITMENT LEGAL DESCRIPTION:

ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE CITY OF PORT WENTWORTH, CHATHAM COUNTY, GEORGIA, 8TH G.M. DISTRICT, CONTAINING 4.10 ACRES, BEING MORE PARTICULARLY SHOWN ON AND DESIGNATED AS PARCEL C-2 ON THE PLAT ENTITLED "MINOR SUBDIVISION SURVEY BEING A SUBDIVISION OF PARCEL 'C' OF THE EXLEY COMMERCIAL TRACT A, 8TH G.M. DISTRICT, PORT WENTWORTH, CHATHAM COUNTY, GEORGIA FOR RHTC, LLC & T&T EXLEY PROPERTIES, LLC DBA RHTC EXLEY JOINT VENTURE #1" PREPARED BY SUNDIAL LAND SURVEYING, PC, BEARING THE SEAL AND CERTIFICATION OF MICHAEL A. HUSSEY, GEORGIA REGISTERED LAND SURVEYOR NO. 2509, DATED OCTOBER 16, 2019, LAST REVISED NOVEMBER 18, 2019, FILED FOR RECORD JANUARY 29, 2020 AT 2:49 P.M., AND RECORDED IN PLAT BOOK 52, PAGE 282, IN THE OFFICE OF THE CLERK OF SUPERIOR COURT, CHATHAM COUNTY, GEORGIA; SAID PLAT BEING INCORPORATED HEREIN AND MADE A PART HEREOF BY THIS REFERENCE.

SURVEYOR'S NOTES:

1. DISTANCES ON THIS SURVEY ARE HORIZONTAL DISTANCES SHOWN AS "GROUND" DISTANCES AND ARE EXPRESSED IN U.S. SURVEY FEET.
2. THE PROPERTY SHOWN HEREON MAY BE SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, RIGHTS-OF-WAY, STATE WATER BUFFERS AND OTHER ENCUMBRANCES. SAID EASEMENTS, RESTRICTIONS, RESERVATIONS, RIGHTS-OF-WAY, STATE WATER BUFFERS AND OTHER ENCUMBRANCES MAY NOT BE SHOWN HEREON.
3. NO CEMETERIES WERE OBSERVED ON THIS PROPERTY AT THE TIME OF SURVEY.
4. UNDERGROUND FOUNDATIONS AND UTILITIES, IF ANY, HAVE NOT BEEN LOCATED.
5. BEARINGS ARE BASED ON GRID NORTH (GA EAST ZONE) WHICH WAS ESTABLISHED USING RTK GPS ON THE egps NETWORK.
6. THE FIELD WORK WAS COMPLETED ON APRIL 10, 2025 AND WAS PERFORMED USING A CARLSON BRX-7 BASE AND ROVER AND A DGI MATRIXE 300 EQUIPPED WITH ROCK ROBOTIC R360 LIDAR. THE RELATIVE POSITIONAL ACCURACY DOES NOT EXCEED 0.07 FEET (HORIZONTAL AND VERTICAL) AT THE 95% CONFIDENCE LEVEL.
7. THIS MAP OF SURVEY HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN xxxxxxxx FEET.
8. THE HORIZONTAL DATUM IS NAD 83 AND THE VERTICAL DATUM IS NAVD 88.
9. SURVEYOR NOT PROVIDED WITH ZONING REPORT, ZONING AND TAX PARCEL NUMBERS SHOWN PER CHATHAM COUNTY GIS.
10. UTILITIES WERE LOCATED BY 811 AND WERE FIELD LOCATED BY CARTER ENGINEERING CONSULTANTS.
11. THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

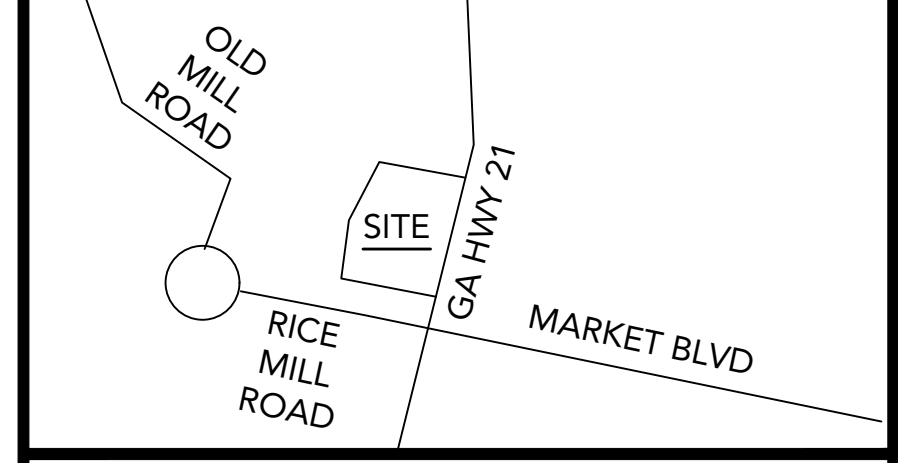
CARTER ENGINEERING CONSULTANTS, INC.
1010 COMMERCE DR.
BOGART, GA 30622

P: 770.725.1200
F: 770.725.1204
WWW.CARTERENGINEERING.COM

ALTA/NSPS LAND TITLE SURVEY FOR:
**BRIXWORX DEVELOPMENT, LLC,
A GEORGIA LIMITED LIABILITY COMPANY
AND STEWART TITLE GUARANTY COMPANY**

GEORGIA HIGHWAY 21
PORT WENTWORTH, GEORGIA
CHATHAM COUNTY
8TH GEORGIA MILITIA DISTRICT

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LOCATION MAP - NTS

LEGEND OF SURVEY ABBREVIATIONS/SYMBOLS	
A	ARC LENGTH
A/C	AIR CONDITIONER
BSL	BUILDING SETBACK LINE
CL	CENTERLINE
CM	CONCRETE MONUMENT
CMP	CORRUGATED METAL PIPE
CONC	CONCRETE
COV	COVERED
DB	DEED BOOK
DE	DRAINAGE EASEMENT
DIP	DUCTILE IRON PIPE
DWCB	DOUBLE WING CATCH BASIN
ENCR	ENCROACHMENT
E/P	EDGE OF PAVEMENT
EASMT	EASEMENT
ET	ELECTRIC TRANSFORMER
FE	FLAIED END SECTION
FD	FOUND
FRE	FINISHED FLOOR ELEVATION
HDPE	HIGH DENSITY POLYETHYLENE
IE	INVERT ELEVATION
IP	IRON PIPE
M	MEASURED
MH	MANHOLE
N/F	NOT FOUND FORMERLY
NTS	NOT TO SCALE
OFF	OFFSET
PB	PLAT BOOK
PDI	PEDESTAL DROP INLET
PG	PAGE
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PVC	POLYVINYL CHLORIDE
R	RADIAL RADIUS
RCP	REINFORCED CONCRETE PIPE
R/W	RIGHT-OF-WAY
SWB	STATE WATERS BUFFER
SWCB	SINGLE WING CATCH BASIN
SS	SANITARY SEWER
SSM	SANITARY SEWER MANHOLE
TYP	TYPICAL
UE	UTILITY EASEMENT
WI	WEIR INLET
3/4" OTF	3/4" OPEN TOP PIPE FOUND
#4RB	1/2" REBAR FOUND
#4RS	1/2" REBAR SET
PKNF	PK NAIL FOUND
PKNS	PK NAIL SET
RWVF	5" X 5" R/W MONUMENT FOUND
+	BACKFLOW PREVENTER
⊕	BENCH/MARK/CONTROL BOLLARD
⊗	BURIED CABLE POST
⊕	CABLE TV PEDESTAL CATCH BASIN (SINGLE WING)
⊕	CONCRETE
⊕	CHAIN LINK FENCE
⊕	ELECTRIC BOX
⊕	ELECTRIC MANHOLE
⊕	ELECTRIC METER
⊕	GAS BOX
⊕	ELECTRIC PEDESTAL FIRE DISCONNECT
⊕	FIRE HYDRANT
⊕	GAS VALVE
⊕	ELECTRIC TRANSFORMER
⊕	GAS METER
⊕	GAS POST
⊕	GAS VALVE
⊕	GAS VENT STACK
⊕	GATE/WATER VALVE
⊕	GREASE TRAP MH
⊕	GUYANCHOR
⊕	IRRIGATION CONTROL VALVE
⊕	METAL LIGHT POLE
⊕	OVERHEAD UTILITIES
⊕	PHONE LINE (BURIED)
⊕	POWER (BURIED)
⊕	POWER POLE
⊕	SANITARY SEWER CLEAN-OUT
⊕	SS LINE (BURIED)
⊕	SANITARY SEWER MANHOLE SIGN
⊕	STORM SEWER MANHOLE
⊕	STORM SEWER LINE (BURIED)
⊕	STREET/PARKING LIGHT
⊕	STUB (UNKNOWN)
⊕	TELEPHONE PEDESTAL
⊕	TRAFFIC SIGNAL BOX
⊕	WATER LINE (BURIED)
⊕	WATER METER
⊕	WATER VALVE
⊕	WOOD FENCE
⊕	WOOD LIGHT POLE

LOCATION OF UTILITIES EXISTING ON OR SERVING THE SUBJECT PROPERTY IS DETERMINED BY OBSERVABLE EVIDENCE ONLY. THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, CLAIMS, PRESCRIPTION AND SUBSURFACE CONDITIONS THAT ARE NOT VISIBLE OR RECORDED. THIS DEEMING THEM UNDETERMINED AND NOT SHOWN. THIS PLAT IS INTENDED FOR THE PARTIES STATED ON THE FACE OF SURVEY. USE OF THIS SURVEY BY THIRD PARTIES IS AT THEIR OWN RISK.

THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE "X" ACCORDING TO FEMA (FIA) COMMUNITY NUMBER 135162, MAP NUMBER 13051C0030G, DATED AUGUST 16, 2018

DATE PREPARED: 4-18-2025
PROJECT #: 24004BDRE
DRAWN BY: MAF

GRID NORTH - GA EAST

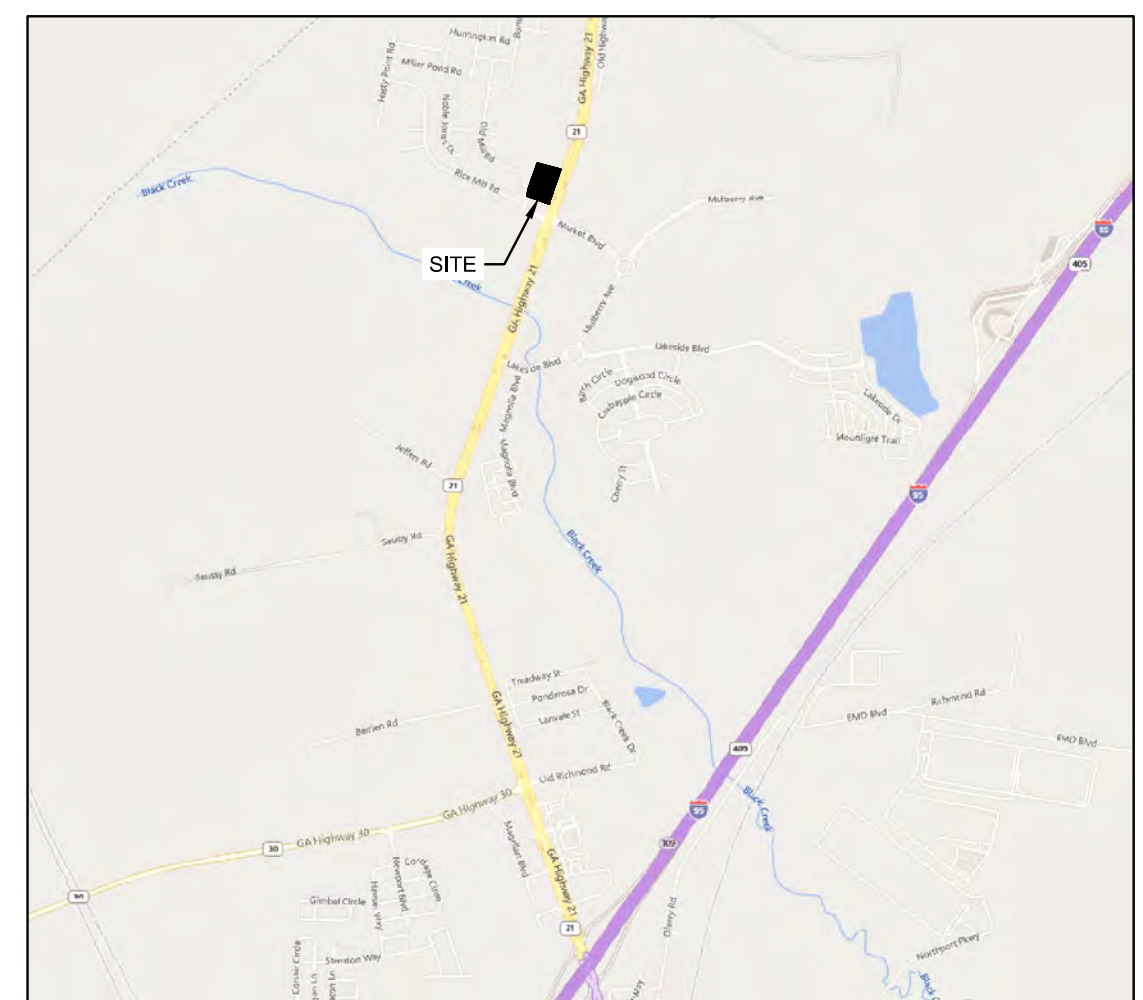
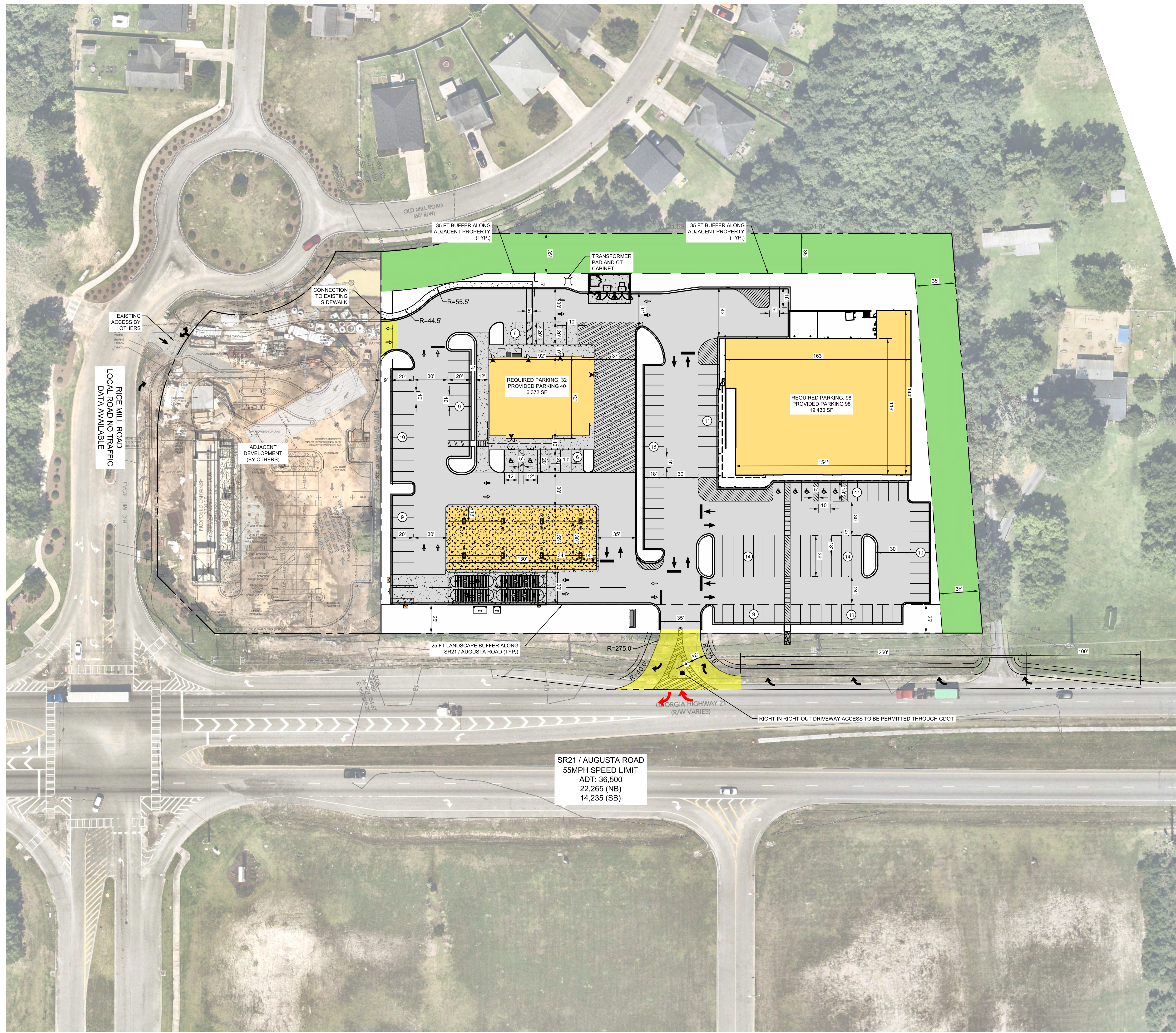
REVISIONS: _____ DATE: _____

GRAPHIC SCALE: 0' 20' 40' 80' 120'
SCALE: 1" = 40'

SHEET # 1

CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE | LAND PLANNING | LAND SURVEYING | MUNICIPAL SERVICES

Drawing name: K:\SAV_Civil\14777000_Walnut08-Brixworx_Development\1012240003_Rice Mill Road Port Wentworth_GA\CAD\Exhibits\City Conceptual Site Plan\CONCEPT SITE PLAN.dwg CONCEPT SITE PLAN May 30, 2025 9:43am by David Smith



VICINITY MAP
NTS

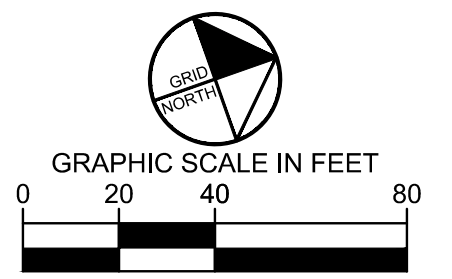
SITE DATA TABLE	
JURISDICTION	CITY OF PORT WENTWORTH
EXISTING ZONING	C-2 (GENERAL COMMERCIAL)
SITE AREA	4.10 AC (PER CLIENT PROVIDED PLAN)
BUILDING AREA (SF)	6,372 AND 19,430
PARKING PROVIDED	AS SHOWN
SETBACK REQUIREMENTS	
FRONT (FT)	PARKING: 25 FT / BLDG: 40 FT
SIDE NORTH (FT)	BLDG: 10 FT
SIDE SOUTH (FT)	BLDG: 10 FT
REAR (FT)	PARKING: 35 FT / BLDG: 0 FT

- 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 CLIENT PROVIDED SURVEY.
 - ESTIMATED TRAFFIC INFORMATION SHOWN BASED LOCAL GDOT TRAFFIC COUNT INFORMATION.

- ACCESS NOTES**
- ACCESS POINT ONTO SR21 HAS NOT BEEN APPROVED BY 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 PORT WENTWORTH SIGNAGE ORDINANCE. SIGNAGE INFORMATION TO BE VERIFIED BY TENANT SIGN VENDER.

SR21 / AUGUSTA ROAD
55MPH SPEED LIMIT
ADT: 36,500
22,265 (NB)
14,235 (SB)



PREPARED BY: **Kimley-Horn**

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
25 BULL STREET, SUITE 400
ATLANTA, GA 30308
PHONE: (404) 231-4384
WWW.KIMLEY-HORN.COM

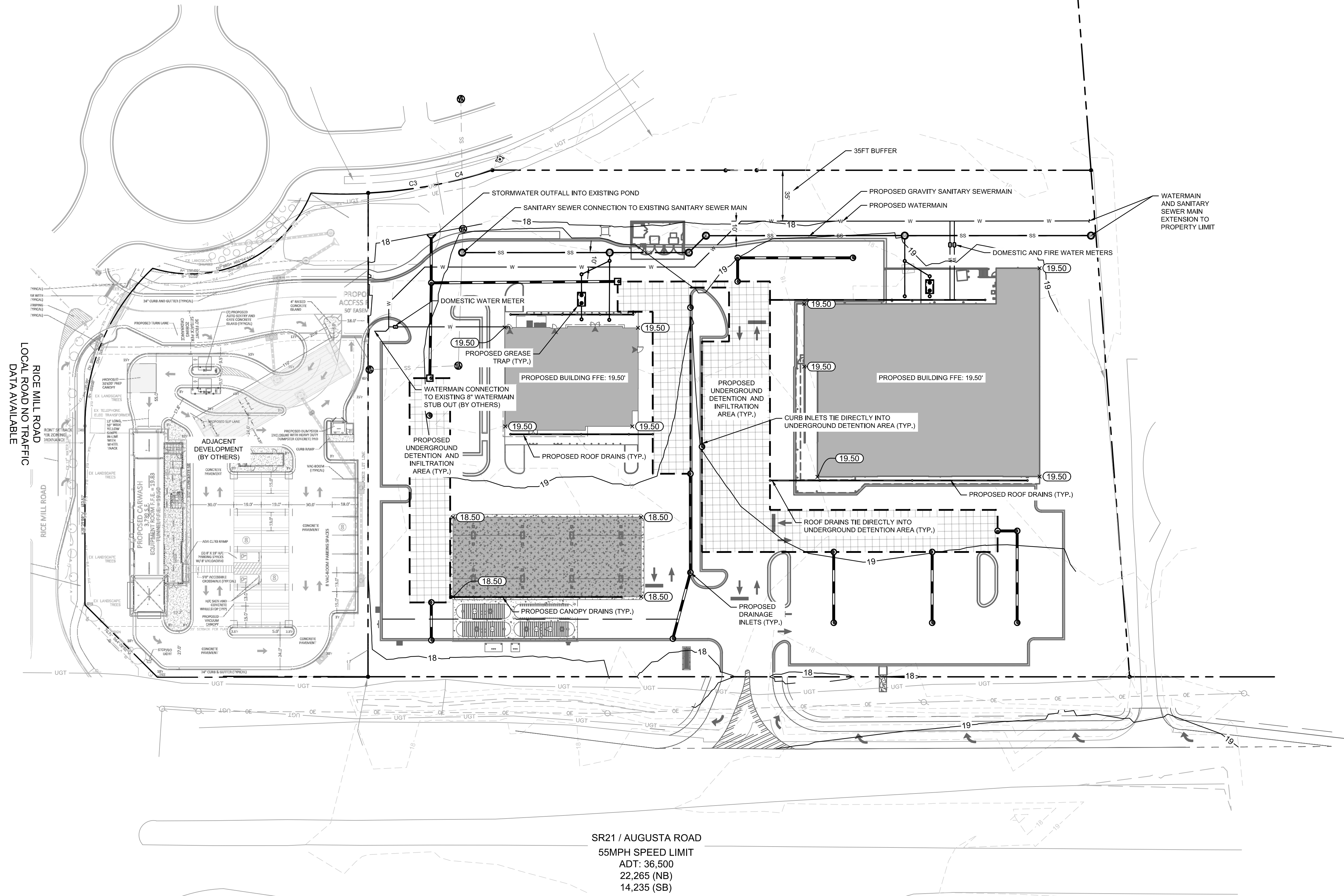
PREPARED FOR: **BRIXWORX DEVELOPMENT**

505 N ANGLER AVE NE
ATLANTA, GA 30308
PHONE: 561-706-0626

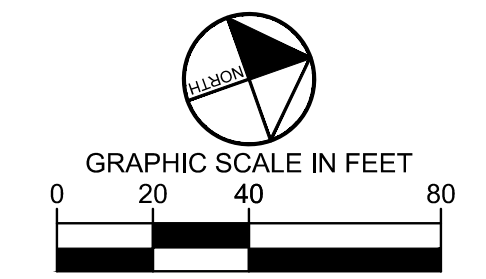
PROJECT: **RICE MILL ROAD
PORT WENTWORTH, GEORGIA**
CHATHAM COUNTY, GEORGIA
PARCEL ID: 1099107024/1099107024A

GSWCC NO. (LEVEL II) TBD
DRAWN BY TBD
DESIGNED BY DDS
REVIEWED BY DDS
DATE 05/30/2025
PROJECT NO. 012240003
TITLE **CONCEPTUAL SITE PLAN**
SHEET NUMBER **SHEET 1**

Drawing name: K:\SAV_Civil\14777000_Walnut08-Brixworx_Development\1012240003_Rice Mill Road Port Wentworth_GA\CAD\Exhibits\Civil Plan\PRELIMINARY GRADING AND UTILITY PLAN May 30, 2025 10:41am by: David Smith



SR21 / AUGUSTA ROAD
 55MPH SPEED LIMIT
 ADT: 36,500
 22,265 (NB)
 14,235 (SB)



Kimley»Horn
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BRIXWORX DEVELOPMENT
 505 N ANGLER AVE NE
 ATLANTA, GA 30308
 PHONE: 561-706-0626

NO.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY

RICE MILL ROAD
PORT WENTWORTH, GEORGIA
 CHATHAM COUNTY, GEORGIA
 PARCEL ID: 1099107024/1099107024A

GSWCC NO. (LEVEL II)	TBD
DRAWN BY	TBD
DESIGNED BY	DDS
REVIEWED BY	DDS
DATE	05/30/2025
PROJECT NO.	012240003

TITLE
PRELIMINARY GRADING AND DRAINAGE PLAN
 SHEET NUMBER
SHEET 2

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.

May 30, 2025

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

**Re: General Site Plan Application and Special Use Permit Narrative Letter
Commercial Development in C-2 Zoning District
State Route 21 and Rice Mill Road
Port Wentworth, Georgia**

To whom it may concern,

As requested by City staff I have prepared this narrative of the proposed commercial development at the location noted above.

General Site Overview

The proposed development is located at the northwest quadrant of the intersection of SR21 and Rice Mill Road in Port Wentworth, GA. The property is currently zoned C-2 (General Commercial). Table 4.30 of the City of Port Wentworth Zoning Ordinance indicates that a vehicle service station use is an allowed use in this district but requires a Special Use Permit (SUP) be prepared in addition to the Conceptual Site Plan Application. Retail sale use is a permitted use on C-2 zoned properties per table 4.30

The development is proposed to consist of a convenience store and fueling canopy, and a proposed grocery store use. 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. The property area on site is approximately 4.10 acres, and the total disturbed area is approximately 5 acres including portions of state and public right-of-way.

Special Use Permit Application

As outlined above, Table 4.30 of the City zoning ordinance requires that vehicle service stations submit a Special Use Permit application. It is worth noting that the SUP being prepared to accompany the Conceptual Site Plan is only applicable for the proposed vehicle service station use as a retail commercial use such as a grocery store is a permitted use by right. Section 14.40 of the City zoning ordinance outlines the review standards as it relates to Special Use Permits. Paragraphs from that section are included below along with a response as it relates to the proposed vehicle service station use being considered for the SUP.

- A. **Zoning Ordinance and Comprehensive Plan.** *The special use will be consistent with the goals, intent, and purposes of the City of Port Wentworth Zoning Ordinance and Comprehensive Plan.*
 - a. **Applicant Response:** The proposed use is aligned with commercially zoned property. The parcel is currently zoned general commercial (C-2) and is also reflected in the Comprehensive Plan as being planned for commercial use.

- B. **Use Compatibility and Character.**
 - a. **Applicant Response:** The site will include a 35ft buffer along all neighboring residentially zoned properties, that will predominantly consist of existing old growth vegetation meeting or exceeding the buffering requirements outlined in section 10.40A of the City zoning ordinance in addition to the 25ft greenway buffer along SR21. Additionally, the site is proposed to stub out sanitary sewer and water utilities to adjacent properties to facilitate any future development of those parcels as requested by the City.

C. Public Services and Infrastructure.

- a. **Applicant Response:** The site is currently adequately served by City and State infrastructure to include roadways, water and sewer utilities, and stormwater infrastructure.

D. Impact and Nuisances.

- a. **Applicant Response:** The site is proposing to use a more densely vegetated buffer of the same width required by section 10.40A of the zoning ordinance to effectively buffer the proposed development beyond what is required in the zoning ordinance.

E. Environmental Impact.

- a. **Applicant Response:** At this time of this submittal no environmental considerations were identified on the site such as wetlands or floodplains. No environmental impacts are anticipated as part of the proposed development.

F. Traffic.

- a. **Applicant Response:** A traffic study is being prepared to consider the proposed and existing uses as they relate to the GDOT controlled Right-in Right-out driveway proposed along SR21 / Augusta Road and will be used to develop the final design of that driveway. The traffic study will consider existing and future traffic conditions with and without the development and indicate the preferred configuration of the access to reduce the impact of the access as much as is feasible.

Section 7.250 of the City Zoning Ordinance outlines the specific requirements for a proposed vehicle service station as it pertains to the Special Use Permit Application. I have included the items from section 7.250 along with a response to each requirement for reference below:

- A. **Access and Circulation.** *All fueling pumps shall be arranged to prevent queued or parked vehicles waiting to be serviced from encroaching upon a sidewalk, street, intersection, or public right-of-way.*
 - a. **Applicant Response:** Fuel pumps are proposed to be placed with sufficient space for vehicles to circulate the building and canopy and accommodate any potential queueing on site without creating traffic hazards on the site or within the Right-of-Way.
- B. **Vehicle Repair.** *Repair work shall be limited to minor vehicle repair unless major vehicle repair is approved for the site.*
 - a. **Applicant Response:** The site will not have any vehicle repair as part of its primary or subsidiary functions.
- C. **Surface.** *All areas designated for vehicles shall be concrete or asphalt. Notwithstanding any other allowance in this ordinance, alternative surfaces are not permitted.*
 - a. **Applicant Response:** All pavement proposed on site will be concrete or asphalt without exception.
- D. **Canopy.** *A permanent building or freestanding canopy shall be located over all fuel pump islands. Canopies shall meet setback requirements for principal buildings.*
 - a. **Applicant Response:** A canopy is included in the plan that will cover all fuel pump islands and meets the required building setbacks.

- E. **Hazardous Materials.** *All flammable liquids, solvents, cleaners, and other hazardous substances capable of contaminating groundwater shall be stored within a building, and secondary containment measures shall be employed to prevent ground contact of any spilled materials.*
- a. **Applicant Response:** All hazardous substances located on site will be stored as required above.

Justification

State Route 21 / Augusta Road will serve as the main ingress and egress point to the site via the above mentioned right-in right-out driveway. As recorded by GDOT publicly available traffic counts, the Average Daily Traffic (ADT) along the section of SR21 / Augusta Road adjacent to the site is approximately 36,500 vehicles currently. It is typical for the addition of a convenience store to provide fuel service and convenience to portions of the existing trips that currently pass by the site rather than generating new trips. This high volume of trips and ease of access via the right-in right-out movement make for a preferred location for the construction a fuel service station with convenience store and is the reason why this permit is being requested.

Buffering

As required by the City Zoning Ordinance table 10.40A property zoned C-2 directly adjacent to Residential R-1 and R-5 zoned property requires a type B buffer. Table 10.40B shows that Type B buffers must be 35ft in depth minimum and outlines the type and size of trees required. Currently the site is proposed to utilize the existing old growth vegetation for the full 35ft buffer depth required to the north and western property boundaries which currently abut residential zoned properties. The existing vegetation to be maintained far exceeds the requirements for buffers as outlined ins table 10.40 B in species variety, tree size, and quantities of existing old growth trees.

This will allow the site to meet the current minimum depth requirement while far exceeding the minimum buffer planting and placement requirements which will allow for a more effective buffer than required.

While the current layout of the proposed grocery use is conceptual in nature, portions of the proposed grocery parking spaces use do not fulfill the entire 25ft greenway buffer from SR21 / Augusta Road as outlined in section 10.50 of the City Zoning Ordinance; however, based on section 10.50 the intention of the street yard greenway landscaping requirement is to screen the front yard parking areas when viewed from the street. The site, as it is currently proposed, does not meet the full requirement along a singular row of parking but provides seven feet of setback from the right of way and can be modified during the final site plan application to reflect City reviewed plantings such as shrubs or other continuous plantings to efficiently screen the appearance of parking areas as viewed from the street. At the current conceptual site planning phase, the applicant is not required to generate or provide a landscape plan until the final site plan permit. During the Final Site Plan Permit application process a landscaping plan will be developed that accommodates the intent of section 10.50 noted above.

Stormwater and Utility Improvements

The Conceptual Site Plan application includes a preliminary grading plan as well as a preliminary utility plan attached for reference. The site is generally flat and exists as a heavily vegetated pervious area with flat or low slope existing across the site. The post development basin will include impervious pavements, buildings, and canopies which will generate additional stormwater runoff in the post development condition versus the pre-development condition. The provided preliminary grading plan includes the use of underground stormwater detention systems to catch, detain, and slowly release the existing and additional runoff generated by the development. Underground detention also allows for stormwater infiltration which significantly improves the overall water quality and water treatment on the site, prior to stormwater leaving the site in the post developed state.

The plan also includes proposed connections to existing City of Port Wentworth water and sewer located generally south of the proposed commercial development. Based on a discussion with the City of Port Wentworth Utilities Director, the development will also include sanitary sewer, and domestic water service stub outs to the existing property north of the site. This will benefit any future development or improvements to the property owners north of the site.

Closure

The proposed development makes exceptional use of the existing C-2 zoned property and makes every effort feasible to meet or exceed the requirements listed in the City Zoning Ordinance. Even with dimensional limitations of the site from buffers and a unique shape it still meets the zoning ordinance required buffering regulations and all special use conditions as outlined in section 7.250.

Because of this and the reasons noted throughout this narrative, we are requesting City Council approve the Conceptual Site Plan and Special Use Permit as presented.

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. Special Use Permit Application
2. Conceptual Site Plan Application



Planning Commission
7224 GA Highway 21
Port Wentworth, GA 31407

Meeting: 07/07/25
Department: Development Services
Category: Ordinance
Prepared By: Katie Dunnigan
Department Head: Katie Dunnigan

SCHEDULED

AGENDA ITEM (ID)

DOC ID:

Garret LeBlanc, as Agent for T&T Exley Properties, LLC, et al., requests the approval of a Concept Site Plan "Rice Mill Road and SR21 Development" with a modification to the required Street Yard Greenway, PIN# 70906 01036 located on Highway 21 in the 1st Council District. Zoned C-2.

PUBLIC HEARING

Issue/Item: Garret LeBlanc, as Agent for T&T Exley Properties, LLC, et al., requests the approval of a Concept Site Plan "Rice Mill Road and SR21 Development" with a modification to the required Street Yard Greenway, PIN# 70906 01036 located on Highway 21 in the 1st Council District. Zoned C-2.

Background:

- The applicant proposes to develop a fueling station, convenience store, and grocery store.
- Adjacent uses are the Rice Creek subdivision, zoned R-5, a car wash, zoned C-2, and a Daycare Center, zoned R-1
- A requisite neighborhood meeting was held for this project on June 24th, 2025. No community members attended to provide input.
- *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."*
- *Section 10.80 permits City Council to approve a modification from the standards set in Section 10.50. Council may further request that landscaping be installed at another site within the City to mitigate the reduction of planting on site.*

Facts and Finding:

- The Future Land Use Map identifies the subject parcel as commercial, within a mixed use corridor; which emphasizes neighborhood services and commercial use on parcels with frontage on well-traveled roads.
- There is a full 35' buffer proposed to protect adjacent residential properties.
- The site proposes two access points, one as an interconnection at an existing carwash, the second is a right in/right out on Highway 21.
- The requested Street Yard modification reduces the required 25' landscape area to approximately 8' for a length of approximately 170'. Considerations for granting this modification are included in the applicant's narrative, other considerations may include:
 - The required Greenway is achieved for the majority of the project's frontage.
 - The proposed reduction meets or exceeds the planted frontage of the adjacent commercial development (car wash)
 - Inclusion of the requisite buffer against the Rice Creek subdivision limits the depth of the parcel for appropriate development of the proposed use (grocery store).

Recommendations:

- Approval of the Concept Site Plan must include approval of the modification the Street Yard Greenway to achieve zoning compliance.

- A Special Use Permit must be approved for the proposed fueling station.

Funding: N/A

Recommendation:

Site Plan Review Application



Site Plan Type (Check One): General Concept Specific Development
Site Plan Address: RICE MILL ROAD AND SR 21 (no address listed currently)
PIN #(s): 70906 01036
Zoning: General Commercial (C-2) Estimated Cost of Construction: \$ ~ \$1,500,000
Type of Construction: Fuel service station and convenience store
Project Name: Rice Mill Road and SR21 Development

Applicant's Name: Garret LeBlanc
Mailing Address: 640 Glen Iris Drive NE, Unit 615
Atlanta, GA 30308
Phone #: 561-706-0626 Email: gleblanc@brixworxdev.com

Owner's Name (If Different form Applicant): T & T EXLEY PROPERTIES LLC ET AL
Mailing Address: PO BOX 416
SPRINGFIELD, GA, 31329
Phone #: N/A Email: N/A

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

Garret LeBlanc
Applicant's Signature

5/27/25
Date

(AGENT AUTHORIZATION FROM ATTACHED)

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)
- INSTRUCTED BY CITY TO EXCLUDE 05/29/23*
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
- INSTRUCTED BY CITY TO REMOVE 05/29/23*
1 8 1/2" X 11" of site plan civil drawings or concept plan (depending on type of site plan)
- PDF of entire submittal on a flash drive or download link ONLY (NO CD'S)
- Other Engineering details or reports may be required once submittal has been received.
- If property owner and applicant are not the same, Authorization of Property Owner form.
- Site plan review fee check
 - Concept / General - \$300.00 Site Plan Fee + \$75.00 Admin Fee = Total \$375.00
 - Specific - \$1000.00 Site Plan Fee + \$75.00 Admin Fee = Total \$1075.00

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

I have read and agree to the above additional fee statement

Garret LeBlanc
Applicant's Signature

5/27/25
Date

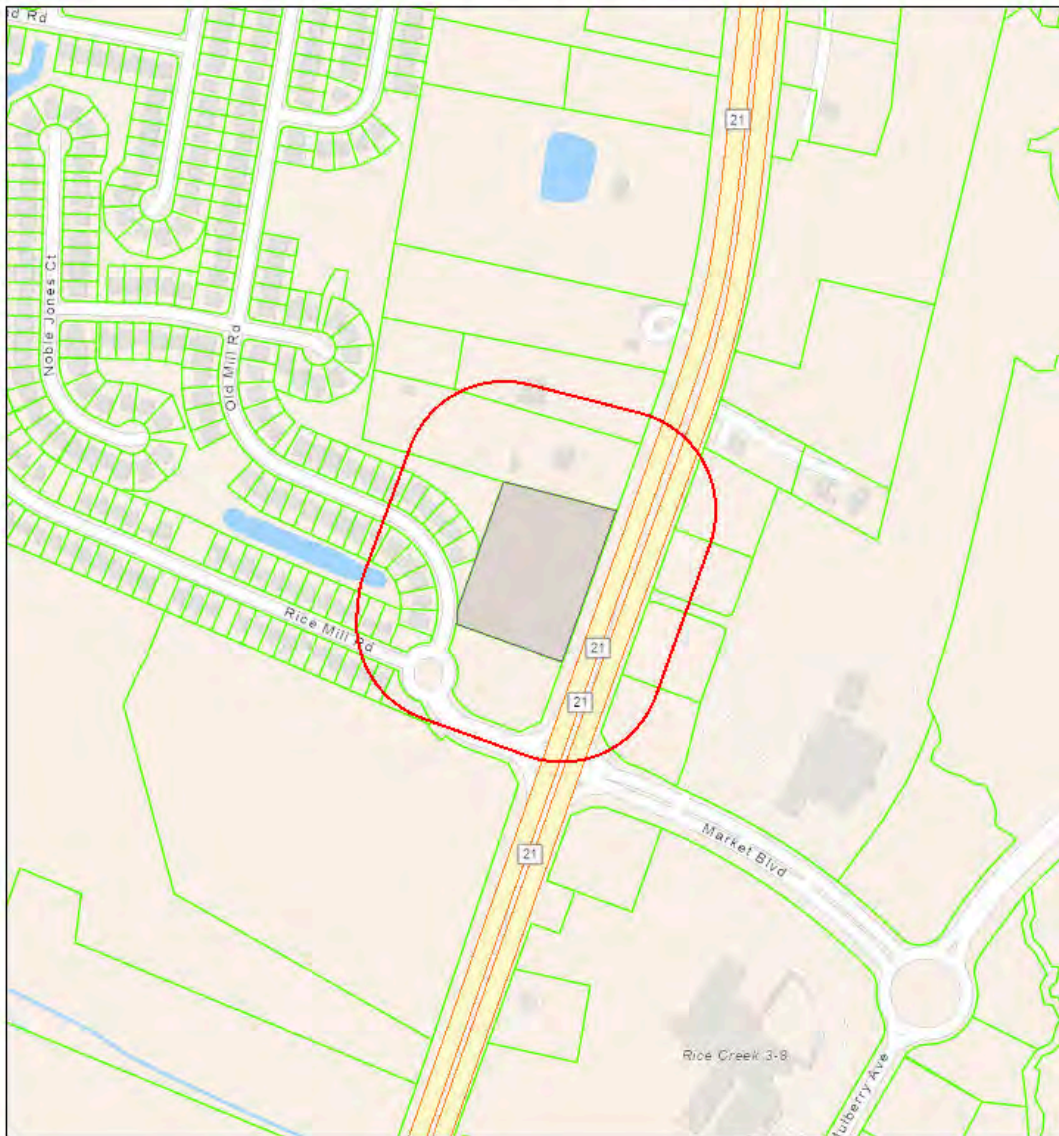



Provided by SAGIS - www.sagis.org

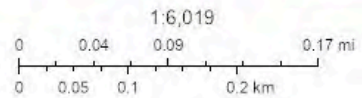
Area : 927,725.33 ft²

May 20 2025 10:6:56 Eastern Daylight Time

Letter ANSI A Portrait



 Property Boundaries (Parcels)



SAGIS, Chatham County Board of Assessors, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, OpenStreetMap contributors, and the GIS User Community, SAGIS

No.	PIN	Owner	Address	City	State	Zip
1	70906 01002	GROCE HILDA	1435 W SCHWARTZ BLVD	WADY LAKE	FL	32159
2	70906 01003	LABARBERA JOHN F	1928 BROGDON ST	SAVANNAH	GA	31406
3	70906 01035	W4 PROPERTIES PORT WENTWORTH, LLC	P.O. BOX 42	BOGART	GA	30622
4	70906 01036	T & T EXLEY PROPERTIES LLC ET AL*	PO BOX 416	SPRINGFIELD	GA	31329
5	70906C01001	RICE CREEK HOMEOWNERS ASSOC OF PT WENTWO	SENTRY MANAGEMENT INC 119 CANAL ST SUITE 102	POOLER	GA	31410
6	70906C01002	ALLS MILLICENT YOLANDA	1 RICE MILL ROAD	PORT WENTWORTH	GA	31407
7	70906C01003	SAUNDERS KACY A.	3 RICE MILL ROAD	PORT WENTWORTH	GA	31407
8	70906C01004	DUDLEY IZORIA L.	5 RICE MILL ROAD	PORT WENTWORTH	GA	31407
9	70906C02001	REGAL BUILDERS OF THE COASTAL EMPIRE LLC	7370 HODGSON MEM DR STE D10	SAVANNAH	GA	31406
10	70906C02002	TAYLOR MILDRED W	2 RICE MILL ROAD	PORT WENTWORTH	GA	31407
11	70906C02003	DUNCAN ELLIS L	390 BROYLES ST SE	ATLANTA	GA	30312
12	70906C02004	MEADOWS TROY & ALLISON*	6 RICE MILL RD	PORT WENTWORTH	GA	31407
13	70906C02016	COMER GAVIN MICHAEL	1 OLD MILL RD	PORT WENTWORTH	GA	31407
14	70906C02017	FARRELL ALLISON	3 OLD MILL ROAD	PORT WENTWORTH	GA	31407
15	70906C02018	GALLAGHER, III THOMAS JOSEPH	5 OLD MILL ROAD	PORT WENTWORTH	GA	31407
16	70906C02019	LEWIS KIERRA C.	10611 ABERCORN STREET APT. 143	SAVANNAH	GA	31406
17	70906C02020	WOOD COURTNEY	9 OLD MILL ROAD	PORT WENTWORTH	GA	31407
18	70906C02021	CORNELIOUS THOMAS T JR	11 OLD MILL RD	PORT WENTWORTH	GA	31407
19	70906C05001	RICE CREEK HOMEOWNERS ASSOC OF PT WENTWO	SENTRY MANAGEMENT INC 119 CANAL ST SUITE 102	POOLER	GA	31322
20	70906C05002	SMITH LATONYA M	2 OLD MILL ROAD	PORT WENTWORTH	GA	31407
21	70906C05003	TIREY JASON BRYANT	4 OLD MILL ROAD	PORT WENTWORTH	GA	31407
22	70906C05004	OTTAVIANO HELENA	32-06 158TH ST	FLUSHING	NY	11358
23	70906C05005	AH4R PROPERTIES LLC	23975 PARK SORRENTO SUITE 300	CALABASAS	CA	91302
24	70906C05006	ZINK SHERRY SUE	10 OLD MILL ROAD	PORT WENTWORTH	GA	31407
25	70906C05007	EVANS TARRELLE	727 SEILER AVENUE	SAVANNAH	GA	31401
26	70906C05014	RICE CREEK HOMEOWNERS ASSOC OF PT WENTWO	SENTRY MANAGEMENT INC 119 CANAL ST SUITE 102	POOLER	GA	31322
27	70906 04085	PUBLIX SUPER MARKETS INC	PO BOX 32018	LAKELAND	FL	33802
28	70906 04086	PUBLIX SUPER MARKETS INC	PO BOX 32018	LAKELAND	FL	33802
29	70906 04087	PUBLIX SUPER MARKETS INC	PO BOX 32018	LAKELAND	FL	33802
30	70906 04025	PUBLIX SUPER MARKETS INC	PO BOX 32018	LAKELAND	FL	33802
31	70906 04088	PUBLIX SUPER MARKETS INC	PO BOX 32018	LAKELAND	FL	33802
32	70906C02015	RICE CREEK HOMEOWNERS ASSOC OF PT WENTWO	SENTRY MANAGEMENT INC 119 CANAL ST SUITE 102	POOLER	GA	31322
33	70906 01029	EXLEY THOMAS L SR & THOMAS L JR*	PO BOX 416	SPRINGFIELD	GA	31329

AUTHORIZATION OF PROPERTY OWNER

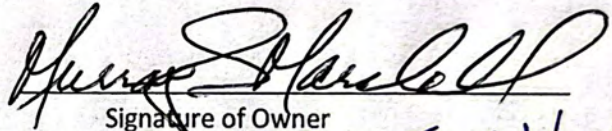
I swear that I am the owner of the property which is the subject matter of the attached application, as is shown in the records of Port Wentworth, Georgia.

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: Garret LeBlanc

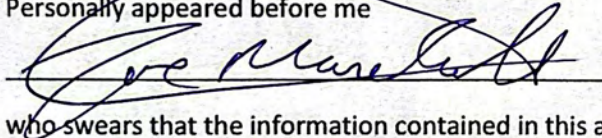
Address: 640 Glen Iris Drive NE, Unit 615
Atlanta, GA 30308

Telephone Number: 561-706-0626 gleblanc@brixworxdev.com

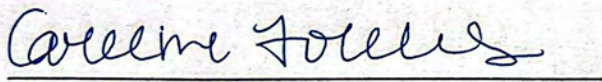

Signature of Owner

RHTC Exley Joint Venture #1
Murray S. Marshall, 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.



Notary Public

5-28-25

Date



- SURVEYOR'S REFERENCES:**
1. PLAT BOOK 52, PAGE 282.
 2. PLAT BOOK 395, PAGE 86A-1.
 3. DEED BOOK 2123, PAGE 164.

CLERK OF THE SUPERIOR COURT
RECORDING INFORMATION

N/F
RICE CREEK
HOMEOWNERS
ASSOCIATION OF
PORT WENTWORTH
DB: 343G PAGE: 40
PB: 395 PAGE: 86A-1
PARCEL NUMBER:
70906C05014

N/F
LATONYA M SMITH
DB: 349H PAGE: 121
PB: 395 PAGE: 86A-1
PARCEL NUMBER:
70906C05002

N/F
RICE CREEK
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ASSOCIATION OF
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DB: 343G PAGE: 40
PB: 395 PAGE: 86A-1
PARCEL NUMBER:
70906C05001

N/F
T&T EXLEY PROPERTIES, LLC ET AL
DB: 2123 PAGE: 164
PB: 52 PAGE: 282
PARCEL NUMBER: 70906 01036
4.10 ACRES
178,676.59 SQFT

N/F
W4 PROPERTIES PORT
WENTWORTH, LLC
DB: 1838 PAGE: 459
PB: 52 PAGE: 282
PARCEL NUMBER:
70906 01035

TOTAL AREA IMPACTED
BY EASEMENTS:
0.211 ACRES
9,197.45 SQFT

LINE #	LENGTH	DIRECTION
L1	75.72	N19° 21' 00"E
L2	15.00	N70° 54' 01"W
L3	25.00	S19° 21' 00"W
L4	50.65	S19° 21' 00"W
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CURVE #	LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH
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- = STORM DRAINAGE AND DETENTION EASEMENT
- = 25' UTILITY, STORM DRAINAGE AND DETENTION EASEMENT
- = 50' ACCESS AND UTILITY EASEMENT
- = 15' UTILITY EASEMENT



SURVEYOR'S CERTIFICATION:
COMMITMENT NUMBER: 2400009637
COMMITMENT DATE: FEBRUARY 17, 2025 AT 8:00 AM
TO: BRIXWORX DEVELOPMENT, LLC, A GEORGIA LIMITED LIABILITY COMPANY AND STEWART TITLE GUARANTY 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, 8, 11(a), 13 AND 16, OF TABLE A THEREOF. THE FIELD WORK FOR THIS SURVEY WAS COMPLETED ON APRIL 10, 2025.

(iii) 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. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

PRELIMINARY - FOR REVIEW

SCHEDULE B-II TITLE EXCEPTION NOTES:

5. EASEMENT AS CONTAINED IN THAT CERTAIN RIGHT OF WAY DEED FROM CLAYTON H. LEE TO STATE HIGHWAY DEPARTMENT OF GEORGIA, FILED JUNE 14, 1946 AND RECORDED IN DEED BOOK 42X, PAGE 23, RECORDS OF THE SUPERIOR COURT OF CHATHAM COUNTY, GEORGIA. (UNABLE TO DETERMINE, DOCUMENT VAGUE IN DESCRIPTION).
6. EASEMENT FROM CLAYTON HENRY LEE TO SAVANNAH ELECTRIC AND POWER COMPANY, DATED JULY 18, 1951, FILED AUGUST 31, 1951 AND RECORDED IN DEED BOOK 541, PAGE 463, AFORESAID RECORDS. (UNABLE TO DETERMINE EXACT LOCATION WITH DOCUMENT PROVIDED).
7. EASEMENT FROM CLAYTON H. LEE TO GIBSON HUGER, DATED FEBRUARY 4, 1969, FILED FEBRUARY 5, 1969 AND RECORDED IN DEED BOOK 95H, PAGE 253, AFORESAID RECORDS. (DOES NOT AFFECT SUBJECT PROPERTY).
8. EASEMENTS AS CONTAINED IN THAT CERTAIN RIGHT OF WAY DEED FROM CLAYTON H. LEE TO CHATHAM COUNTY, A POLITICAL CORPORATION AND SUBDIVISION OF THE STATE OF GEORGIA, DATED SEPTEMBER 28, 1972, FILED SEPTEMBER 29, 1972 AND RECORDED IN DEED BOOK 101E, PAGE 513, AFORESAID RECORDS. (DOES NOT AFFECT SUBJECT PROPERTY).
9. EASEMENT FOR RIGHT-OF-WAY FROM CLAYTON H. LEE TO SAVANNAH ELECTRIC AND POWER COMPANY, A CORPORATION, DATED JANUARY 4, 1973, FILED JANUARY 16, 1973 AND RECORDED IN DEED BOOK 101Q, PAGE 725, AFORESAID RECORDS. (AFFECTS SUBJECT PROPERTY AND IS BLANKET IN NATURE).
10. TERMS AND CONDITIONS OF RIGHT OF WAY EASEMENT, AND OPTION CONTAINED THEREIN, FROM CLAYTON H. LEE TO COLONIAL OIL INDUSTRIES, INC., A GEORGIA CORPORATION, DATED DECEMBER 30, 1974, FILED FEBRUARY 26, 1975 AND RECORDED IN DEED BOOK 104V, PAGE 876, AFORESAID RECORDS. (AFFECTS SUBJECT PROPERTY).
11. RIGHT OF WAY DEED FROM THOMAS LEE EXLEY TO DEPARTMENT OF TRANSPORTATION, DATED OCTOBER 14, 1987, FILED OCTOBER 16, 1987 AND RECORDED IN DEED BOOK 136E, PAGE 251, AFORESAID RECORDS. (DOES NOT AFFECT SUBJECT PROPERTY).
12. EASEMENT FROM THOMAS LEE EXLEY TO GEORGIA POWER COMPANY, DATED SEPTEMBER 21, 2007, FILED OCTOBER 17, 2007 AND RECORDED IN DEED BOOK 333C, PAGE 711, AFORESAID RECORDS. (UNABLE TO DETERMINE EXACT LOCATION WITH DOCUMENT PROVIDED).
13. DECLARATION OF TERMINATION BY RHTC LLC, A GEORGIA LIMITED LIABILITY COMPANY AND T&T EXLEY PROPERTIES, LLC, A GEORGIA LIMITED LIABILITY COMPANY, DATED JANUARY 31, 2020, FILED FEBRUARY 3, 2020 AND RECORDED IN DEED BOOK 1838, PAGE 455, AFORESAID RECORDS. (AFFECTS SUBJECT PROPERTY AND IS BLANKET IN NATURE).
14. RECIPROCAL EASEMENT AGREEMENT BY AND BETWEEN RHTC LLC, A GEORGIA LIMITED LIABILITY COMPANY; T&T EXLEY PROPERTIES, LLC, A GEORGIA LIMITED LIABILITY COMPANY; AND W4 PROPERTIES PORT WENTWORTH, LLC, A GEORGIA LIMITED LIABILITY COMPANY, DATED JANUARY 31, 2020, FILED FEBRUARY 3, 2020 AND RECORDED IN DEED BOOK 1838, PAGE 462, AFORESAID RECORDS; AS AMENDED BY FIRST AMENDMENT TO RECIPROCAL EASEMENT AGREEMENT BY AND BETWEEN RHTC EXLEY JOINT VENTURE #1 AND W4 PROPERTIES PORT WENTWORTH, LLC, A GEORGIA LIMITED LIABILITY COMPANY, DATED DECEMBER 21, 2023, FILED MARCH 8, 2024 AND RECORDED IN DEED BOOK 332Z, PAGE 372, AFORESAID RECORDS. (AFFECTS SUBJECT PROPERTY AND IS BLANKET IN NATURE).
15. SANITARY SEWER EASEMENT BY AND BETWEEN T & T EXLEY PROPERTIES, LLC, A GEORGIA LIMITED LIABILITY COMPANY; RHTC LLC, A GEORGIA LIMITED LIABILITY COMPANY D/B/A RHTC EXLEY JOINT VENTURE #1; AND W4 PROPERTIES PORT WENTWORTH, LLC, A GEORGIA LIMITED LIABILITY COMPANY, DATED AS OF JANUARY 31, 2020, FILED FEBRUARY 3, 2020 AND RECORDED IN DEED BOOK 1838, PAGE 497, AFORESAID RECORDS. (AFFECTS SUBJECT PROPERTY AND IS SHOWN HEREON).
16. ALL MATTERS AFFECTING SUBJECT PROPERTY AS SHOWN ON THE FOLLOWING PLATS, ALL AFORESAID RECORDS: PLAT BOOK W, PAGE 56; PLAT BOOK W, PAGE 146; PLAT BOOK Y, PAGE 161; HISTORICAL PLAT BOOK 4, PAGE 104; MAP BOOK 2, PAGE 215; PLAT BOOK 3P, PAGE 81; PLAT BOOK 3AP, PAGE 73; PLAT BOOK 2S, PAGE 159; PLAT BOOK 59, PAGE 768; PLAT BOOK 51, PAGE 784; PLAT BOOK 52, PAGE 282; AND PLAT BOOK 54, PAGE 231. (MATTERS THAT AFFECT ARE SHOWN HEREON).

LEGAL DESCRIPTION AS SURVEYED:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING SITUATE IN THE 8TH GEORGIA MILITIA DISTRICT, PORT WENTWORTH, CHATHAM COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A #4 REBAR FOUND ALONG THE WESTERLY RIGHT OF WAY MARGIN OF GEORGIA HIGHWAY 21 (R/W VARIES) SAID POINT HAVING A GEORGIA STATE PLANE COORDINATE VALUE OF (N: 809,554.67', E: 956,269.22', NAD 83, GEORGIA EAST ZONE) AND BEING THE POINT OF BEGINNING; THENCE FROM THE POINT OF BEGINNING AS THUS ESTABLISHED AND DEPARTING THE SAID WESTERLY RIGHT OF WAY MARGIN OF GEORGIA HIGHWAY 21 NORTH 70 DEGREES 37 MINUTES 10 SECONDS WEST A DISTANCE OF 334.26 FEET TO A #4 REBAR FOUND; THENCE ALONG A CURVE TO THE LEFT HAVING AN ARC LENGTH OF AND A RADIUS OF 330.00 FEET, AND BEING SUB-TENDED BY A CHORD BEARING NORTH 08 DEGREES 55 MINUTES 48 SECONDS EAST A DISTANCE OF 87.26 FEET TO A #4 REBAR FOUND; THENCE NORTH 19 DEGREES 22 MINUTES 30 SECONDS EAST A DISTANCE OF 413.65 FEET TO A #4 REBAR FOUND; THENCE SOUTH 74 DEGREES 59 MINUTES 50 SECONDS EAST A DISTANCE OF 351.03 FEET TO A #4 REBAR FOUND ALONG THE WESTERLY RIGHT OF WAY MARGIN OF GEORGIA HIGHWAY 21; THENCE ALONG THE SAID WESTERLY RIGHT OF WAY MARGIN OF GEORGIA HIGHWAY 21 SOUTH 19 DEGREES 22 MINUTES 05 SECONDS WEST A DISTANCE OF 526.26 FEET TO THE POINT OF BEGINNING.
SAID TRACT OR PARCEL BEING 4.10 ACRES (178,676.59 SQFT).

TITLE COMMITMENT LEGAL DESCRIPTION:

ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE CITY OF PORT WENTWORTH, CHATHAM COUNTY, GEORGIA, 8TH G.M. DISTRICT, CONTAINING 4.10 ACRES, BEING MORE PARTICULARLY SHOWN ON AND DESIGNATED AS PARCEL C-2 ON THE PLAT ENTITLED "MINOR SUBDIVISION SURVEY BEING A SUBDIVISION OF PARCEL 'C' OF THE EXLEY COMMERCIAL TRACT A, 8TH G.M. DISTRICT, PORT WENTWORTH, CHATHAM COUNTY, GEORGIA FOR RHTC, LLC & T&T EXLEY PROPERTIES, LLC DBA RHTC EXLEY JOINT VENTURE #1" PREPARED BY SUNDAL LAND SURVEYING, PC, BEARING THE SEAL AND CERTIFICATION OF MICHAEL A. HUSSEY, GEORGIA REGISTERED LAND SURVEYOR NO. 2509, DATED OCTOBER 16, 2019, LAST REVISED NOVEMBER 18, 2019, FILED FOR RECORD JANUARY 29, 2020 AT 2:49 P.M., AND RECORDED IN PLAT BOOK 52, PAGE 282, IN THE OFFICE OF THE CLERK OF SUPERIOR COURT, CHATHAM COUNTY, GEORGIA; SAID PLAT BEING INCORPORATED HEREIN AND MADE A PART HEREOF BY THIS REFERENCE.

SURVEYOR'S NOTES:

1. DISTANCES ON THIS SURVEY ARE HORIZONTAL DISTANCES SHOWN AS "GROUND" DISTANCES AND ARE EXPRESSED IN U.S. SURVEY FEET.
2. THE PROPERTY SHOWN HEREON MAY BE SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, RIGHTS-OF-WAY, STATE WATER BUFFERS AND OTHER ENCUMBRANCES. SAID EASEMENTS, RESTRICTIONS, RESERVATIONS, RIGHTS-OF-WAY, STATE WATER BUFFERS AND OTHER ENCUMBRANCES MAY NOT BE SHOWN HEREON.
3. NO CEMETERIES WERE OBSERVED ON THIS PROPERTY AT THE TIME OF SURVEY.
4. UNDERGROUND FOUNDATIONS AND UTILITIES, IF ANY, HAVE NOT BEEN LOCATED.
5. BEARINGS ARE BASED ON GRID NORTH (GA EAST ZONE) WHICH WAS ESTABLISHED USING RTK GPS ON THE egps NETWORK.
6. THE FIELD WORK WAS COMPLETED ON APRIL 10, 2025 AND WAS PERFORMED USING A CARLSON BRX-7 BASE AND ROVER AND A DGI MATRIXE 300 EQUIPPED WITH ROCK ROBOTIC R360 LIDAR. THE RELATIVE POSITIONAL ACCURACY DOES NOT EXCEED 0.07 FEET (HORIZONTAL AND VERTICAL) AT THE 95% CONFIDENCE LEVEL.
7. THIS MAP OF SURVEY HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN xxxxxxxx FEET.
8. THE HORIZONTAL DATUM IS NAD 83 AND THE VERTICAL DATUM IS NAVD 88.
9. SURVEYOR NOT PROVIDED WITH ZONING REPORT, ZONING AND TAX PARCEL NUMBERS SHOWN PER CHATHAM COUNTY GIS.
10. UTILITIES WERE LOCATED BY 811 AND WERE FIELD LOCATED BY CARTER ENGINEERING CONSULTANTS.
11. THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

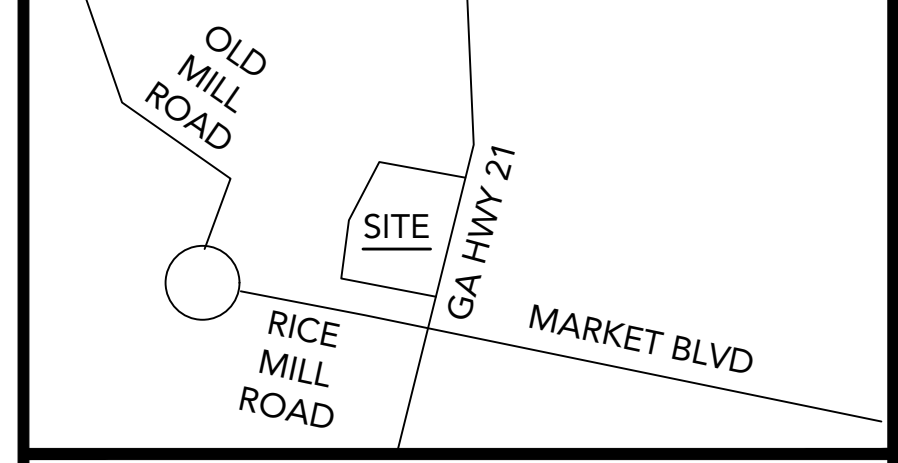
CARTER ENGINEERING CONSULTANTS, INC.
1010 COMMERCE DR.
BOGART, GA 30622

P: 770.725.1200
F: 770.725.1204
WWW.CARTERENGINEERING.COM

ALTA/NSPS LAND TITLE SURVEY FOR:
**BRIXWORX DEVELOPMENT, LLC,
A GEORGIA LIMITED LIABILITY COMPANY
AND STEWART TITLE GUARANTY COMPANY**

GEORGIA HIGHWAY 21
PORT WENTWORTH, GEORGIA
CHATHAM COUNTY
8TH GEORGIA MILITIA DISTRICT

REPRODUCTIONS, MODIFICATIONS OR ASSIGNMENTS OF THIS DOCUMENT WITHOUT THE WRITTEN APPROVAL OF CARTER ENGINEERING CONSULTANTS, INC. ARE PROHIBITED AND MAY INVALIDATE THE SEAL AND ANY LIABILITY THAT CARTER ENGINEERING CONSULTANTS, INC. MAY HAVE IN THIS DOCUMENT.



LOCATION MAP - NTS

LEGEND OF SURVEY ABBREVIATIONS/SYMBOLS	
A	ARC LENGTH
A/C	AIR CONDITIONER
BSL	BUILDING SETBACK LINE
CL	CENTERLINE
CM	CONCRETE MONUMENT
CMP	CORRUGATED METAL PIPE
CONC	CONCRETE
COV	COVERED
DB	DEED BOOK
DE	DRAINAGE EASEMENT
DIP	DUCTILE IRON PIPE
DWCB	DOUBLE WING CATCH BASIN
ENCR	ENCROACHMENT
E/P	EDGE OF PAVEMENT
EASMT	EASEMENT
ET	ELECTRIC TRANSFORMER
FLA	FLAILED END SECTION
FD	FOUND
FRE	FINISHED FLOOR ELEVATION
HDPE	HIGH DENSITY POLYETHYLENE
IE	INVERT ELEVATION
IP	IRON PIPE
M	MEASURED
MANH	MANHOLE
N/F	NOT FOUND FORMERLY
NTS	NOT TO SCALE
OFFS	OFFSET
P	PLAT BOOK
PDI	PEDESTAL DROP INLET
PG	PAGE
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PVC	POLYVINYL CHLORIDE
R	RADIAL RADIUS
RCP	REINFORCED CONCRETE PIPE
R/W	RIGHT-OF-WAY
SWB	STATE WATERS BUFFER
SWCB	SINGLE WING CATCH BASIN
SS	SANITARY SEWER
SSM	SANITARY SEWER MANHOLE
TYP	TYPICAL
UE	UTILITY EASEMENT
WI	WEIR INLET
3/4" OTF	3/4" OPEN TOP PIPE FOUND
#4RB	1/2" REBAR FOUND
#4RS	1/2" REBAR SET
PKNF	PK NAIL FOUND
PKNS	PK NAIL SET
RWVF	5" X 5" R/W MONUMENT FOUND
+	BACKFLOW PREVENTER
⊕	BENCH/MARK/CONTROL BOLLARD
⊕	BURIED CABLE POST
⊕	CABLE TV PEDESTAL CATCH BASIN (SINGLE WING)
⊕	CATCH BASIN (DOUBLE WING)
⊕	CHAIN LINK FENCE
⊕	ELECTRIC BOX
⊕	ELECTRIC MANHOLE
⊕	ELECTRIC METER
⊕	GAS BOX
⊕	ELECTRIC PEDESTAL FIRE DISCONNECT
⊕	FIRE HYDRANT
⊕	GAS VALVE (BURIED)
⊕	GAS METER
⊕	GAS POST
⊕	GAS VALVE
⊕	GAS VENT STACK
⊕	GATE/WATER VALVE
⊕	GREASE TRAP MH
⊕	GUYANCHOR
⊕	IRRIGATION CONTROL VALVE
⊕	METAL LIGHT POLE
⊕	OVERHEAD UTILITIES
⊕	PHONE LINE (BURIED)
⊕	POWER (BURIED)
⊕	POWER POLE
⊕	SANITARY SEWER CLEAN-OUT
⊕	SS LINE (BURIED)
⊕	SANITARY SEWER MANHOLE SIGN
⊕	STORM SEWER MANHOLE (BURIED)
⊕	STREET/PARKING LIGHT
⊕	STUB (UNKNOWN)
⊕	TELEPHONE PEDESTAL
⊕	TRAFFIC SIGNAL BOX
⊕	WATER LINE (BURIED)
⊕	WATER METER
⊕	WATER VALVE
⊕	WOOD FENCE
⊕	WOOD LIGHT POLE

LOCATION OF UTILITIES EXISTING ON OR SERVING THE SUBJECT PROPERTY IS DETERMINED BY OBSERVABLE EVIDENCE ONLY. THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, CLAIMS, PRESCRIPTION AND SUBSURFACE CONDITIONS THAT ARE NOT VISIBLE OR RECORDED. THIS DETERMINING THEM UNDETERMINED AND NOT SHOWN. THIS PLAT IS INTENDED FOR THE PARTIES STATED ON THE FACE OF SURVEY. USE OF THIS SURVEY BY THIRD PARTIES IS AT THEIR OWN RISK.

THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE "X" ACCORDING TO FEMA (FIA) COMMUNITY NUMBER 135162, MAP NUMBER 13051C0030G, DATED AUGUST 16, 2018

DATE PREPARED: 4-18-2025
PROJECT #: 24004BDRE
DRAWN BY: MAF

GRID NORTH - GA EAST

REVISIONS: _____ DATE: _____

GRAPHIC SCALE: 0' 20' 40' 80' 120'
SCALE: 1" = 40'

SHEET # 1/1

CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE | LAND PLANNING | LAND SURVEYING | MUNICIPAL SERVICES

- SURVEYOR'S REFERENCES:**
1. PLAT BOOK 52, PAGE 282.
 2. PLAT BOOK 395, PAGE 86A-1.
 3. DEED BOOK 2123, PAGE 164.

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PB: 395 PAGE: 86A-1
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70906C05014

N/F
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DB: 349H PAGE: 121
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PARCEL NUMBER:
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TO: BRIXWORX DEVELOPMENT, LLC, A GEORGIA LIMITED LIABILITY COMPANY AND STEWART TITLE GUARANTY 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, 8, 11(a), 13 AND 16, OF TABLE A THEREOF. THE FIELD WORK FOR THIS SURVEY WAS COMPLETED ON APRIL 10, 2025.

(iii) 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. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

PRELIMINARY - FOR REVIEW

SCHEDULE B-II TITLE EXCEPTION NOTES:

5. EASEMENT AS CONTAINED IN THAT CERTAIN RIGHT OF WAY DEED FROM CLAYTON H. LEE TO STATE HIGHWAY DEPARTMENT OF GEORGIA, FILED JUNE 14, 1946 AND RECORDED IN DEED BOOK 42X, PAGE 23, RECORDS OF THE SUPERIOR COURT OF CHATHAM COUNTY, GEORGIA. (UNABLE TO DETERMINE, DOCUMENT VAGUE IN DESCRIPTION).
6. EASEMENT FROM CLAYTON HENRY LEE TO SAVANNAH ELECTRIC AND POWER COMPANY, DATED JULY 18, 1951, FILED AUGUST 31, 1951 AND RECORDED IN DEED BOOK 541, PAGE 463, AFORESAID RECORDS. (UNABLE TO DETERMINE EXACT LOCATION WITH DOCUMENT PROVIDED).
7. EASEMENT FROM CLAYTON H. LEE TO GIBSON HUGER, DATED FEBRUARY 4, 1969, FILED FEBRUARY 5, 1969 AND RECORDED IN DEED BOOK 95H, PAGE 253, AFORESAID RECORDS. (DOES NOT AFFECT SUBJECT PROPERTY).
8. EASEMENTS AS CONTAINED IN THAT CERTAIN RIGHT OF WAY DEED FROM CLAYTON H. LEE TO CHATHAM COUNTY, A POLITICAL CORPORATION AND SUBDIVISION OF THE STATE OF GEORGIA, DATED SEPTEMBER 28, 1972, FILED SEPTEMBER 29, 1972 AND RECORDED IN DEED BOOK 101E, PAGE 513, AFORESAID RECORDS. (DOES NOT AFFECT SUBJECT PROPERTY).
9. EASEMENT FOR RIGHT-OF-WAY FROM CLAYTON H. LEE TO SAVANNAH ELECTRIC AND POWER COMPANY, A CORPORATION, DATED JANUARY 4, 1973, FILED JANUARY 16, 1973 AND RECORDED IN DEED BOOK 101Q, PAGE 725, AFORESAID RECORDS. (AFFECTS SUBJECT PROPERTY AND IS BLANKET IN NATURE).
10. TERMS AND CONDITIONS OF RIGHT OF WAY EASEMENT, AND OPTION CONTAINED THEREIN, FROM CLAYTON H. LEE TO COLONIAL OIL INDUSTRIES, INC., A GEORGIA CORPORATION, DATED DECEMBER 30, 1974, FILED FEBRUARY 26, 1975 AND RECORDED IN DEED BOOK 104V, PAGE 876, AFORESAID RECORDS. (AFFECTS SUBJECT PROPERTY).
11. RIGHT OF WAY DEED FROM THOMAS LEE EXLEY TO DEPARTMENT OF TRANSPORTATION, DATED OCTOBER 14, 1987, FILED OCTOBER 16, 1987 AND RECORDED IN DEED BOOK 136E, PAGE 251, AFORESAID RECORDS. (DOES NOT AFFECT SUBJECT PROPERTY).
12. EASEMENT FROM THOMAS LEE EXLEY TO GEORGIA POWER COMPANY, DATED SEPTEMBER 21, 2007, FILED OCTOBER 17, 2007 AND RECORDED IN DEED BOOK 333C, PAGE 711, AFORESAID RECORDS. (UNABLE TO DETERMINE EXACT LOCATION WITH DOCUMENT PROVIDED).
13. DECLARATION OF TERMINATION BY RHTC LLC, A GEORGIA LIMITED LIABILITY COMPANY AND T&T EXLEY PROPERTIES, LLC, A GEORGIA LIMITED LIABILITY COMPANY, DATED JANUARY 31, 2020, FILED FEBRUARY 3, 2020 AND RECORDED IN DEED BOOK 1838, PAGE 455, AFORESAID RECORDS. (AFFECTS SUBJECT PROPERTY AND IS BLANKET IN NATURE).
14. RECIPROCAL EASEMENT AGREEMENT BY AND BETWEEN RHTC LLC, A GEORGIA LIMITED LIABILITY COMPANY; T&T EXLEY PROPERTIES, LLC, A GEORGIA LIMITED LIABILITY COMPANY; AND W4 PROPERTIES PORT WENTWORTH, LLC, A GEORGIA LIMITED LIABILITY COMPANY, DATED JANUARY 31, 2020, FILED FEBRUARY 3, 2020 AND RECORDED IN DEED BOOK 1838, PAGE 462, AFORESAID RECORDS; AS AMENDED BY FIRST AMENDMENT TO RECIPROCAL EASEMENT AGREEMENT BY AND BETWEEN RHTC EXLEY JOINT VENTURE #1 AND W4 PROPERTIES PORT WENTWORTH, LLC, A GEORGIA LIMITED LIABILITY COMPANY, DATED DECEMBER 21, 2023, FILED MARCH 8, 2024 AND RECORDED IN DEED BOOK 332Z, PAGE 372, AFORESAID RECORDS. (AFFECTS SUBJECT PROPERTY AND IS BLANKET IN NATURE).
15. SANITARY SEWER EASEMENT BY AND BETWEEN T & T EXLEY PROPERTIES, LLC, A GEORGIA LIMITED LIABILITY COMPANY; RHTC LLC, A GEORGIA LIMITED LIABILITY COMPANY D/B/A RHTC EXLEY JOINT VENTURE #1; AND W4 PROPERTIES PORT WENTWORTH, LLC, A GEORGIA LIMITED LIABILITY COMPANY, DATED AS OF JANUARY 31, 2020, FILED FEBRUARY 3, 2020 AND RECORDED IN DEED BOOK 1838, PAGE 497, AFORESAID RECORDS. (AFFECTS SUBJECT PROPERTY AND IS SHOWN HEREON).
16. ALL MATTERS AFFECTING SUBJECT PROPERTY AS SHOWN ON THE FOLLOWING PLATS, ALL AFORESAID RECORDS: PLAT BOOK W, PAGE 56; PLAT BOOK W, PAGE 146; PLAT BOOK Y, PAGE 161; HISTORICAL PLAT BOOK 4, PAGE 104; MAP BOOK 2, PAGE 215; PLAT BOOK 3P, PAGE 81; PLAT BOOK 3AP, PAGE 73; PLAT BOOK 2S, PAGE 159; PLAT BOOK 59, PAGE 768; PLAT BOOK 51, PAGE 747; PLAT BOOK 52, PAGE 282; AND PLAT BOOK 54, PAGE 231. (MATTERS THAT AFFECT ARE SHOWN HEREON).

LEGAL DESCRIPTION AS SURVEYED:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING SITUATE IN THE 8TH GEORGIA MILITIA DISTRICT, PORT WENTWORTH, CHATHAM COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A #4 REBAR FOUND ALONG THE WESTERLY RIGHT OF WAY MARGIN OF GEORGIA HIGHWAY 21 (R/W VARIES) SAID POINT HAVING A GEORGIA STATE PLANE COORDINATE VALUE OF (N: 809,554.67', E: 956,269.22', NAD 83, GEORGIA EAST ZONE) AND BEING THE POINT OF BEGINNING; THENCE FROM THE POINT OF BEGINNING AS THUS ESTABLISHED AND DEPARTING THE SAID WESTERLY RIGHT OF WAY MARGIN OF GEORGIA HIGHWAY 21 NORTH 70 DEGREES 37 MINUTES 10 SECONDS WEST A DISTANCE OF 334.26 FEET TO A #4 REBAR FOUND; THENCE ALONG A CURVE TO THE LEFT HAVING AN ARC LENGTH OF AND A RADIUS OF 330.00 FEET, AND BEING SUB-TENDED BY A CHORD BEARING NORTH 08 DEGREES 55 MINUTES 48 SECONDS EAST A DISTANCE OF 87.26 FEET TO A #4 REBAR FOUND; THENCE NORTH 19 DEGREES 22 MINUTES 30 SECONDS EAST A DISTANCE OF 413.65 FEET TO A #4 REBAR FOUND; THENCE SOUTH 74 DEGREES 59 MINUTES 50 SECONDS EAST A DISTANCE OF 351.03 FEET TO A #4 REBAR FOUND ALONG THE WESTERLY RIGHT OF WAY MARGIN OF GEORGIA HIGHWAY 21; THENCE ALONG THE SAID WESTERLY RIGHT OF WAY MARGIN OF GEORGIA HIGHWAY 21 SOUTH 19 DEGREES 22 MINUTES 05 SECONDS WEST A DISTANCE OF 526.26 FEET TO THE POINT OF BEGINNING.
SAID TRACT OR PARCEL BEING 4.10 ACRES (178,676.59 SQFT).

TITLE COMMITMENT LEGAL DESCRIPTION:

ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE CITY OF PORT WENTWORTH, CHATHAM COUNTY, GEORGIA, 8TH G.M. DISTRICT, CONTAINING 4.10 ACRES, BEING MORE PARTICULARLY SHOWN ON AND DESIGNATED AS PARCEL C-2 ON THE PLAT ENTITLED "MINOR SUBDIVISION SURVEY BEING A SUBDIVISION OF PARCEL 'C' OF THE EXLEY COMMERCIAL TRACT A, 8TH G.M. DISTRICT, PORT WENTWORTH, CHATHAM COUNTY, GEORGIA FOR RHTC, LLC & T&T EXLEY PROPERTIES, LLC DBA RHTC EXLEY JOINT VENTURE #1" PREPARED BY SUNDIAL LAND SURVEYING, PC, BEARING THE SEAL AND CERTIFICATION OF MICHAEL A. HUSSEY, GEORGIA REGISTERED LAND SURVEYOR NO. 2509, DATED OCTOBER 16, 2019, LAST REVISED NOVEMBER 18, 2019, FILED FOR RECORD JANUARY 29, 2020 AT 2:49 P.M., AND RECORDED IN PLAT BOOK 52, PAGE 282, IN THE OFFICE OF THE CLERK OF SUPERIOR COURT, CHATHAM COUNTY, GEORGIA; SAID PLAT BEING INCORPORATED HEREIN AND MADE A PART HEREOF BY THIS REFERENCE.

SURVEYOR'S NOTES:

1. DISTANCES ON THIS SURVEY ARE HORIZONTAL DISTANCES SHOWN AS "GROUND" DISTANCES AND ARE EXPRESSED IN U.S. SURVEY FEET.
2. THE PROPERTY SHOWN HEREON MAY BE SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, RIGHTS-OF-WAY, STATE WATER BUFFERS AND OTHER ENCUMBRANCES. SAID EASEMENTS, RESTRICTIONS, RESERVATIONS, RIGHTS-OF-WAY, STATE WATER BUFFERS AND OTHER ENCUMBRANCES MAY NOT BE SHOWN HEREON.
3. NO CEMETERIES WERE OBSERVED ON THIS PROPERTY AT THE TIME OF SURVEY.
4. UNDERGROUND FOUNDATIONS AND UTILITIES, IF ANY, HAVE NOT BEEN LOCATED.
5. BEARINGS ARE BASED ON GRID NORTH (GA EAST ZONE) WHICH WAS ESTABLISHED USING RTK GPS ON THE egps NETWORK.
6. THE FIELD WORK WAS COMPLETED ON APRIL 10, 2025 AND WAS PERFORMED USING A CARLSON BRX-7 BASE AND ROVER AND A DGI MATRIXE 300 EQUIPPED WITH ROCK ROBOTIC R360 LIDAR. THE RELATIVE POSITIONAL ACCURACY DOES NOT EXCEED 0.07 FEET (HORIZONTAL AND VERTICAL) AT THE 95% CONFIDENCE LEVEL.
7. THIS MAP OF SURVEY HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN xxxxxxxx FEET.
8. THE HORIZONTAL DATUM IS NAD 83 AND THE VERTICAL DATUM IS NAVD 88.
9. SURVEYOR NOT PROVIDED WITH ZONING REPORT, ZONING AND TAX PARCEL NUMBERS SHOWN PER CHATHAM COUNTY GIS.
10. UTILITIES WERE LOCATED BY 811 AND WERE FIELD LOCATED BY CARTER ENGINEERING CONSULTANTS.
11. THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

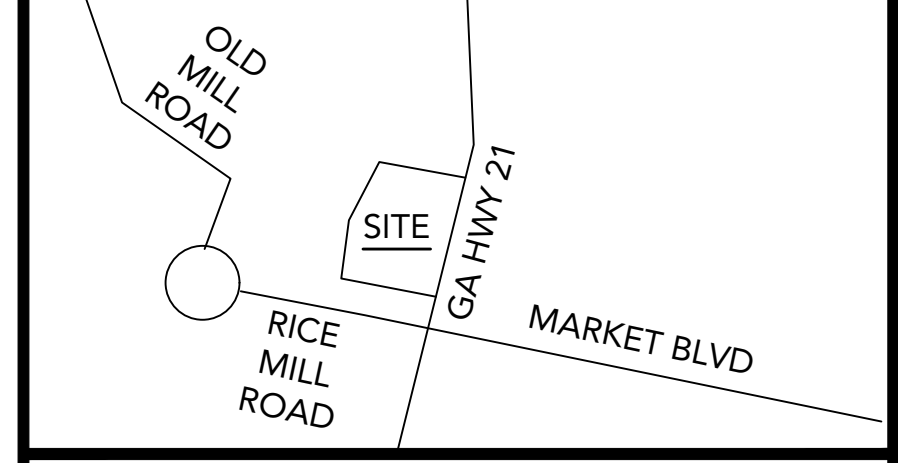
CARTER ENGINEERING CONSULTANTS, INC.
1010 COMMERCE DR.
BOGART, GA 30622

P: 770.725.1200
F: 770.725.1204
WWW.CARTERENGINEERING.COM

ALTA/NSPS LAND TITLE SURVEY FOR:
**BRIXWORX DEVELOPMENT, LLC,
A GEORGIA LIMITED LIABILITY COMPANY
AND STEWART TITLE GUARANTY COMPANY**

GEORGIA HIGHWAY 21
PORT WENTWORTH, GEORGIA
CHATHAM COUNTY
8TH GEORGIA MILITIA DISTRICT

REPRODUCTIONS, MODIFICATIONS OR ASSIGNMENTS OF THIS DOCUMENT WITHOUT THE WRITTEN APPROVAL OF CARTER ENGINEERING CONSULTANTS, INC. ARE PROHIBITED AND MAY INVALIDATE THE SEAL AND ANY LIABILITY THAT CARTER ENGINEERING CONSULTANTS, INC. MAY HAVE IN THIS DOCUMENT.



LOCATION MAP - NTS

LEGEND OF SURVEY ABBREVIATIONS/SYMBOLS	
A	ARC LENGTH
A/C	AIR CONDITIONER
BSL	BUILDING SETBACK LINE
CL	CENTERLINE
CM	CONCRETE MONUMENT
CMP	CORRUGATED METAL PIPE
CONC	CONCRETE
COV	COVERED
DB	DEED BOOK
DE	DRAINAGE EASEMENT
DIP	DUCTILE IRON PIPE
DWCB	DOUBLE WING CATCH BASIN
ENCR	ENCROACHMENT
E/P	EDGE OF PAVEMENT
EASMT	EASEMENT
ET	ELECTRIC TRANSFORMER
FLA	FLAILED END SECTION
FE	FOUNDATION
FRE	FINISHED FLOOR ELEVATION
HDPE	HIGH DENSITY POLYETHYLENE
IE	INVERT ELEVATION
IP	IRON PIPE
M	MEASURED
MANH	MANHOLE
N/F	NOT FOUND FORMERLY
NTS	NOT TO SCALE
OFFS	OFFSET
PB	PLAT BOOK
PDI	PEDESTAL DROP INLET
PG	PAGE
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PVC	POLYVINYL CHLORIDE
R	RADIAL RADIUS
RCP	REINFORCED CONCRETE PIPE
R/W	RIGHT-OF-WAY
SWB	STATE WATERS BUFFER
SWCB	SINGLE WING CATCH BASIN
SS	SANITARY SEWER
SSM	SANITARY SEWER MANHOLE
TYP	TYPICAL
UE	UTILITY EASEMENT
WI	WEIR INLET
3/4" OTF	3/4" OPEN TOP PIPE FOUND
#4RB	1/2" REBAR FOUND
#4RS	1/2" REBAR SET
PKNF	PK NAIL FOUND
PKNS	PK NAIL SET
RWVF	5" X 5" R/W MONUMENT FOUND
▲	BACKFLOW PREVENTER
■	BENCH/MARK/CONTROL BOLLARD
○	BURIED CABLE POST
□	CABLE TV PEDESTAL CATCH BASIN (SINGLE WING)
○	CONCRETE
○	CATCH BASIN (DOUBLE WING)
○	CHAIN LINK FENCE
○	ELECTRIC BOX
○	ELECTRIC MANHOLE
○	ELECTRIC METER
○	GAS BOX
○	ELECTRIC PEDESTAL FIRE DISCONNECT
○	FIRE HYDRANT
○	GAS VALVE
○	GAS METER
○	GAS POST
○	GAS VALVE
○	GAS VENT STACK
○	GATE/WATER VALVE
○	GREASE TRAP MH
○	GUYANCHOR
○	IRRIGATION CONTROL VALVE
○	METAL LIGHT POLE
○	OVERHEAD UTILITIES
○	PHONE LINE (BURIED)
○	POWER (BURIED)
○	POWER POLE
○	SANITARY SEWER CLEAN-OUT
○	SS LINE (BURIED)
○	SANITARY SEWER MANHOLE SIGN
○	STORM SEWER MANHOLE (BURIED)
○	STREET/PARKING LIGHT
○	STUB (UNKNOWN)
○	TELEPHONE PEDESTAL
○	TRAFFIC SIGNAL BOX
○	WATER LINE (BURIED)
○	WATER METER
○	WATER VALVE
○	WOOD FENCE
○	WOOD LIGHT POLE

LOCATION OF UTILITIES EXISTING ON OR SERVING THE SUBJECT PROPERTY IS DETERMINED BY OBSERVABLE EVIDENCE ONLY. THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, CLAIMS, PRESCRIPTION AND SUBSURFACE CONDITIONS THAT ARE NOT VISIBLE OR RECORDED, THUS DEEMING THEM UNDETERMINED AND NOT SHOWN. THIS PLAT IS INTENDED FOR THE PARTIES STATED ON THE FACE OF SURVEY. USE OF THIS SURVEY BY THIRD PARTIES IS AT THEIR OWN RISK.

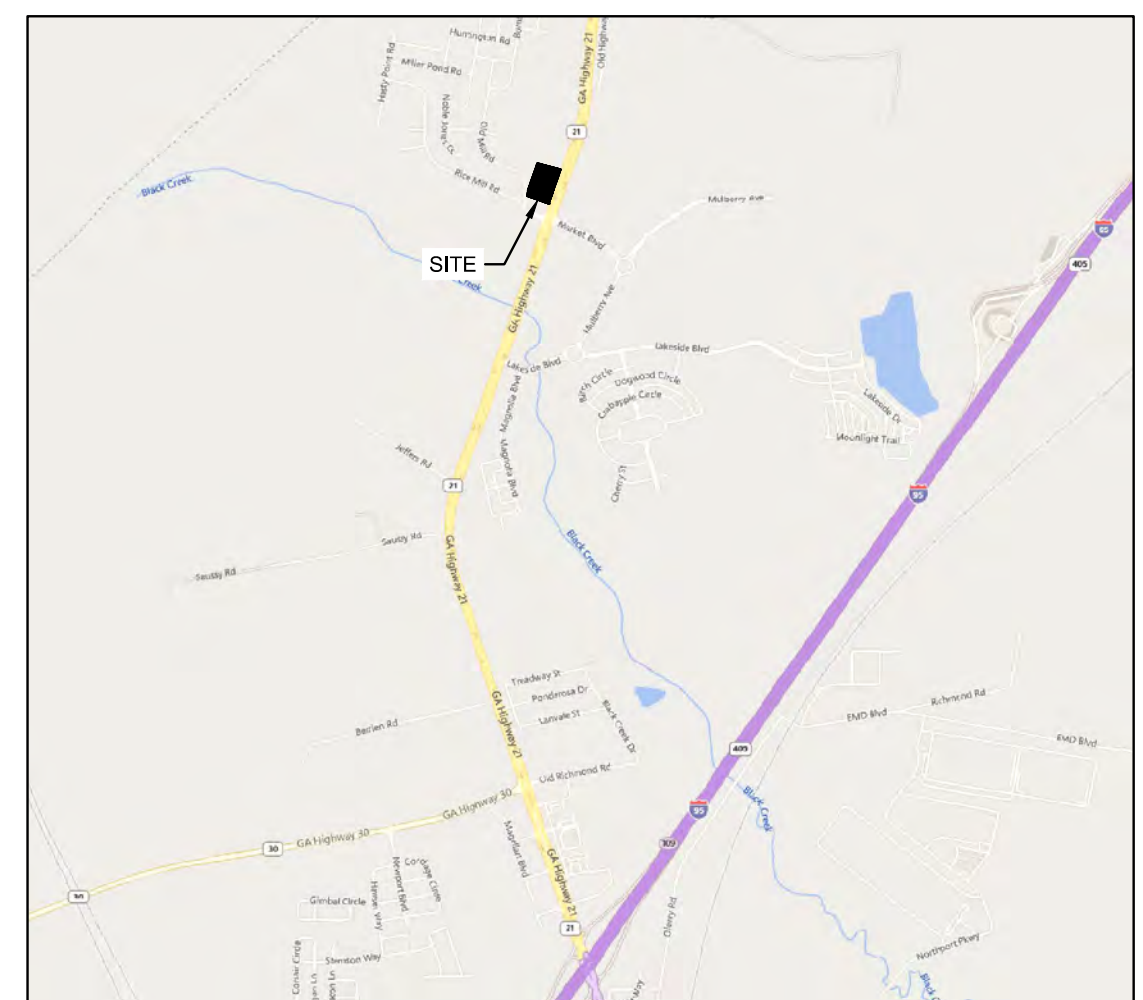
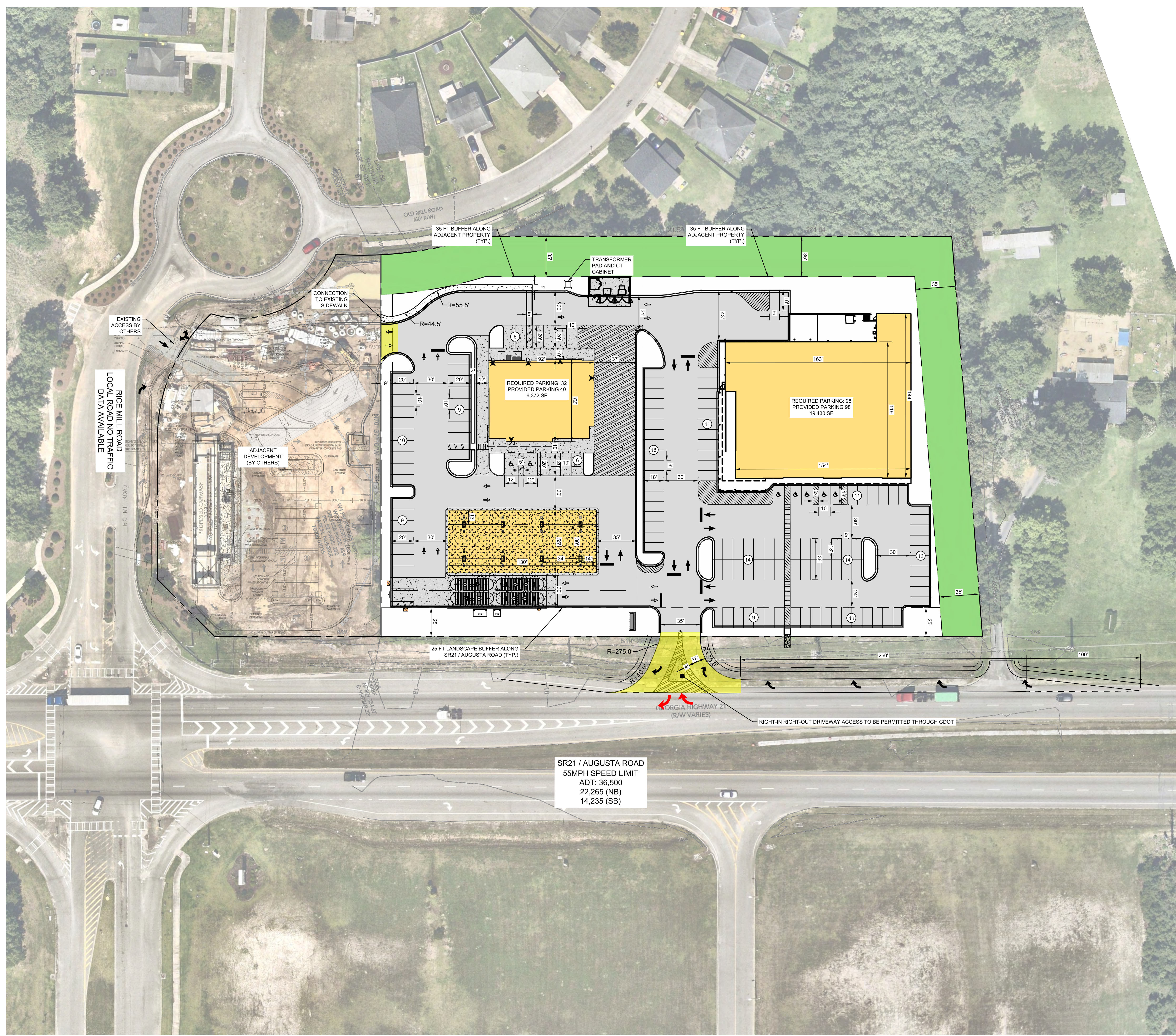
THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE "X" ACCORDING TO FEMA (FIA) COMMUNITY NUMBER 135162, MAP NUMBER 13051C0030G, DATED AUGUST 16, 2018

DATE PREPARED: 4-18-2025
PROJECT #: 24004BDRE
DRAWN BY: MAF

GRAPHIC SCALE: 1" = 40'
SHEET # 1

CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE | LAND PLANNING | LAND SURVEYING | MUNICIPAL SERVICES

Drawing name: K:\SAV_Civil\14777000_Walnut08-Brixworx_Development\1012240003_Rice Mill Road Port Wentworth_GA\CAD\Exhibits\City Conceptual Site Plan\CONCEPT SITE PLAN.dwg CONCEPT SITE PLAN May 30, 2025 9:43am by David Smith



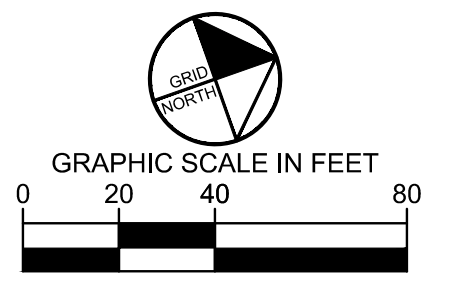
VICINITY MAP
NTS

SITE DATA TABLE	
JURISDICTION	CITY OF PORT WENTWORTH
EXISTING ZONING	C-2 (GENERAL COMMERCIAL)
SITE AREA	4.10 AC (PER CLIENT PROVIDED PLAN)
BUILDING AREA (SF)	6,372 AND 19,430
PARKING PROVIDED	AS SHOWN
SETBACK REQUIREMENTS	
FRONT (FT)	PARKING: 25 FT / BLDG: 40 FT
SIDE NORTH (FT)	BLDG: 10 FT
SIDE SOUTH (FT)	BLDG: 10 FT
REAR (FT)	PARKING: 35 FT / BLDG: 0 FT

- 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 CLIENT PROVIDED SURVEY.
 - ESTIMATED TRAFFIC INFORMATION SHOWN BASED LOCAL GDOT TRAFFIC COUNT INFORMATION.

- ACCESS NOTES**
- ACCESS POINT ONTO SR21 HAS NOT BEEN APPROVED BY 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 PORT WENTWORTH SIGNAGE ORDINANCE. SIGNAGE INFORMATION TO BE VERIFIED BY TENANT SIGN VENDER.



Kimley Horn
 © 2025 KIMLEY-HORN AND ASSOCIATES, INC.
 25 BULL STREET, SUITE 400
 ATLANTA, GA 30308
 PHONE: (404) 231-4384
 WWW.KIMLEY-HORN.COM

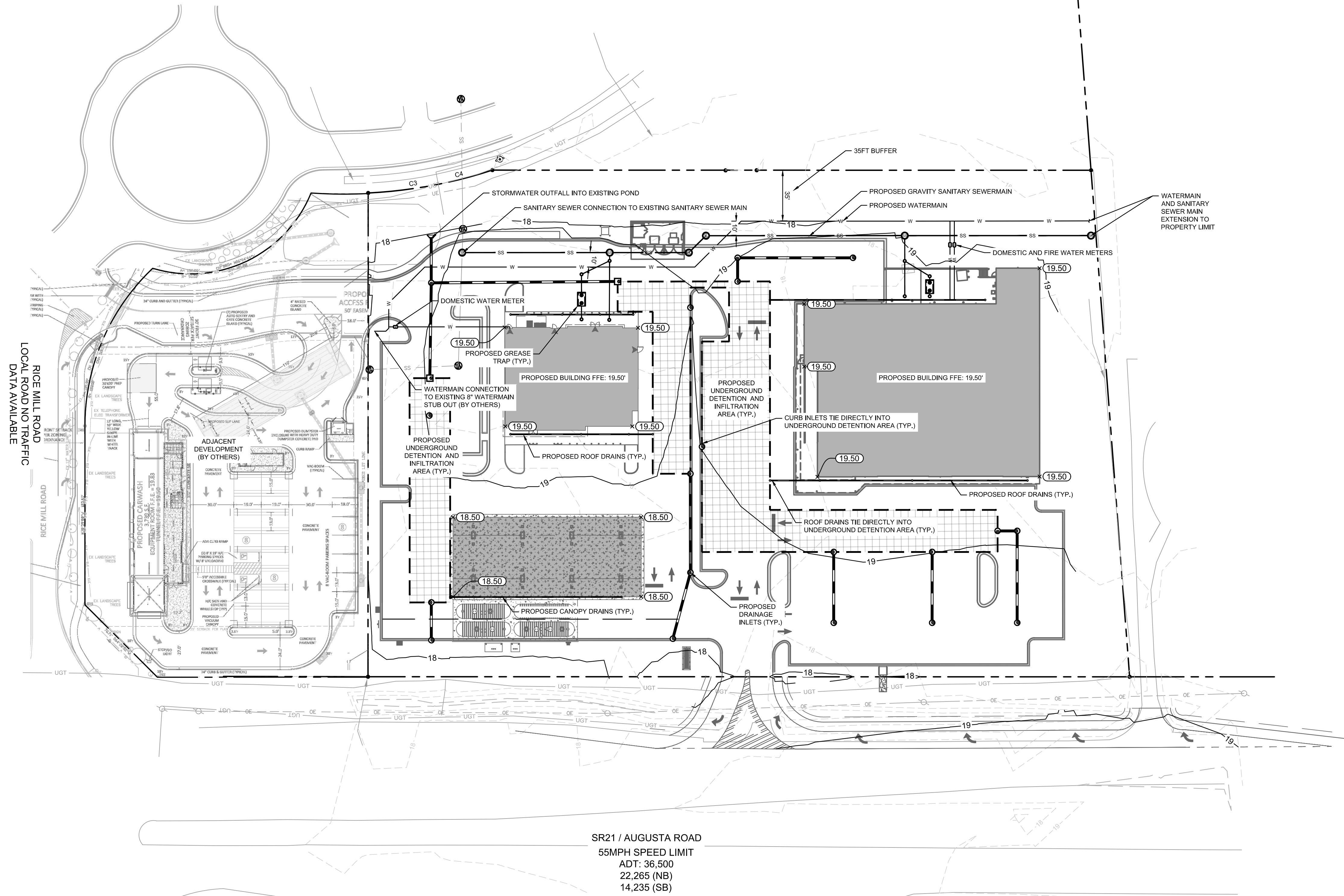
BRIXWORX DEVELOPMENT
 505 N ANGLER AVE NE
 ATLANTA, GA 30308
 PHONE: 561-706-0626

NO.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY

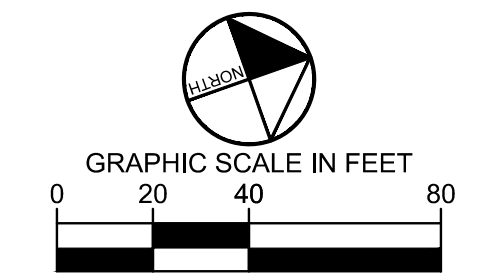
**RICE MILL ROAD
PORT WENTWORTH, GEORGIA**
 CHATHAM COUNTY, GEORGIA
 PARCEL ID: 1099107024/1099107024A

GSWCC NO. (LEVEL II)	TBD
DRAWN BY	TBD
DESIGNED BY	DDS
REVIEWED BY	DDS
DATE	05/30/2025
PROJECT NO.	012240003
TITLE	CONCEPTUAL SITE PLAN
SHEET NUMBER	SHEET 1

Drawing name: K:\SAV_Civil\14777000_Walnut08-Brixworx_Development\1012240003_Rice Mill Road Port Wentworth_GA\CAD\Exhibits\Civil Plan\PRELIMINARY GRADING AND UTILITY PLAN May 30, 2025 10:41am by: David Smith



SR21 / AUGUSTA ROAD
55MPH SPEED LIMIT
ADT: 36,500
22,265 (NB)
14,235 (SB)



Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
25 BULL STREET, SUITE 400
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PHONE: (912) 231-4384
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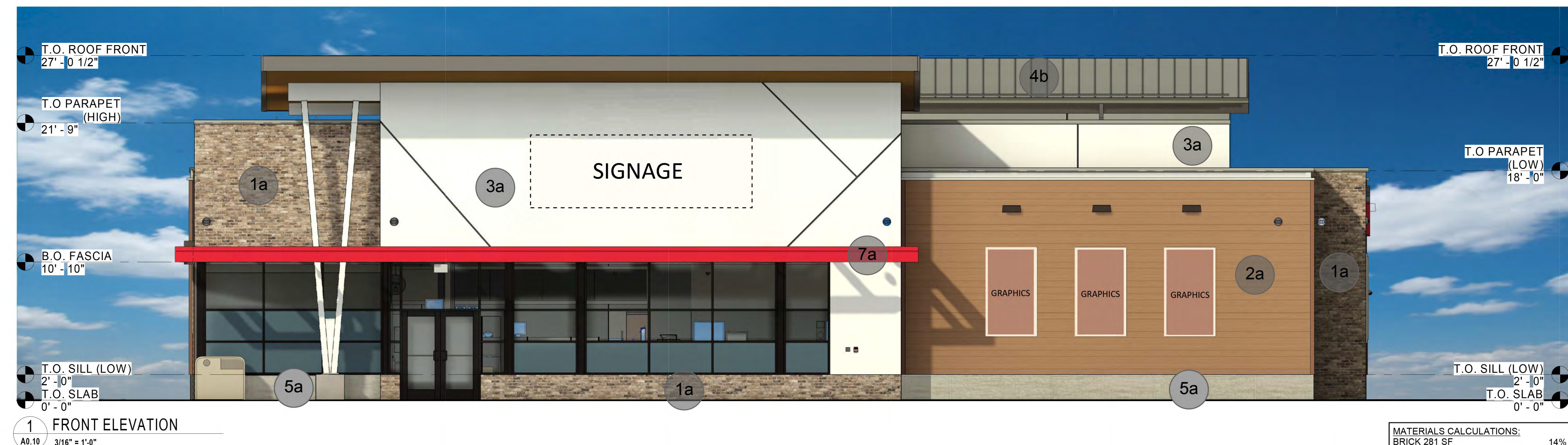
BRIXWORX DEVELOPMENT
505 N ANGLER AVE NE
ATLANTA, GA 30308
PHONE: 561-706-0626

NO.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY

RICE MILL ROAD
PORT WENTWORTH, GEORGIA
CHATHAM COUNTY, GEORGIA
PARCEL ID: 1099107024/1099107024A

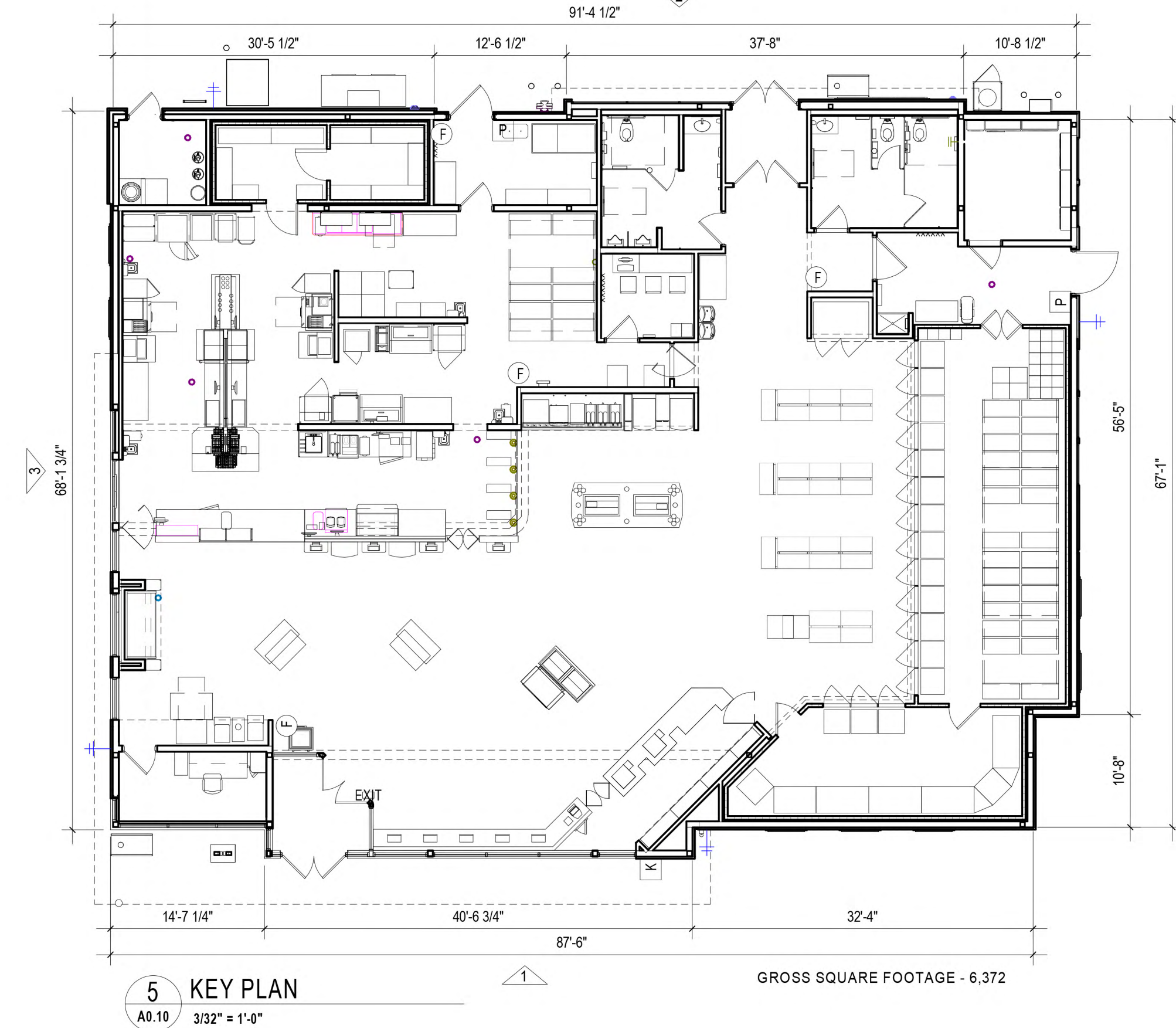
GSWCC NO. (LEVEL II)	TBD
DRAWN BY	TBD
DESIGNED BY	DDS
REVIEWED BY	DDS
DATE	05/30/2025
PROJECT NO.	012240003

TITLE
PRELIMINARY GRADING AND DRAINAGE PLAN
SHEET NUMBER
SHEET 2



MATERIALS CALCULATIONS:

BRICK 281 SF	14%
SIDING 513 SF	25%
EIFS/ STUCCO 661 SF	32%
GLAZING 450 SF	22%
TILE 94 SF	4%
METAL AWNING 76 SF	3%
TOTAL 2076 SF	



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

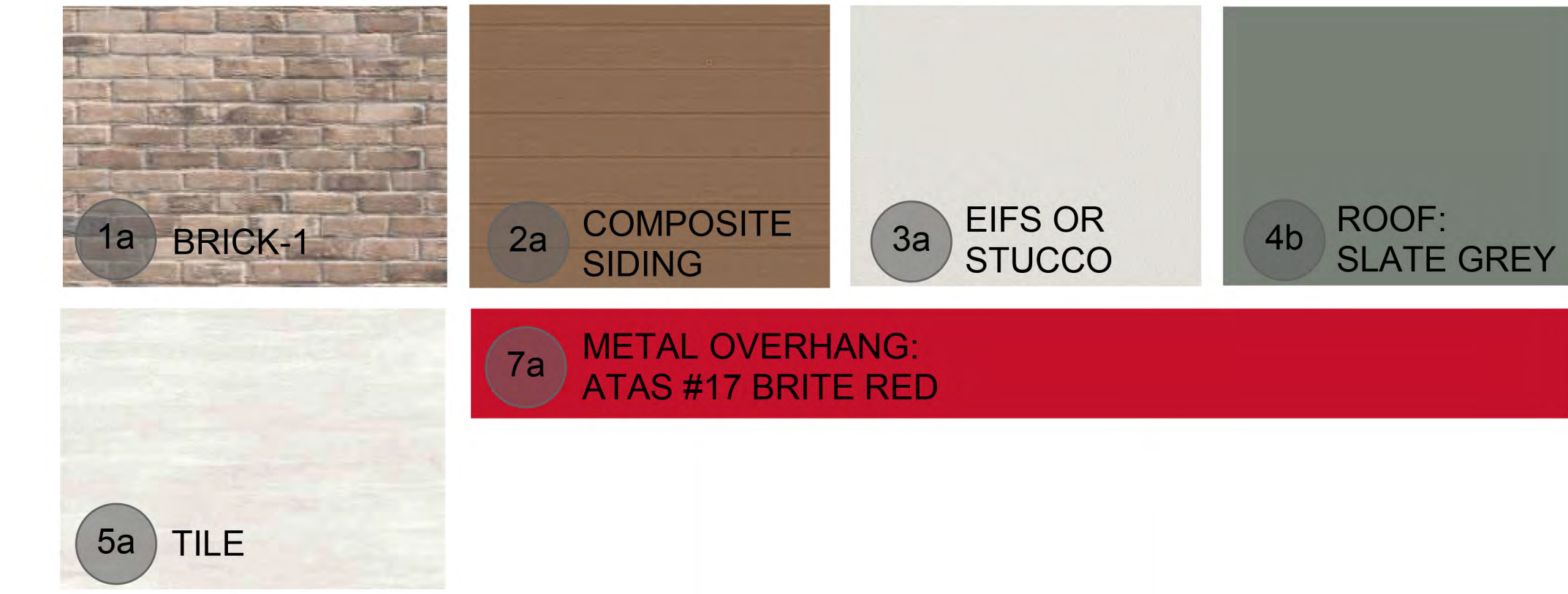
GROSS SQUARE FOOTAGE - 6,372



MATERIALS CALCULATIONS:

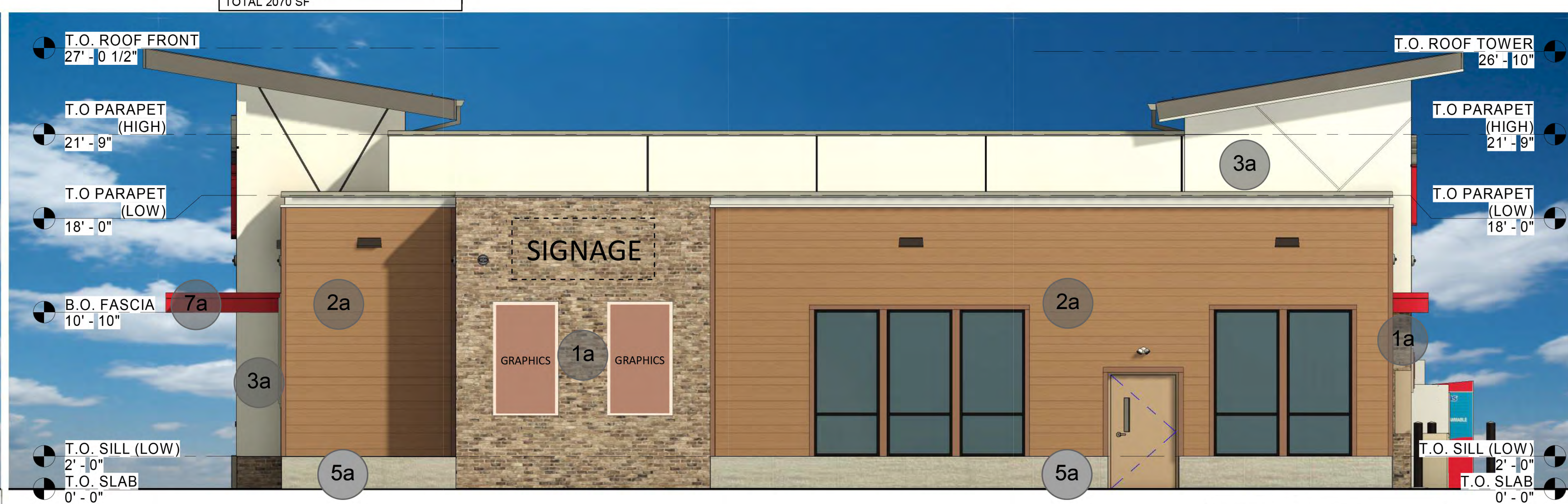
BRICK 517 SF	25%
SIDING 669 SF	32%
EIFS/ STUCCO 523 SF	25%
GLAZING 229 SF	11%
TILE 77 SF	4%
METAL AWNING 55 SF	3%
TOTAL 2070 SF	

MATERIALS:



MATERIALS CALCULATIONS:

BRICK 776 SF	49%
SIDING 322 SF	20%
EIFS/ STUCCO 85 SF	5%
GLAZING 227 SF	15%
TILE 111	7%
METAL AWNING 67 SF	4%
TOTAL 1588 SF	



MATERIALS CALCULATIONS:

BRICK 284 SF	19%
SIDING 589 SF	39%
EIFS/ STUCCO 366 SF	24%
GLAZING 188 SF	12%
TILE 96 SF	6%
METAL AWNING 11 SF	1%
TOTAL 1534 SF	

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

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

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

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

May 30, 2025

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

**Re: General Site Plan Application and Special Use Permit Narrative Letter
Commercial Development in C-2 Zoning District
State Route 21 and Rice Mill Road
Port Wentworth, Georgia**

To whom it may concern,

As requested by City staff I have prepared this narrative of the proposed commercial development at the location noted above.

General Site Overview

The proposed development is located at the northwest quadrant of the intersection of SR21 and Rice Mill Road in Port Wentworth, GA. The property is currently zoned C-2 (General Commercial). Table 4.30 of the City of Port Wentworth Zoning Ordinance indicates that a vehicle service station use is an allowed use in this district but requires a Special Use Permit (SUP) be prepared in addition to the Conceptual Site Plan Application. Retail sale use is a permitted use on C-2 zoned properties per table 4.30

The development is proposed to consist of a convenience store and fueling canopy, and a proposed grocery store use. 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. The property area on site is approximately 4.10 acres, and the total disturbed area is approximately 5 acres including portions of state and public right-of-way.

Special Use Permit Application

As outlined above, Table 4.30 of the City zoning ordinance requires that vehicle service stations submit a Special Use Permit application. It is worth noting that the SUP being prepared to accompany the Conceptual Site Plan is only applicable for the proposed vehicle service station use as a retail commercial use such as a grocery store is a permitted use by right. Section 14.40 of the City zoning ordinance outlines the review standards as it relates to Special Use Permits. Paragraphs from that section are included below along with a response as it relates to the proposed vehicle service station use being considered for the SUP.

- A. **Zoning Ordinance and Comprehensive Plan.** *The special use will be consistent with the goals, intent, and purposes of the City of Port Wentworth Zoning Ordinance and Comprehensive Plan.*
 - a. **Applicant Response:** The proposed use is aligned with commercially zoned property. The parcel is currently zoned general commercial (C-2) and is also reflected in the Comprehensive Plan as being planned for commercial use.

- B. **Use Compatibility and Character.**
 - a. **Applicant Response:** The site will include a 35ft buffer along all neighboring residentially zoned properties, that will predominantly consist of existing old growth vegetation meeting or exceeding the buffering requirements outlined in section 10.40A of the City zoning ordinance in addition to the 25ft greenway buffer along SR21. Additionally, the site is proposed to stub out sanitary sewer and water utilities to adjacent properties to facilitate any future development of those parcels as requested by the City.

C. Public Services and Infrastructure.

- a. **Applicant Response:** The site is currently adequately served by City and State infrastructure to include roadways, water and sewer utilities, and stormwater infrastructure.

D. Impact and Nuisances.

- a. **Applicant Response:** The site is proposing to use a more densely vegetated buffer of the same width required by section 10.40A of the zoning ordinance to effectively buffer the proposed development beyond what is required in the zoning ordinance.

E. Environmental Impact.

- a. **Applicant Response:** At this time of this submittal no environmental considerations were identified on the site such as wetlands or floodplains. No environmental impacts are anticipated as part of the proposed development.

F. Traffic.

- a. **Applicant Response:** A traffic study is being prepared to consider the proposed and existing uses as they relate to the GDOT controlled Right-in Right-out driveway proposed along SR21 / Augusta Road and will be used to develop the final design of that driveway. The traffic study will consider existing and future traffic conditions with and without the development and indicate the preferred configuration of the access to reduce the impact of the access as much as is feasible.

Section 7.250 of the City Zoning Ordinance outlines the specific requirements for a proposed vehicle service station as it pertains to the Special Use Permit Application. I have included the items from section 7.250 along with a response to each requirement for reference below:

- A. **Access and Circulation.** *All fueling pumps shall be arranged to prevent queued or parked vehicles waiting to be serviced from encroaching upon a sidewalk, street, intersection, or public right-of-way.*
 - a. **Applicant Response:** Fuel pumps are proposed to be placed with sufficient space for vehicles to circulate the building and canopy and accommodate any potential queueing on site without creating traffic hazards on the site or within the Right-of-Way.
- B. **Vehicle Repair.** *Repair work shall be limited to minor vehicle repair unless major vehicle repair is approved for the site.*
 - a. **Applicant Response:** The site will not have any vehicle repair as part of its primary or subsidiary functions.
- C. **Surface.** *All areas designated for vehicles shall be concrete or asphalt. Notwithstanding any other allowance in this ordinance, alternative surfaces are not permitted.*
 - a. **Applicant Response:** All pavement proposed on site will be concrete or asphalt without exception.
- D. **Canopy.** *A permanent building or freestanding canopy shall be located over all fuel pump islands. Canopies shall meet setback requirements for principal buildings.*
 - a. **Applicant Response:** A canopy is included in the plan that will cover all fuel pump islands and meets the required building setbacks.

- E. **Hazardous Materials.** *All flammable liquids, solvents, cleaners, and other hazardous substances capable of contaminating groundwater shall be stored within a building, and secondary containment measures shall be employed to prevent ground contact of any spilled materials.*
- a. **Applicant Response:** All hazardous substances located on site will be stored as required above.

Justification

State Route 21 / Augusta Road will serve as the main ingress and egress point to the site via the above mentioned right-in right-out driveway. As recorded by GDOT publicly available traffic counts, the Average Daily Traffic (ADT) along the section of SR21 / Augusta Road adjacent to the site is approximately 36,500 vehicles currently. It is typical for the addition of a convenience store to provide fuel service and convenience to portions of the existing trips that currently pass by the site rather than generating new trips. This high volume of trips and ease of access via the right-in right-out movement make for a preferred location for the construction a fuel service station with convenience store and is the reason why this permit is being requested.

Buffering

As required by the City Zoning Ordinance table 10.40A property zoned C-2 directly adjacent to Residential R-1 and R-5 zoned property requires a type B buffer. Table 10.40B shows that Type B buffers must be 35ft in depth minimum and outlines the type and size of trees required. Currently the site is proposed to utilize the existing old growth vegetation for the full 35ft buffer depth required to the north and western property boundaries which currently abut residential zoned properties. The existing vegetation to be maintained far exceeds the requirements for buffers as outlined ins table 10.40 B in species variety, tree size, and quantities of existing old growth trees.

This will allow the site to meet the current minimum depth requirement while far exceeding the minimum buffer planting and placement requirements which will allow for a more effective buffer than required.

While the current layout of the proposed grocery use is conceptual in nature, portions of the proposed grocery parking spaces use do not fulfill the entire 25ft greenway buffer from SR21 / Augusta Road as outlined in section 10.50 of the City Zoning Ordinance; however, based on section 10.50 the intention of the street yard greenway landscaping requirement is to screen the front yard parking areas when viewed from the street. The site, as it is currently proposed, does not meet the full requirement along a singular row of parking but provides seven feet of setback from the right of way and can be modified during the final site plan application to reflect City reviewed plantings such as shrubs or other continuous plantings to efficiently screen the appearance of parking areas as viewed from the street. At the current conceptual site planning phase, the applicant is not required to generate or provide a landscape plan until the final site plan permit. During the Final Site Plan Permit application process a landscaping plan will be developed that accommodates the intent of section 10.50 noted above.

Stormwater and Utility Improvements

The Conceptual Site Plan application includes a preliminary grading plan as well as a preliminary utility plan attached for reference. The site is generally flat and exists as a heavily vegetated pervious area with flat or low slope existing across the site. The post development basin will include impervious pavements, buildings, and canopies which will generate additional stormwater runoff in the post development condition versus the pre-development condition. The provided preliminary grading plan includes the use of underground stormwater detention systems to catch, detain, and slowly release the existing and additional runoff generated by the development. Underground detention also allows for stormwater infiltration which significantly improves the overall water quality and water treatment on the site, prior to stormwater leaving the site in the post developed state.

The plan also includes proposed connections to existing City of Port Wentworth water and sewer located generally south of the proposed commercial development. Based on a discussion with the City of Port Wentworth Utilities Director, the development will also include sanitary sewer, and domestic water service stub outs to the existing property north of the site. This will benefit any future development or improvements to the property owners north of the site.

Closure

The proposed development makes exceptional use of the existing C-2 zoned property and makes every effort feasible to meet or exceed the requirements listed in the City Zoning Ordinance. Even with dimensional limitations of the site from buffers and a unique shape it still meets the zoning ordinance required buffering regulations and all special use conditions as outlined in section 7.250.

Because of this and the reasons noted throughout this narrative, we are requesting City Council approve the Conceptual Site Plan and Special Use Permit as presented.

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. Special Use Permit Application
2. Conceptual Site Plan Application



Planning Commission
7224 GA Highway 21
Port Wentworth, GA 31407

Meeting: 07/07/25
Department: Development Services
Category: Ordinance
Prepared By: Katie Dunnigan
Department Head: Katie Dunnigan

SCHEDULED

AGENDA ITEM (ID)

DOC ID:

Phillip McCorkle, as Agent for SPH 21, LLC, requests the approval of a Concept Site Plan "Arbor View PH 2". PIN# 70976 02038 located off Highway 30 in the 1st Council District. Zoned R-1, proposed zoning R-4.

Issue/Item: Phillip McCorkle, as Agent for SPH 21, LLC, requests the approval of a Concept Site Plan "Arbor View PH 2". PIN# 70976 02038 located off Highway 30 in the 1st Council District. Zoned R-1, proposed zoning R-4.

Background:

- The applicant proposes to develop 63 townhomes as an extension of the existing Arbor View community.
- Access will be via connection to the existing development.
- A requisite neighborhood meeting was held for this project on April 30, 2025. Community input including discussion regarding wetlands, future property sales, and the desire for improvements to Berrien Road. No input submitted triggered alteration to the site plan.
- *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:

- The Future Land Use Map identifies the subject parcel as residential.
- Proposed units will be consistent with the first phase of Arbor View.
- Amenities will be shared with the existing development.
- The developer will be preserving the 12+ acres of wetlands (of approximately 23 total) on site.
- A 2nd Reading for the rezoning of this parcel to R-4 will be held at the July 17, 2025 City Council meeting.

Suggested Action

- Approval is recommended with the condition:

1. Approval of the Concept Site Plan is contingent upon the successful rezoning of the subject property to R-4.

Funding: N/A

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 Saussy Road

PIN #(s): 7-0976-02-038

Zoning: R-1 Estimated Cost of Construction: \$

Type of Construction: Residential

Project Name: Expansion of Arbor View

Applicant's Name: Phillip McCorkle

Mailing Address: 319 Tattnall Street, Savannah, Georgia 31401

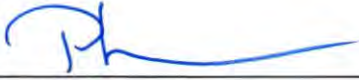
Phone #: (912) 232-7416 Email: prm@mccorklejohnson.com

Owner's Name (if Different form Applicant): SPH 21, LLC

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

Phone #: (404) 358-1178 Email: chayes@crossgateconsulting.com

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


Applicant's Signature

5/22/25
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 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 (*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



Date

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 Concept Plan Approval for 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

By: 
Signature of Owner
Manager

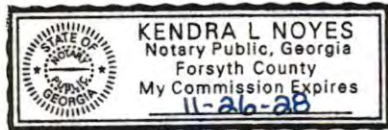
Personally appeared before me

David G. Hanna

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

Kendra L Noyes
Notary Public

4-15-25
Date



Property Owners Within 300 Feet

F3 GA HWY 30 BTR PROPERTY OWNER
LLC

PIN: 70976 02027

Parcel Address: 300 Highway 30, Port
Wentworth, Georgia 31407

Mailing Address: 3 Bethesda Metro Center,
Suite 1400, Bethesda, Maryland 20814

Estate of Alvin Williams

PIN: 70976 02005

Parcel Address: Berrien Ave, Port Wentworth,
Georgia 31407

Mailing Address: c/o Gary Heywood, 24
Litchfield Drive, Savannah, Georgia 31419

Rosetta Foreman Graham

PIN: 70976 02046

Parcel Address: Berrien Ave, Port Wentworth,
Georgia 31407

Mailing Address: 601 E. 7th Street, Vidalia,
Georgia 30474

Lonnie L. Oglesby

PIN: 700976 02045

Parcel Address: Berrien Ave, Port Wentworth,
Georgia 31407

Mailing Address: 1015 Elliott Avenue,
Savannah, Georgia 31415

Zachary D. Mucha

PIN: 70976 02008

Parcel Address: 250 Berrien Ave, Port
Wentworth, Georgia 31407

Mailing Address: 32 Silverstone Circle,
Savannah, Georgia 31406

EDWARD B. DEAL PROPERTIES NO. 2 LLC

PIN: 70976 02009

Parcel Address: Berrien Ave, Port Wentworth,
Georgia 31407

Mailing Address: 301 Oxford Lane, Savannah,
Georgia 31405

Raddie Jackson, Et Al.

PIN: 70976 02010

Parcel Address: Berrien Ave, Port Wentworth,
Georgia 31407

Mailing Address: 725 W. 46th Street, Savannah,
Georgia 31405

SPH 21, LLC

PIN: 70976 02037

Parcel Address: Saussy Road, Port Wentworth,
Georgia 31407

Mailing Address: 6 Concourse Parkway, Suite
200, Atlanta, Georgia 30328

Willie Steele Place, LLC

PIN: 70976 02007

Parcel Address: Punkin Bridge Road, Port
Wentworth, Georgia 31407

Mailing Address: 4 Marsh Harbor Drive N,
Savannah, Georgia 31401

Parkside Port Wentworth, LLC

PIN: 70976C01004

Parcel Address: 436 Highway 30, Port
Wentworth, Georgia 31407

Mailing Address: 3565 Piedmont Road NE,
Building One, Suite 200, Atlanta, Georgia 30305



50 PARK OF COMMERCE WAY
SAVANNAH, GA 31405 | 912.234.5300
WWW.THOMASANDHUTTON.COM

MEMORANDUM

TO: John Kent – GDOT
FROM: Nathan Long, P.E. – T&H Project Manager
DATE: May 16, 2025
RE: Arbor View – Additional Units Memo
J-28896.0005

INTRODUCTION

This memorandum serves to provide a level of service analysis to the Arbor View accesses with the inclusion of additional townhome units.

The approved and constructed Arbor View development (phase 1) includes a total of 162 townhome units and a clubhouse, the proposed expansion (phase 2) includes an additional 63 townhome units.

This memo evaluates level of service impacts to the site accesses of the additional 63 townhome units. A site plan is included in the Appendix.

METHOD

Counts are collected at the existing site access intersections in April 2025, at the time counts were collected, 27 townhomes were occupied. The proposed expansion anticipated to be completed in 2026. Counts are grown to 2026 with a 1.7% growth rate. The phase 1 build out condition and the phase 2 build out condition incorporate the grown count data. Eastbound left turn lanes and westbound right turn lanes are constructed on GA-30 for both accesses in the phase 1 condition and are included in analysis.

The proposed units generate an additional 27 AM peak hour trips and 34 PM peak hour trips, trip generation calculations are included in the appendix. Trips are assigned based on the distributions provided in the appendix, distributions follow the approved 2021 Noble Vines TIA and are modified for the proposed site layout. Level of service for the 2026 phase 1 build out conditions and the 2026 phase 2 build out conditions are shown below in table 1. Synchro Reports are included in the appendix.

Int #	Intersection	Approach	Control	Build Out Phase 1				Build Out Phase 2			
				LOS		Delay (sec)		LOS		Delay (sec)	
				AM	PM	AM	PM	AM	PM	AM	PM
1	GA-30 & Stop-N-Stor Driveway / Access Drive 1	GA-30 - EB lefts	Minor Stop	A	A	8	9	A	A	8	9
		GA-30 - WB lefts		A	A	0	8	A	A	0	8
		Stop-N-Store Dwy - NB		A	C	0	21	A	C	0	21
		Access Drive 1 - SB		D	C	34	21	E	C	38	22
2	GA-30 & Newport Boulevard / Access Drive 2	GA-30 - EB lefts	Minor Stop	A	A	8	9	A	A	8	9
		GA-30 - WB lefts		B	A	12	9	B	A	12	9
		Newport Boulevard - NB		E	C	39	20	E	C	40	21
		Access Drive 2 - SB		F	D	90	32	F	D	112	35

The additional trips trigger an increase in delay of 24% in the AM peak and 9% in the PM peak for Access Drive 2. Access Drive 1 increase in delay of 12% in the AM peak hour and 5% in the PM peak hour.

CONCLUSION

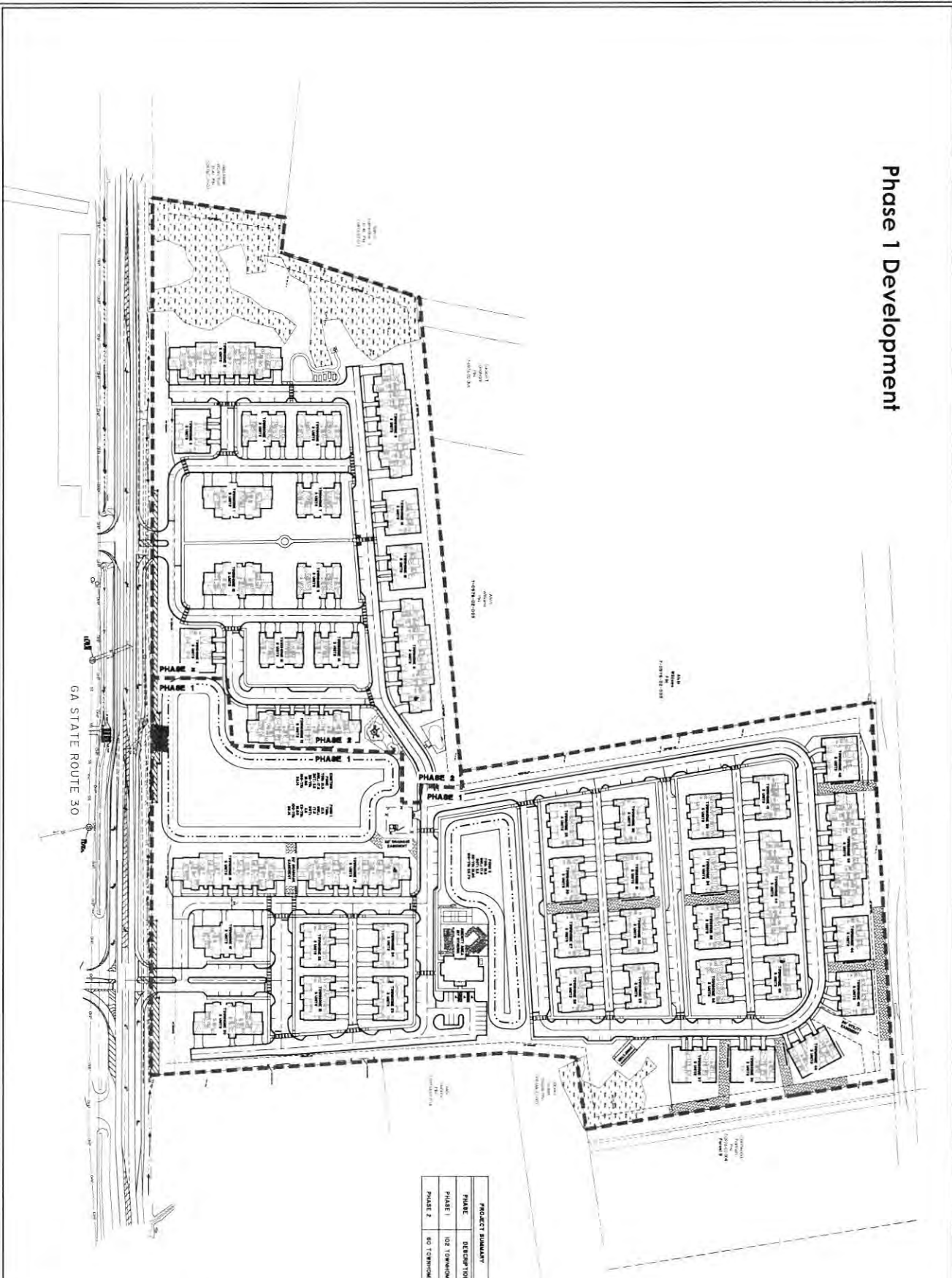
Phase 1 of the Arbor View development have been approved and are under construction, turn lanes are constructed for the ingress of both accesses in this phase. A proposed expansion adds an additional 63 units to the development. The 63 units generate an additional 27 AM peak hour trips and 34 PM peak hour trips. The additional trips provide a minimal increase in delay to the Arbor View site accesses and surrounding roadways. The turn lanes built in phase 1 will alleviate congestion concerns caused by the site on GA-30 and will provide sufficient storage for the proposed expansion.

Appendix

Site Location



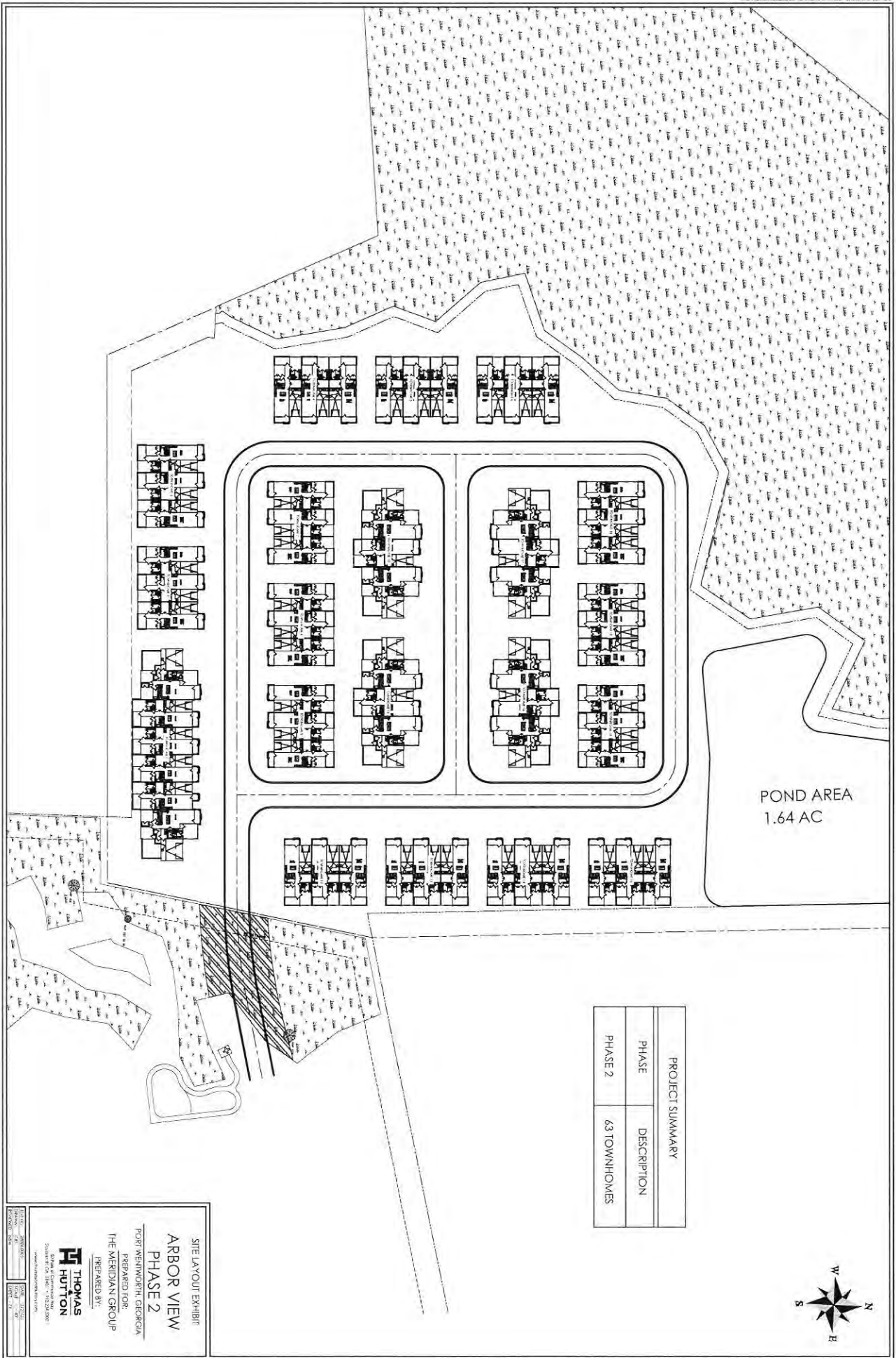
Phase 1 Development



PROJECT SUMMARY	
PHASE	DESCRIPTION
PHASE 1	102 TOWNHOMES
PHASE 2	80 TOWNHOMES



OVERALL LAYOUT EXHIBIT
ARBOR VIEW
 TOWNHOMES
 TOWN WENIWORTH, GA
 PREPARED FOR:
 TMC
 PREPARED BY:
THOMAS HUTTON
 ARCHITECTS
 1000 W. WASHINGTON ST., SUITE 100
 ATLANTA, GA 30335
 PHONE: 404.525.1100
 FAX: 404.525.1101
 WWW: THOMASHUTTON.COM



POND AREA
1.64 AC

PROJECT SUMMARY	
PHASE	DESCRIPTION
PHASE 2	63 TOWNHOMES



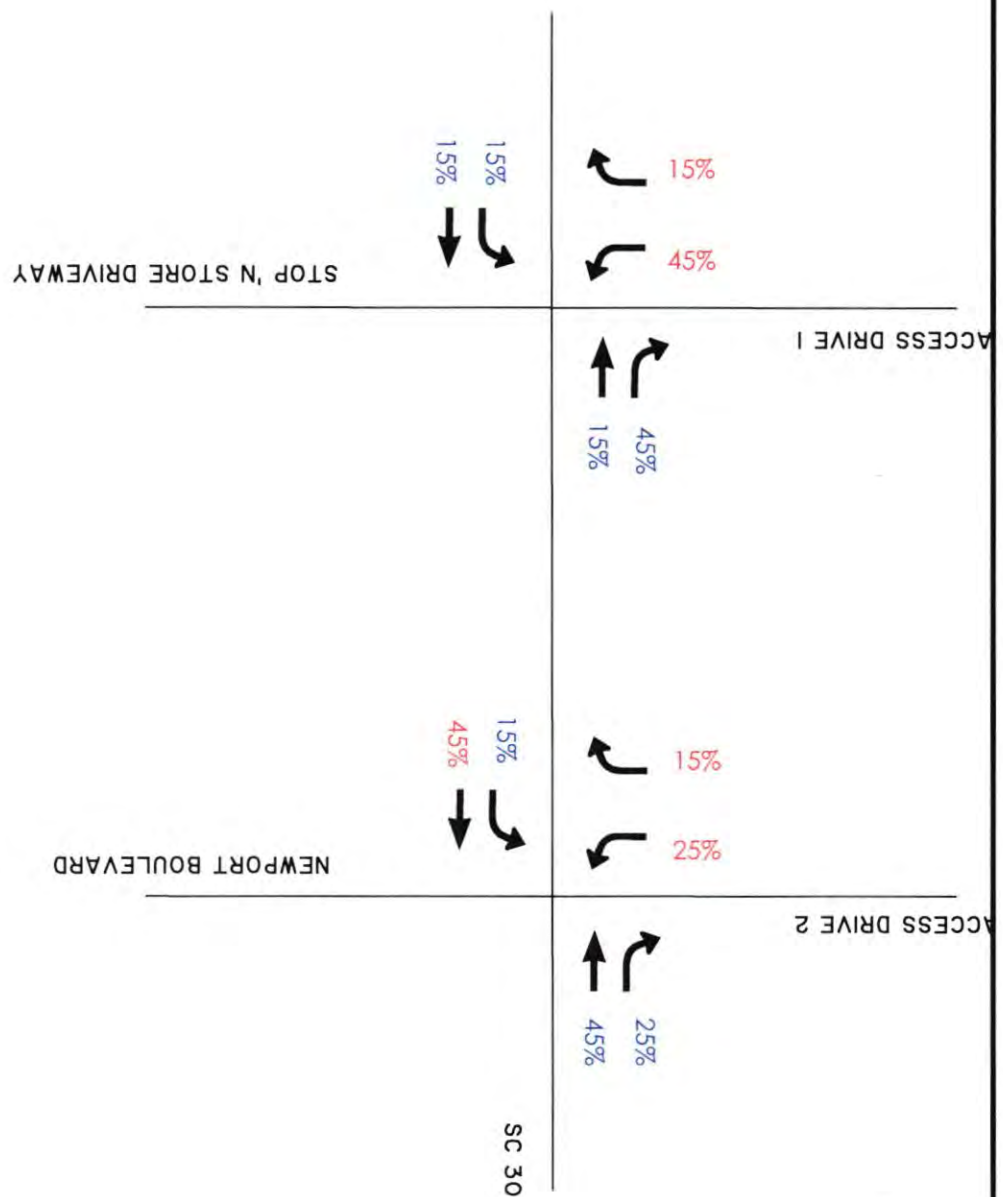
SITE LAYOUT EXHIBIT
ARBOR VIEW
PHASE 2
 PREPARED FOR:
 THE MERIDIAN GROUP
 PREPARED BY:
THOMAS HUTTON
300 Park Lane, Suite 200, Atlanta, GA 30329
 TEL: 404.525.8800 FAX: 404.525.8801
 WWW.THOMASHUTTON.COM

TRIP GENERATION CALCULATIONS - ARBOR VIEW ADDITIONAL UNITS MEMO

ARBOR VIEW - PHASE 1 ONLY												
ITE LAND USE CODE	SIZE		ADT		AM PEAK HOUR				PM PEAK HOUR			
			TRIP EQUATION	ADT	TRIP EQUATION	TOTAL TRIPS	TRIPS ENTER	TRIPS EXIT	TRIP EQUATION	TOTAL TRIPS	TRIPS ENTER	TRIPS EXIT
							25%	75%			59%	41%
215 - SINGLE FAMILY ATTACHED HOUSING	DWELLING UNITS	135	$T = 7.62 * (X) - 50.48$	978	$T = 0.52 * (X) - 5.70$	65	16	49	$T = 0.60 * (X) - 3.93$	77	45	32

ARBOR VIEW - PHASE 2 ONLY												
ITE LAND USE CODE	SIZE		ADT		AM PEAK HOUR				PM PEAK HOUR			
			TRIP EQUATION	ADT	TRIP EQUATION	TOTAL TRIPS	TRIPS ENTER	TRIPS EXIT	TRIP EQUATION	TOTAL TRIPS	TRIPS ENTER	TRIPS EXIT
							25%	75%			59%	41%
215 - SINGLE FAMILY ATTACHED HOUSING	DWELLING UNITS	63	$T = 7.62 * (X) - 50.48$	430	$T = 0.52 * (X) - 5.70$	27	7	20	$T = 0.60 * (X) - 3.93$	34	20	14

ARBOR VIEW - PHASE 1 & 2												
ITE LAND USE CODE	SIZE		ADT		AM PEAK HOUR				PM PEAK HOUR			
			ADT	TOTAL TRIPS	TRIPS ENTER	TRIPS EXIT	TOTAL TRIPS	TRIPS ENTER	TRIPS EXIT			
					25%	75%		59%	41%			
215 - SINGLE FAMILY ATTACHED HOUSING	DWELLING UNITS	198	1,408	92	23	69	111	65	46			



INBOUND %
OUTBOUND %

ARBOR VIEW
TRIP DISTRIBUTION

THOMAS & HUTTON

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

Intersection												
Int Delay, s/veh	0.8											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↖	↗		↖	↗	↖		↕			↕	
Traffic Vol, veh/h	3	1123	0	0	206	19	0	0	0	24	0	8
Future Vol, veh/h	3	1123	0	0	206	19	0	0	0	24	0	8
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	-	-	Yield	-	-	None	-	-	None
Storage Length	310	-	-	310	-	250	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	97	97	97	97	97	97	97	97	97	97	97	97
Heavy Vehicles, %	0	2	0	0	8	0	0	0	0	0	0	0
Mvmt Flow	3	1158	0	0	212	20	0	0	0	25	0	8

Major/Minor	Major1		Major2		Minor1		Minor2					
Conflicting Flow All	212	0	0	1158	0	0	1376	1376	1158	1376	1376	212
Stage 1	-	-	-	-	-	-	1164	1164	-	212	212	-
Stage 2	-	-	-	-	-	-	212	212	-	1164	1164	-
Critical Hdwy	4.1	-	-	4.1	-	-	7.1	6.5	6.2	7.1	6.5	6.2
Critical Hdwy Stg 1	-	-	-	-	-	-	6.1	5.5	-	6.1	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.1	5.5	-	6.1	5.5	-
Follow-up Hdwy	2.2	-	-	2.2	-	-	3.5	4	3.3	3.5	4	3.3
Pot Cap-1 Maneuver	1370	-	-	611	-	-	124	146	241	124	146	833
Stage 1	-	-	-	-	-	-	239	271	-	794	730	-
Stage 2	-	-	-	-	-	-	794	730	-	239	271	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1370	-	-	611	-	-	122	146	241	123	146	833
Mov Cap-2 Maneuver	-	-	-	-	-	-	122	146	-	123	146	-
Stage 1	-	-	-	-	-	-	239	270	-	794	730	-
Stage 2	-	-	-	-	-	-	786	730	-	239	270	-

Approach	EB		WB		NB		SB
HCM Control Delay, s/v	0.02		0		0		34
HCM LOS					A		D

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	-	1370	-	-	611	-	-	157
HCM Lane V/C Ratio	-	0.002	-	-	-	-	-	0.211
HCM Control Delay (s/veh)	0	7.6	-	-	0	-	-	34
HCM Lane LOS		A	A	-	-	A	-	D
HCM 95th %tile Q(veh)	-	0	-	-	0	-	-	0.8

HCM 7th TWSC
 2: Newport Boulevard/Access Drive 2 & GA-30

05/14/2025

Intersection												
Int Delay, s/veh	5.1											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↖	↑	↗	↖	↑	↗		↖	↗		↕	
Traffic Vol, veh/h	7	1127	12	36	199	5	16	0	123	15	0	7
Future Vol, veh/h	7	1127	12	36	199	5	16	0	123	15	0	7
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	-	-	Free	-	-	Yield	-	-	Yield	-	-	None
Storage Length	310	-	300	300	-	250	-	-	100	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	96	96	96	96	96	96	96	96	96	96	96	96
Heavy Vehicles, %	0	2	0	6	8	0	6	0	2	0	0	0
Mvmt Flow	7	1174	13	38	207	5	17	0	128	16	0	7

Major/Minor	Major1	Major2	Minor1	Minor2
Conflicting Flow All	207	0	1174	0
Stage 1	-	-	-	-
Stage 2	-	-	-	-
Critical Hdwy	4.1	-	4.16	-
Critical Hdwy Stg 1	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-
Follow-up Hdwy	2.2	-	2.254	-
Pot Cap-1 Maneuver	1376	-	581	-
Stage 1	-	-	-	-
Stage 2	-	-	-	-
Platoon blocked, %	-	-	-	-
Mov Cap-1 Maneuver	1376	-	581	-
Mov Cap-2 Maneuver	-	-	-	-
Stage 1	-	-	-	-
Stage 2	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s/v	0.05	1.74	39.17	89.96
HCM LOS			E	F

Minor Lane/Major Mvmt	NBLn1	NBLn2	EBL	EBT	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	95	234	1376	-	581	-	-	64
HCM Lane V/C Ratio	0.175	0.548	0.005	-	0.065	-	-	0.359
HCM Control Delay (s/veh)	50.8	37.7	7.6	-	11.6	-	-	90
HCM Lane LOS	F	E	A	-	B	-	-	F
HCM 95th %tile Q(veh)	0.6	3	0	-	0.2	-	-	1.3

HCM 7th TWSC

1: Stop-N-Stor Driveway/Access Drive 1 & GA-30

05/14/2025

Intersection												
Int Delay, s/veh	0.6											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↖	↗		↖	↗	↖		↕			↕	
Traffic Vol, veh/h	8	457	3	1	540	21	5	0	2	14	0	5
Future Vol, veh/h	8	457	3	1	540	21	5	0	2	14	0	5
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	-	-	Yield	-	-	None	-	-	None
Storage Length	310	-	-	310	-	250	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	97	97	97	97	97	97	97	97	97	97	97	97
Heavy Vehicles, %	0	2	0	0	1	0	20	0	0	0	0	0
Mvmt Flow	8	471	3	1	557	22	5	0	2	14	0	5

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	557	0	0	474	0	0	1048	1048	473	1046	1049	557
Stage 1	-	-	-	-	-	-	489	489	-	559	559	-
Stage 2	-	-	-	-	-	-	559	559	-	488	491	-
Critical Hdwy	4.1	-	-	4.1	-	-	7.3	6.5	6.2	7.1	6.5	6.2
Critical Hdwy Stg 1	-	-	-	-	-	-	6.3	5.5	-	6.1	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.3	5.5	-	6.1	5.5	-
Follow-up Hdwy	2.2	-	-	2.2	-	-	3.68	4	3.3	3.5	4	3.3
Pot Cap-1 Maneuver	1024	-	-	1098	-	-	190	230	596	208	229	534
Stage 1	-	-	-	-	-	-	528	553	-	517	514	-
Stage 2	-	-	-	-	-	-	483	514	-	565	552	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	1024	-	-	1098	-	-	187	228	596	206	227	534
Mov Cap-2 Maneuver	-	-	-	-	-	-	187	228	-	206	227	-
Stage 1	-	-	-	-	-	-	524	548	-	517	514	-
Stage 2	-	-	-	-	-	-	478	514	-	559	547	-

Approach	EB	WB	NB	SB
HCM Control Delay, s/v	0.15	0.01	20.98	20.95
HCM LOS			C	C

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	232	1024	-	-	1098	-	-	245
HCM Lane V/C Ratio	0.031	0.008	-	-	0.001	-	-	0.08
HCM Control Delay (s/veh)	21	8.5	-	-	8.3	-	-	21
HCM Lane LOS	C	A	-	-	A	-	-	C
HCM 95th %tile Q(veh)	0.1	0	-	-	0	-	-	0.3

Intersection												
Int Delay, s/veh	3											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↖	↑	↗	↖	↑	↗		↖	↗		↕	
Traffic Vol, veh/h	7	429	48	97	506	13	28	0	67	14	0	6
Future Vol, veh/h	7	429	48	97	506	13	28	0	67	14	0	6
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	-	-	Free	-	-	Yield	-	-	Yield	-	-	None
Storage Length	310	-	300	300	-	250	-	-	100	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	91	91	91	91	91	91	91	91	91	91	91	91
Heavy Vehicles, %	0	2	0	0	2	0	0	0	2	0	0	0
Mvmt Flow	8	471	53	107	556	14	31	0	74	15	0	7

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	556	0	-	471	0	0	1256	1256	471	1256	1256	556
Stage 1	-	-	-	-	-	-	487	487	-	769	769	-
Stage 2	-	-	-	-	-	-	769	769	-	487	487	-
Critical Hdwy	4.1	-	-	4.1	-	-	7.1	6.5	6.22	7.1	6.5	6.2
Critical Hdwy Stg 1	-	-	-	-	-	-	6.1	5.5	-	6.1	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.1	5.5	-	6.1	5.5	-
Follow-up Hdwy	2.2	-	-	2.2	-	-	3.5	4	3.318	3.5	4	3.3
Pot Cap-1 Maneuver	1025	-	0	1101	-	-	150	173	592	150	173	534
Stage 1	-	-	0	-	-	-	566	554	-	397	413	-
Stage 2	-	-	0	-	-	-	397	413	-	566	554	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	1025	-	-	1101	-	-	132	155	592	117	155	534
Mov Cap-2 Maneuver	-	-	-	-	-	-	132	155	-	117	155	-
Stage 1	-	-	-	-	-	-	562	550	-	358	373	-
Stage 2	-	-	-	-	-	-	354	373	-	492	550	-

Approach	EB	WB	NB	SB
HCM Control Delay, s/v 0.14		1.36	20.27	32.37
HCM LOS			C	D

Minor Lane/Major Mvmt	NBLn1	NBLn2	EBL	EBT	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	132	592	1025	-	1101	-	-	153
HCM Lane V/C Ratio	0.232	0.124	0.008	-	0.097	-	-	0.143
HCM Control Delay (s/veh)	40.2	11.9	8.5	-	8.6	-	-	32.4
HCM Lane LOS	E	B	A	-	A	-	-	D
HCM 95th %tile Q(veh)	0.9	0.4	0	-	0.3	-	-	0.5

Intersection												
Int Delay, s/veh	1.3											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↖	↗		↖	↗	↖		↕			↕	
Traffic Vol, veh/h	5	1124	0	0	209	22	0	0	0	34	0	12
Future Vol, veh/h	5	1124	0	0	209	22	0	0	0	34	0	12
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	-	-	Yield	-	-	None	-	-	None
Storage Length	310	-	-	310	-	250	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	97	97	97	97	97	97	97	97	97	97	97	97
Heavy Vehicles, %	0	2	0	0	8	0	0	0	0	0	0	0
Mvmt Flow	5	1159	0	0	215	23	0	0	0	35	0	12

Major/Minor	Major1		Major2		Minor1		Minor2					
Conflicting Flow All	215	0	0	1159	0	0	1385	1385	1159	1385	1385	215
Stage 1	-	-	-	-	-	-	1169	1169	-	215	215	-
Stage 2	-	-	-	-	-	-	215	215	-	1169	1169	-
Critical Hdwy	4.1	-	-	4.1	-	-	7.1	6.5	6.2	7.1	6.5	6.2
Critical Hdwy Stg 1	-	-	-	-	-	-	6.1	5.5	-	6.1	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.1	5.5	-	6.1	5.5	-
Follow-up Hdwy	2.2	-	-	2.2	-	-	3.5	4	3.3	3.5	4	3.3
Pot Cap-1 Maneuver	1366	-	-	610	-	-	122	145	241	122	145	829
Stage 1	-	-	-	-	-	-	237	269	-	791	728	-
Stage 2	-	-	-	-	-	-	791	728	-	237	269	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	1366	-	-	610	-	-	120	144	241	122	144	829
Mov Cap-2 Maneuver	-	-	-	-	-	-	120	144	-	122	144	-
Stage 1	-	-	-	-	-	-	237	268	-	791	728	-
Stage 2	-	-	-	-	-	-	780	728	-	237	268	-

Approach	EB	WB	NB	SB
HCM Control Delay, s/v 0.03		0	0	37.75
HCM LOS			A	E

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	-	1366	-	-	610	-	-	156
HCM Lane V/C Ratio	-	0.004	-	-	-	-	-	0.303
HCM Control Delay (s/veh)	0	7.6	-	-	0	-	-	37.8
HCM Lane LOS	A	A	-	-	A	-	-	E
HCM 95th %tile Q(veh)	-	0	-	-	0	-	-	1.2

Intersection												
Int Delay, s/veh	6.2											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↔	↑	↔	↔	↑	↔		↔	↔		↕	
Traffic Vol, veh/h	8	1137	12	36	202	7	16	0	123	21	0	11
Future Vol, veh/h	8	1137	12	36	202	7	16	0	123	21	0	11
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	-	-	Free	-	-	Yield	-	-	Yield	-	-	None
Storage Length	310	-	300	300	-	250	-	-	100	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	96	96	96	96	96	96	96	96	96	96	96	96
Heavy Vehicles, %	0	2	0	6	8	0	6	0	2	0	0	0
Mvmt Flow	8	1184	13	38	210	7	17	0	128	22	0	11

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	210	0	-	1184	0	0	1486	1486	1184	1486	1486	210
Stage 1	-	-	-	-	-	-	1201	1201	-	285	285	-
Stage 2	-	-	-	-	-	-	285	285	-	1201	1201	-
Critical Hdwy	4.1	-	-	4.16	-	-	7.16	6.5	6.22	7.1	6.5	6.2
Critical Hdwy Stg 1	-	-	-	-	-	-	6.16	5.5	-	6.1	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.16	5.5	-	6.1	5.5	-
Follow-up Hdwy	2.2	-	-	2.254	-	-	3.554	4	3.318	3.5	4	3.3
Pot Cap-1 Maneuver	1372	-	0	576	-	-	100	126	230	104	126	835
Stage 1	-	-	0	-	-	-	222	260	-	726	679	-
Stage 2	-	-	0	-	-	-	713	679	-	228	260	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	1372	-	-	576	-	-	92	117	230	43	117	835
Mov Cap-2 Maneuver	-	-	-	-	-	-	92	117	-	43	117	-
Stage 1	-	-	-	-	-	-	220	259	-	679	635	-
Stage 2	-	-	-	-	-	-	658	635	-	100	259	-

Approach	EB	WB	NB	SB
HCM Control Delay, s/v	0.05	1.72	40.2	112.49
HCM LOS			E	F

Minor Lane/Major Mvmt	NBLn1	NBLn2	EBL	EBT	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	92	230	1372	-	576	-	-	63
HCM Lane V/C Ratio	0.181	0.556	0.006	-	0.065	-	-	0.525
HCM Control Delay (s/veh)	52.6	38.6	7.6	-	11.7	-	-	112.5
HCM Lane LOS	F	E	A	-	B	-	-	F
HCM 95th %tile Q(veh)	0.6	3	0	-	0.2	-	-	2.1

Intersection												
Int Delay, s/veh	0.8											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↖	↗		↖	↗	↖		↕			↕	
Traffic Vol, veh/h	11	461	3	1	542	31	5	0	2	21	0	7
Future Vol, veh/h	11	461	3	1	542	31	5	0	2	21	0	7
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	-	-	Yield	-	-	None	-	-	None
Storage Length	310	-	-	310	-	250	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	97	97	97	97	97	97	97	97	97	97	97	97
Heavy Vehicles, %	0	2	0	0	1	0	20	0	0	0	0	0
Mvmt Flow	11	475	3	1	559	32	5	0	2	22	0	7

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	559	0	0	478	0	0	1060	1060	477	1059	1062	559
Stage 1	-	-	-	-	-	-	499	499	-	561	561	-
Stage 2	-	-	-	-	-	-	561	561	-	498	501	-
Critical Hdwy	4.1	-	-	4.1	-	-	7.3	6.5	6.2	7.1	6.5	6.2
Critical Hdwy Stg 1	-	-	-	-	-	-	6.3	5.5	-	6.1	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.3	5.5	-	6.1	5.5	-
Follow-up Hdwy	2.2	-	-	2.2	-	-	3.68	4	3.3	3.5	4	3.3
Pot Cap-1 Maneuver	1022	-	-	1094	-	-	187	226	592	204	225	533
Stage 1	-	-	-	-	-	-	521	547	-	516	513	-
Stage 2	-	-	-	-	-	-	482	513	-	558	546	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	1022	-	-	1094	-	-	182	223	592	201	223	533
Mov Cap-2 Maneuver	-	-	-	-	-	-	182	223	-	201	223	-
Stage 1	-	-	-	-	-	-	515	541	-	515	513	-
Stage 2	-	-	-	-	-	-	475	513	-	550	540	-

Approach	EB	WB	NB	SB
HCM Control Delay, s/v	0.2	0.01	21.39	22.2
HCM LOS			C	C

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	227	1022	-	-	1094	-	-	238
HCM Lane V/C Ratio	0.032	0.011	-	-	0.001	-	-	0.121
HCM Control Delay (s/veh)	21.4	8.6	-	-	8.3	-	-	22.2
HCM Lane LOS	C	A	-	-	A	-	-	C
HCM 95th %tile Q(veh)	0.1	0	-	-	0	-	-	0.4

Intersection												
Int Delay, s/veh	3.2											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↔	↑	↔	↔	↑	↔		↔	↔		↔	
Traffic Vol, veh/h	10	436	48	97	515	19	28	0	67	18	0	8
Future Vol, veh/h	10	436	48	97	515	19	28	0	67	18	0	8
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	-	-	Free	-	-	Yield	-	-	Yield	-	-	None
Storage Length	310	-	300	300	-	250	-	-	100	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	91	91	91	91	91	91	91	91	91	91	91	91
Heavy Vehicles, %	0	2	0	0	2	0	0	0	2	0	0	0
Mvmt Flow	11	479	53	107	566	21	31	0	74	20	0	9

Major/Minor	Major1	Major2	Minor1	Minor2
Conflicting Flow All	566	0	479	0
Stage 1	-	-	-	-
Stage 2	-	-	-	-
Critical Hdwy	4.1	-	4.1	-
Critical Hdwy Stg 1	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-
Follow-up Hdwy	2.2	-	2.2	-
Pot Cap-1 Maneuver	1016	0	1094	-
Stage 1	-	0	-	-
Stage 2	-	0	-	-
Platoon blocked, %	-	-	-	-
Mov Cap-1 Maneuver	1016	-	1094	-
Mov Cap-2 Maneuver	-	-	-	-
Stage 1	-	-	-	-
Stage 2	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s/v	0.19	1.33	20.98	34.97
HCM LOS			C	D

Minor Lane/Major Mvmt	NBLn1	NBLn2	EBL	EBT	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	126	587	1016	-	1094	-	-	148
HCM Lane V/C Ratio	0.243	0.126	0.011	-	0.097	-	-	0.193
HCM Control Delay (s/veh)	42.4	12	8.6	-	8.6	-	-	35
HCM Lane LOS	E	B	A	-	A	-	-	D
HCM 95th %tile Q(veh)	0.9	0.4	0	-	0.3	-	-	0.7

SHORT COUNTS

Traffic Data Specialists

735 Maryland St
Columbia, SC 29201

We Can't say we're the Best, but you Can!

File Name : GA 30 @ Stop N Stor (Storage)
Site Code :
Start Date : 04/09/2025
Page No : 1

Groups Printed- Passenger Vehicles - Heavy Vehicles - Buses

Start Time	Construction Area Southbound				GA 30 Westbound				Stop N Stor (Storage) Northbound				GA 30 Eastbound				Int. Total
	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	
07:00	0	0	0	0	0	47	4	0	0	0	0	0	0	288	0	0	339
07:15	1	0	0	0	0	38	3	0	0	0	0	0	0	298	0	0	340
07:30	1	0	0	0	0	54	2	0	0	0	0	0	0	264	0	0	321
07:45	0	0	1	0	0	56	2	0	0	0	0	0	1	252	0	0	312
Total	2	0	1	0	0	195	11	0	0	0	0	0	1	1102	0	0	1312
08:00	0	0	0	1	0	56	0	0	0	0	0	0	0	220	0	0	277
08:15	0	0	0	1	2	45	0	0	0	0	0	0	0	203	0	0	251
08:30	0	0	0	0	1	44	2	0	1	0	0	0	1	192	0	0	241
08:45	0	0	0	0	0	61	0	0	0	0	1	0	0	147	0	0	209
Total	0	0	0	2	3	206	2	0	1	0	1	0	1	762	0	0	978
16:00	2	0	2	0	0	139	0	0	0	0	1	0	1	89	0	0	234
16:15	1	0	2	0	0	127	0	0	0	0	0	0	0	109	0	0	239
16:30	0	0	0	0	0	139	0	0	0	0	0	0	0	105	0	0	244
16:45	2	0	0	0	1	100	2	0	0	0	1	0	0	107	0	0	213
Total	5	0	4	0	1	505	2	0	0	0	2	0	1	410	0	0	930
17:00	0	0	0	0	1	127	1	0	4	0	0	0	0	117	1	0	251
17:15	0	0	0	0	0	129	0	0	0	0	2	0	0	121	1	0	253
17:30	0	0	0	0	0	123	0	0	1	0	0	0	1	98	1	0	224
17:45	0	0	0	0	0	147	0	0	0	0	0	0	0	107	0	0	254
Total	0	0	0	0	1	526	1	0	5	0	2	0	1	443	3	0	982
Grand Total	7	0	5	2	5	1432	16	0	6	0	5	0	4	2717	3	0	4202
Apprch %	50	0	35.7	14.3	0.3	98.6	1.1	0	54.5	0	45.5	0	0.1	99.7	0.1	0	
Total %	0.2	0	0.1	0	0.1	34.1	0.4	0	0.1	0	0.1	0	0.1	64.7	0.1	0	
Passenger Vehicles	7	0	4	2	5	1366	14	0	5	0	5	0	4	2650	3	0	4065
% Passenger Vehicles	100	0	80	100	100	95.4	87.5	0	83.3	0	100	0	100	97.5	100	0	96.7
Heavy Vehicles	0	0	1	0	0	55	2	0	1	0	0	0	0	53	0	0	112
% Heavy Vehicles	0	0	20	0	0	3.8	12.5	0	16.7	0	0	0	0	2	0	0	2.7
Buses	0	0	0	0	0	11	0	0	0	0	0	0	0	14	0	0	25
% Buses	0	0	0	0	0	0.8	0	0	0	0	0	0	0	0.5	0	0	0.6

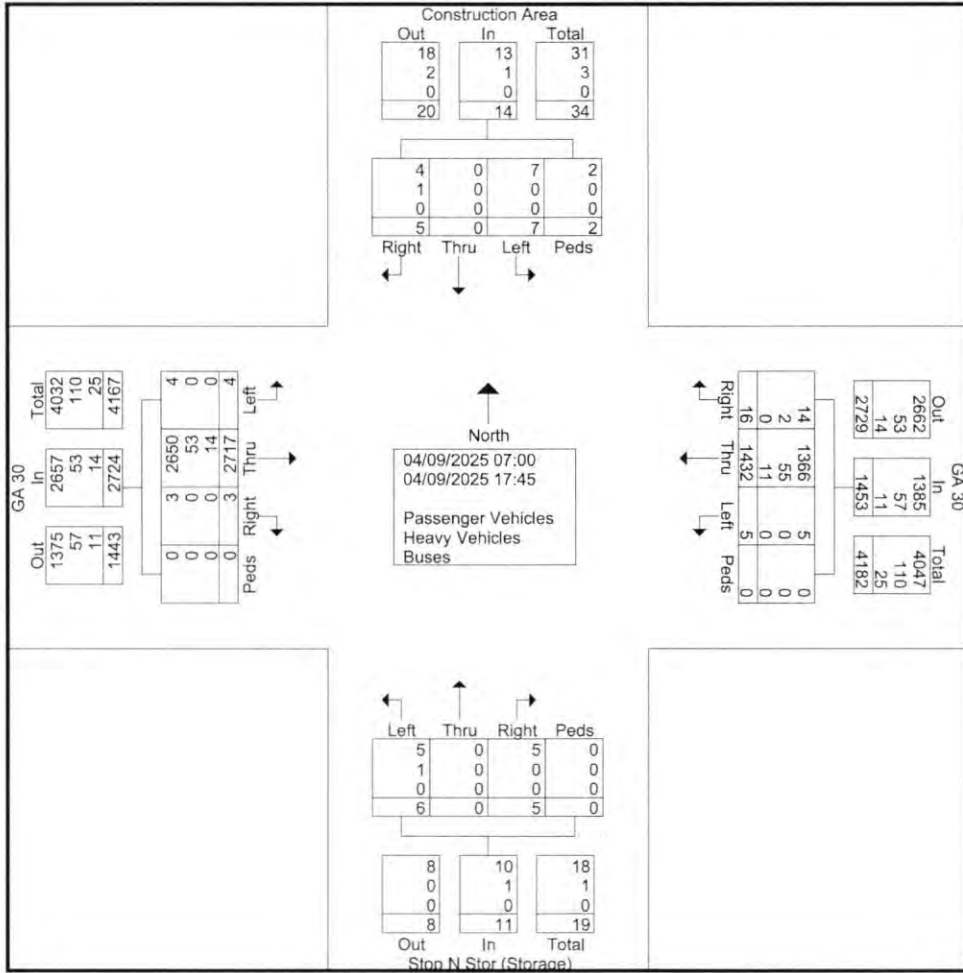
SHORT COUNTS

Traffic Data Specialists

735 Maryland St
Columbia, SC 29201

We Can't say we're the Best, but you Can!

File Name : GA 30 @ Stop N Stor (Storage)
Site Code :
Start Date : 04/09/2025
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SHORT COUNTS

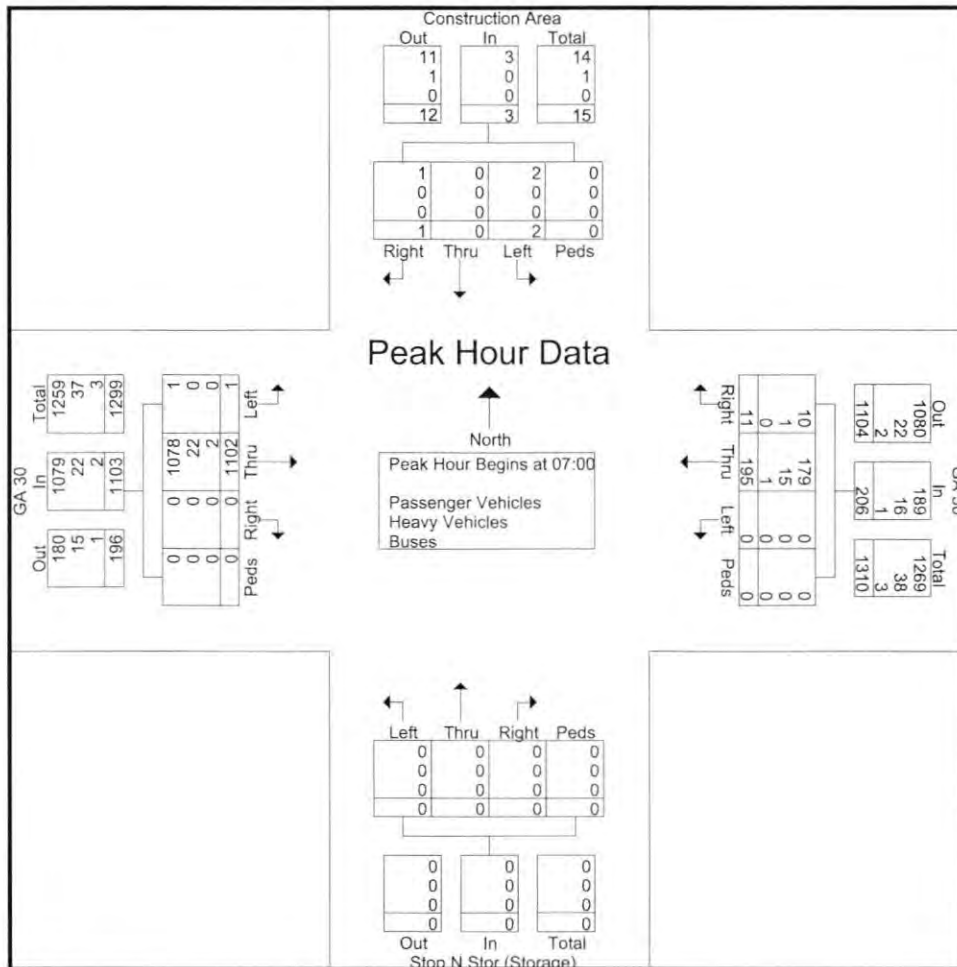
Traffic Data Specialists

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We Can't say we're the Best, but you Can!

File Name : GA 30 @ Stop N Stor (Storage)
Site Code :
Start Date : 04/09/2025
Page No : 3

Start Time	Construction Area Southbound					GA 30 Westbound					Stop N Stor (Storage) Northbound					GA 30 Eastbound					Int. Total
	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	
Peak Hour Analysis From 07:00 to 08:45 - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 07:00																					
07:00	0	0	0	0	0	0	47	4	0	51	0	0	0	0	0	0	288	0	0	288	339
07:15	1	0	0	0	1	0	38	3	0	41	0	0	0	0	0	0	298	0	0	298	340
07:30	1	0	0	0	1	0	54	2	0	56	0	0	0	0	0	0	264	0	0	264	321
07:45	0	0	1	0	1	0	56	2	0	58	0	0	0	0	0	1	252	0	0	253	312
Total Volume	2	0	1	0	3	0	195	11	0	206	0	0	0	0	0	1	1102	0	0	1103	1312
% App. Total	66.7	0	33.3	0		0	94.7	5.3	0		0	0	0	0	0	0.1	99.9	0	0		
PHF	.500	.000	.250	.000	.750	.000	.871	.688	.000	.888	.000	.000	.000	.000	.000	.250	.924	.000	.000	.925	.965
Passenger Vehicles	2	0	1	0	3	0	179	10	0	189	0	0	0	0	0	1	1078	0	0	1078	96.9
% Passenger Vehicles	100	0	100	0	100	0	91.8	90.9	0	91.7	0	0	0	0	0	100	97.8	0	0	97.8	
Heavy Vehicles	0	0	0	0	0	0	15	1	0	16	0	0	0	0	0	0	22	0	0	22	38
% Heavy Vehicles	0	0	0	0	0	0	7.7	9.1	0	7.8	0	0	0	0	0	0	2.0	0	0	2.0	2.9
Buses	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	0	2	0	0	2	3
% Buses	0	0	0	0	0	0	0.5	0	0	0.5	0	0	0	0	0	0	0.2	0	0	0.2	0.2



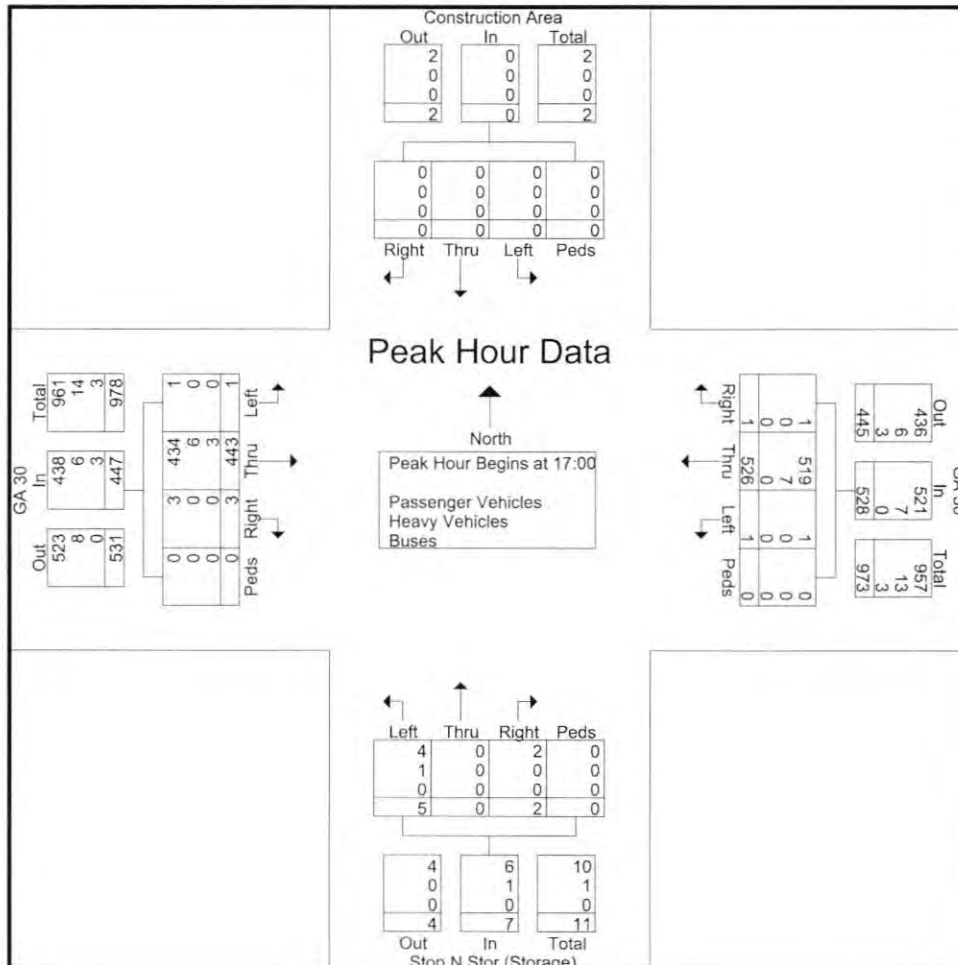
SHORT COUNTS

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735 Maryland St
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We Can't say we're the Best, but you Can!

File Name : GA 30 @ Stop N Stor (Storage)
Site Code :
Start Date : 04/09/2025
Page No : 4

Start Time	Construction Area Southbound				GA 30 Westbound					Stop N Stor (Storage) Northbound					GA 30 Eastbound					Int. Total	
	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds		App. Total
Peak Hour Analysis From 16:00 to 17:45 - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 17:00																					
17:00	0	0	0	0	0	1	127	1	0	129	4	0	0	0	4	0	117	1	0	118	251
17:15	0	0	0	0	0	0	129	0	0	129	0	0	2	0	2	0	121	1	0	122	253
17:30	0	0	0	0	0	0	123	0	0	123	1	0	0	0	1	1	98	1	0	100	224
17:45	0	0	0	0	0	0	147	0	0	147	0	0	0	0	0	0	107	0	0	107	254
Total Volume	0	0	0	0	0	1	526	1	0	528	5	0	2	0	7	1	443	3	0	447	982
% App. Total	0	0	0	0	0	0.2	99.6	0.2	0		71.4	0	28.6	0		0.2	99.1	0.7	0		
PHF	.000	.000	.000	.000	.000	.250	.895	.250	.000	.898	.313	.000	.250	.000	.438	.250	.915	.750	.000	.916	.967
Passenger Vehicles	0	0	0	0	0	1	519	1	0	521	4	0	2	0	6	1	434	3	0	438	965
% Passenger Vehicles																					
Heavy Vehicles	0	0	0	0	0	0	7	0	0	7	1	0	0	0	1	0	6	0	0	6	14
% Heavy Vehicles	0	0	0	0	0	0	1.3	0	0	1.3	20.0	0	0	0	14.3	0	1.4	0	0	1.3	1.4
Buses	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	0	0	3	3
% Buses	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.7	0	0	0.7	0.3



SHORT COUNTS

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SHORT COUNTS

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We Can't say we're the Best, but you Can!

File Name : GA 30 @ Newport Blvd
Site Code :
Start Date : 04/09/2025
Page No : 1

Groups Printed- Passenger Vehicles - Heavy Vehicles - Buses

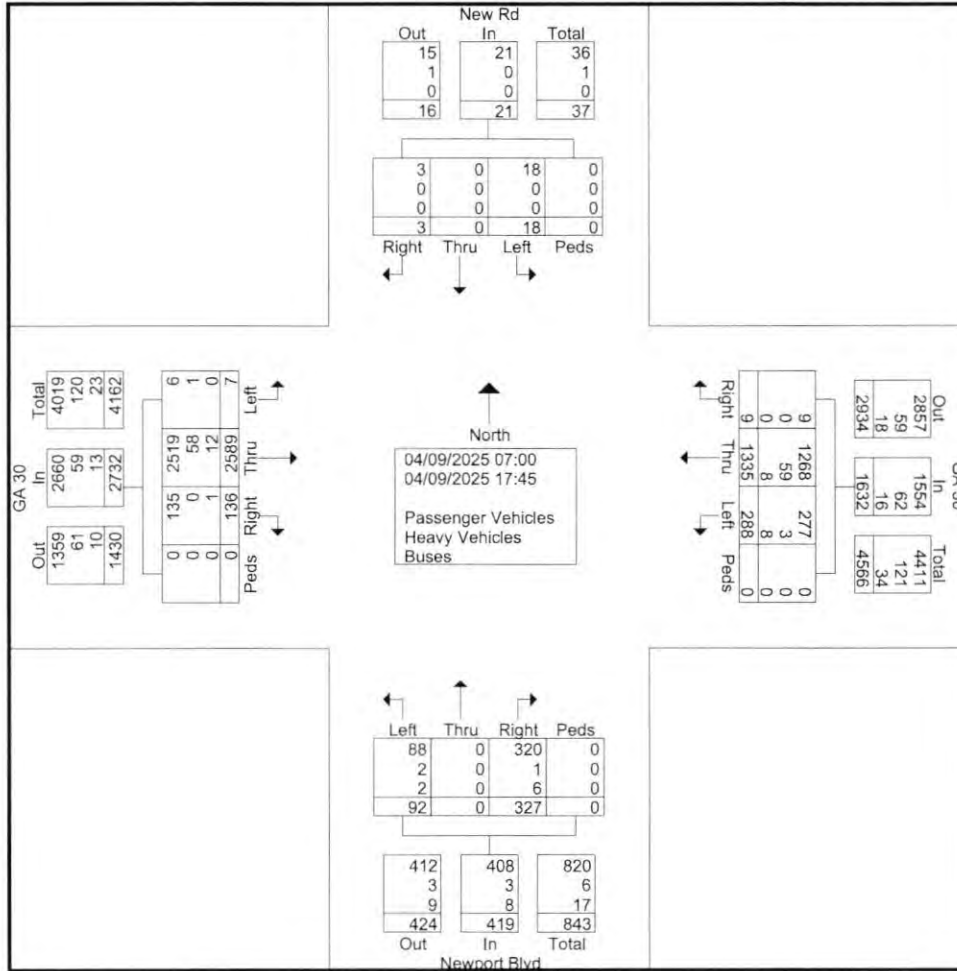
Start Time	New Rd Southbound				GA 30 Westbound				Newport Blvd Northbound				GA 30 Eastbound				Int. Total
	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	
07:00	0	0	0	0	7	44	0	0	7	0	41	0	0	277	5	0	381
07:15	1	0	0	0	5	42	0	0	1	0	29	0	0	297	3	0	378
07:30	1	0	0	0	9	52	1	0	2	0	29	0	2	273	2	0	371
07:45	1	0	0	0	14	50	0	0	6	0	22	0	2	239	2	0	336
Total	3	0	0	0	35	188	1	0	16	0	121	0	4	1086	12	0	1466
08:00	0	0	0	0	18	53	0	0	8	0	17	0	1	217	4	0	318
08:15	0	0	0	0	12	41	1	0	5	0	21	0	0	202	10	0	292
08:30	1	0	0	0	8	41	2	0	3	0	28	0	1	178	7	0	269
08:45	1	0	0	0	14	54	1	0	5	0	26	0	1	149	7	0	258
Total	2	0	0	0	52	189	4	0	21	0	92	0	3	746	28	0	1137
16:00	0	0	1	0	25	124	0	0	5	0	9	0	0	86	11	0	261
16:15	4	0	1	0	32	126	0	0	10	0	11	0	0	90	12	0	286
16:30	0	0	0	0	22	119	0	0	8	0	18	0	0	91	16	0	274
16:45	0	0	1	0	28	109	0	0	8	0	13	0	0	106	4	0	269
Total	4	0	3	0	107	478	0	0	31	0	51	0	0	373	43	0	1090
17:00	3	0	0	0	26	113	1	0	6	0	14	0	0	101	14	0	278
17:15	3	0	0	0	19	136	1	0	6	0	21	0	0	110	13	0	309
17:30	2	0	0	0	26	111	0	0	7	0	9	0	0	89	13	0	257
17:45	1	0	0	0	23	120	2	0	5	0	19	0	0	84	13	0	267
Total	9	0	0	0	94	480	4	0	24	0	63	0	0	384	53	0	1111
Grand Total	18	0	3	0	288	1335	9	0	92	0	327	0	7	2589	136	0	4804
Apprch %	85.7	0	14.3	0	17.6	81.8	0.6	0	22	0	78	0	0.3	94.8	5	0	
Total %	0.4	0	0.1	0	6	27.8	0.2	0	1.9	0	6.8	0	0.1	53.9	2.8	0	
Passenger Vehicles	18	0	3	0	277	1268	9	0	88	0	320	0	6	2519	135	0	4643
% Passenger Vehicles	100	0	100	0	96.2	95	100	0	95.7	0	97.9	0	85.7	97.3	99.3	0	96.6
Heavy Vehicles	0	0	0	0	3	59	0	0	2	0	1	0	1	58	0	0	124
% Heavy Vehicles	0	0	0	0	1	4.4	0	0	2.2	0	0.3	0	14.3	2.2	0	0	2.6
Buses	0	0	0	0	8	8	0	0	2	0	6	0	0	12	1	0	37
% Buses	0	0	0	0	2.8	0.6	0	0	2.2	0	1.8	0	0	0.5	0.7	0	0.8

SHORT COUNTS

Traffic Data Specialists

735 Maryland St
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We Can't say we're the Best, but you Can!

File Name : GA 30 @ Newport Blvd
Site Code :
Start Date : 04/09/2025
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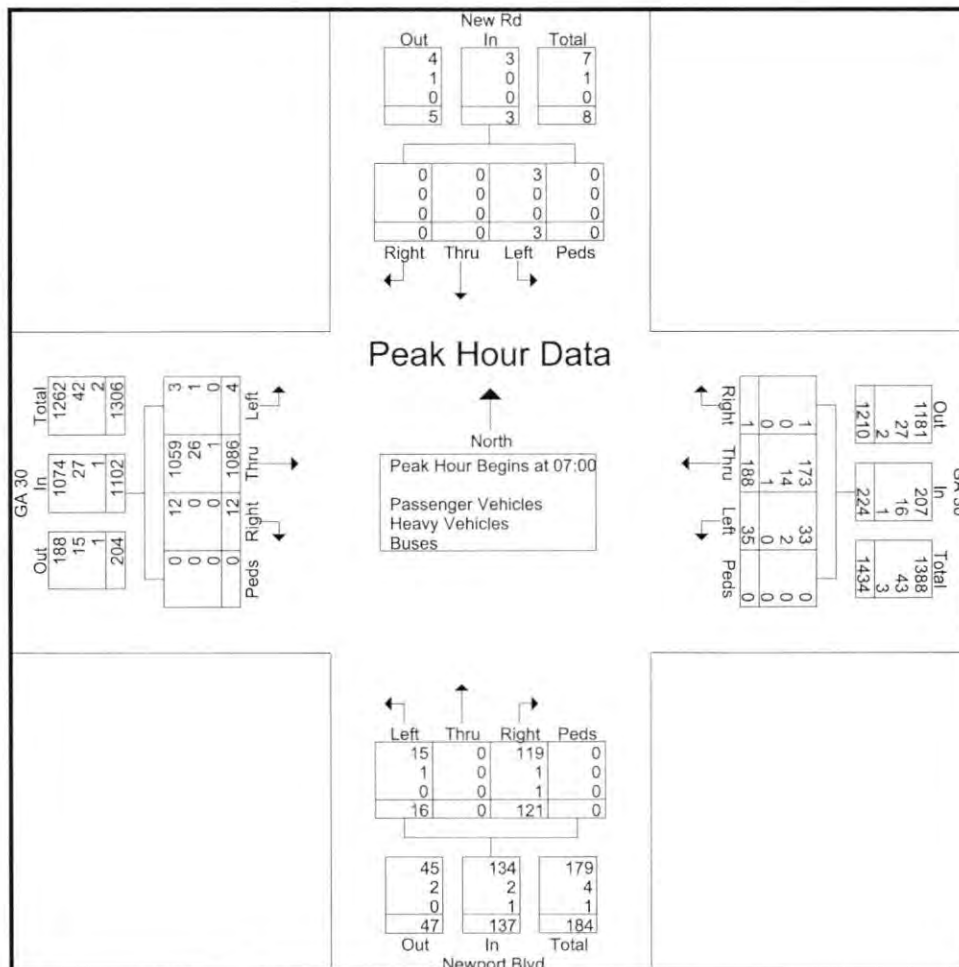
SHORT COUNTS

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File Name : GA 30 @ Newport Blvd
Site Code :
Start Date : 04/09/2025
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Start Time	New Rd Southbound					GA 30 Westbound					Newport Blvd Northbound					GA 30 Eastbound					Int. Total
	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	
Peak Hour Analysis From 07:00 to 08:45 - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 07:00																					
07:00	0	0	0	0	0	7	44	0	0	51	7	0	41	0	48	0	277	5	0	282	381
07:15	1	0	0	0	1	5	42	0	0	47	1	0	29	0	30	0	297	3	0	300	378
07:30	1	0	0	0	1	9	52	1	0	62	2	0	29	0	31	2	273	2	0	277	371
07:45	1	0	0	0	1	14	50	0	0	64	6	0	22	0	28	2	239	2	0	243	336
Total Volume	3	0	0	0	3	35	188	1	0	224	16	0	121	0	137	4	1086	12	0	1102	1466
% App. Total	100	0	0	0		15.6	83.9	0.4	0		11.7	0	88.3	0		0.4	98.5	1.1	0		
PHF	.750	.000	.000	.000	.750	.625	.904	.250	.000	.875	.571	.000	.738	.000	.714	.500	.914	.600	.000	.918	.962
Passenger Vehicles	3	0	0	0	3	33	173	1	0	207	15	0	119	0	134	3	1059	0	0	1062	1388
% Passenger Vehicles	100	0	0	0	100	94.3	92.0	100	0	92.4	93.8	0	98.3	0	97.8	75.0	97.5	100	0	97.5	96.7
Heavy Vehicles	0	0	0	0	0	2	14	0	0	16	1	0	1	0	2	1	26	0	0	27	45
% Heavy Vehicles	0	0	0	0	0	5.7	7.4	0	0	7.1	6.3	0	0.8	0	1.5	25.0	2.4	0	0	2.5	3.1
Buses	0	0	0	0	0	0	1	0	0	1	0	0	1	0	1	0	1	0	0	1	3
% Buses	0	0	0	0	0	0	0.5	0	0	0.4	0	0	0.8	0	0.7	0	0.1	0	0	0.1	0.2



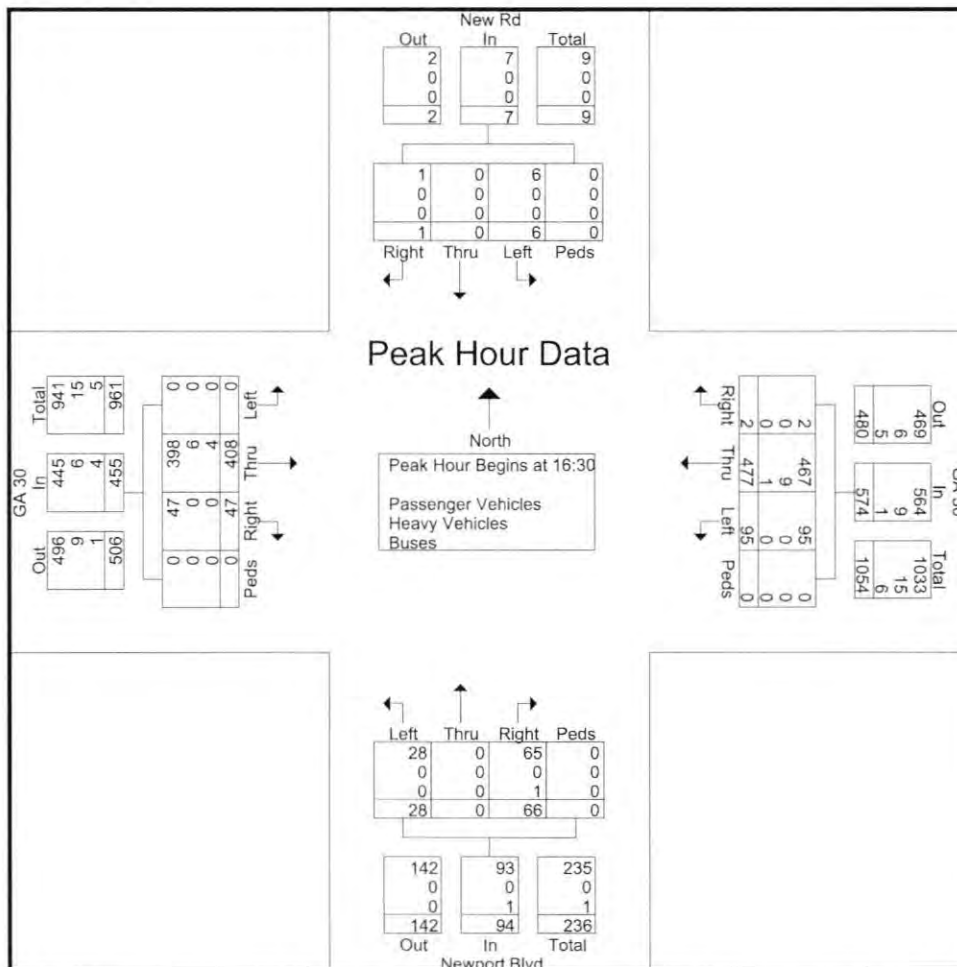
SHORT COUNTS

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File Name : GA 30 @ Newport Blvd
Site Code :
Start Date : 04/09/2025
Page No : 4

Start Time	New Rd Southbound					GA 30 Westbound					Newport Blvd Northbound					GA 30 Eastbound					Int. Total
	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	
Peak Hour Analysis From 16:00 to 17:45 - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 16:30																					
16:30	0	0	0	0	0	22	119	0	0	141	8	0	18	0	26	0	91	16	0	107	274
16:45	0	0	1	0	1	28	109	0	0	137	8	0	13	0	21	0	106	4	0	110	269
17:00	3	0	0	0	3	26	113	1	0	140	6	0	14	0	20	0	101	14	0	115	278
17:15	3	0	0	0	3	19	136	1	0	156	6	0	21	0	27	0	110	13	0	123	309
Total Volume	6	0	1	0	7	95	477	2	0	574	28	0	66	0	94	0	408	47	0	455	1130
% App. Total	85.7	0	14.3	0		16.6	83.1	0.3	0		29.8	0	70.2	0		0	89.7	10.3	0		
PHF	.500	.000	.250	.000	.583	.848	.877	.500	.000	.920	.875	.000	.786	.000	.870	.000	.927	.734	.000	.925	.914
Passenger Vehicles	6	0	1	0	7	95	467	2	0	564	28	0	65	0	93	0	398	47	0	445	1109
% Passenger Vehicles																					
Heavy Vehicles	0	0	0	0	0	0	9	0	0	9	0	0	0	0	0	0	6	0	0	6	15
% Heavy Vehicles	0	0	0	0	0	0	1.9	0	0	1.6	0	0	0	0	0	0	1.5	0	0	1.3	1.3
Buses	0	0	0	0	0	0	1	0	0	1	0	0	1	0	1	0	4	0	0	4	6
% Buses	0	0	0	0	0	0	0.2	0	0	0.2	0	0	1.5	0	1.1	0	1.0	0	0	0.9	0.5



SHORT COUNTS

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Site Data Table

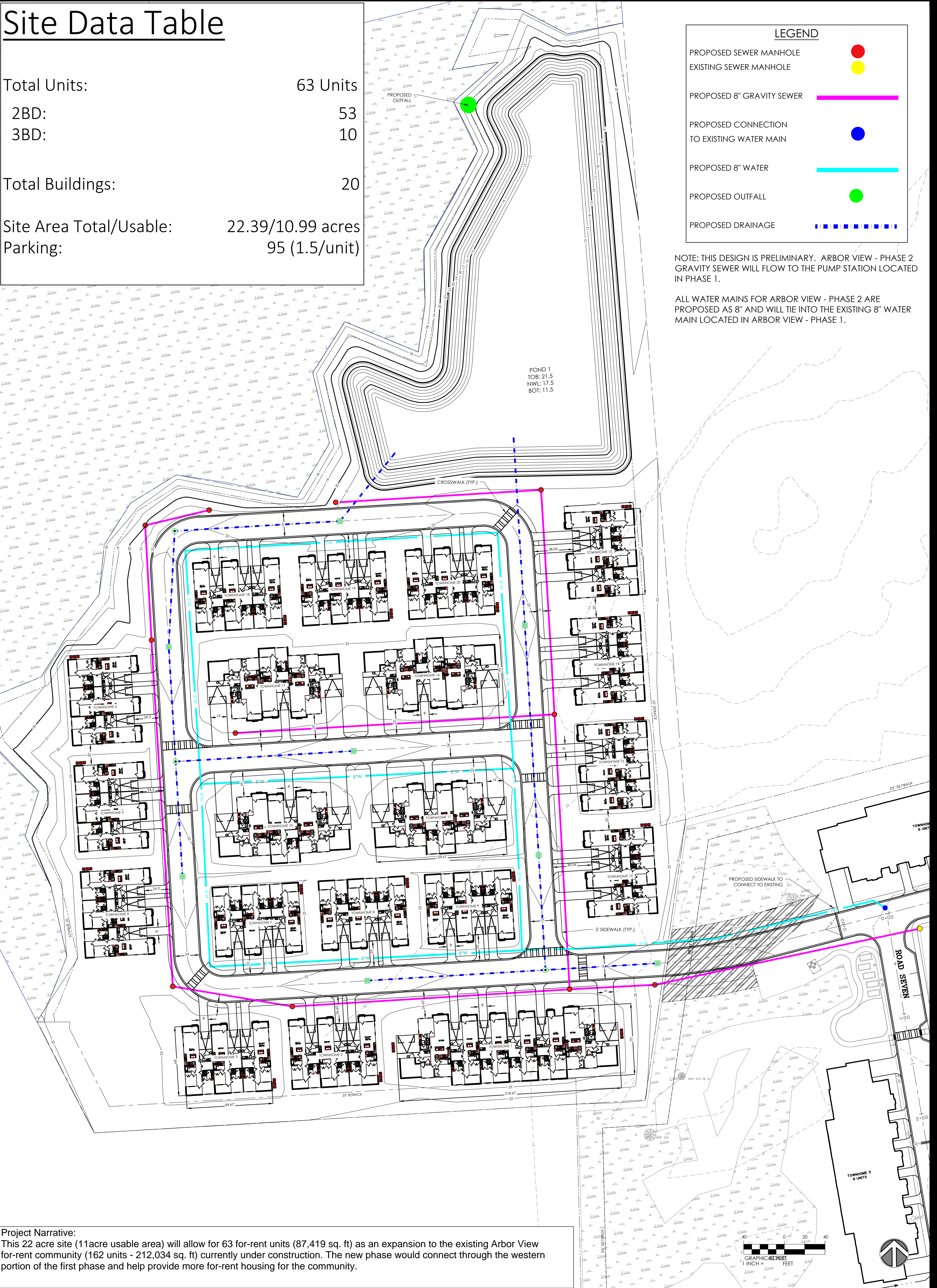
Total Units:	63 Units
2BD:	53
3BD:	10
Total Buildings:	20
Site Area Total/Usable:	22.39/10.99 acres
Parking:	95 (1.5/unit)

LEGEND

- PROPOSED SEWER MANHOLE ●
- EXISTING SEWER MANHOLE ●
- PROPOSED 8" GRAVITY SEWER —
- PROPOSED CONNECTION TO EXISTING WATER MAIN ●
- PROPOSED 8" WATER —
- PROPOSED OUTFALL ●
- PROPOSED DRAINAGE - - - - -

NOTE: THIS DESIGN IS PRELIMINARY. ARBOR VIEW - PHASE 2 GRAVITY SEWER WILL FLOW TO THE PUMP STATION LOCATED IN PHASE 1.

ALL WATER MAINS FOR ARBOR VIEW - PHASE 2 ARE PROPOSED AS 8" AND WILL TIE INTO THE EXISTING 8" WATER MAIN LOCATED IN ARBOR VIEW - PHASE 1.



Project Narrative:
 This 22 acre site (11acre usable area) will allow for 63 for-rent units (87,419 sq. ft) as an expansion to the existing Arbor View for-rent community (162 units - 212,034 sq. ft) currently under construction. The new phase would connect through the western portion of the first phase and help provide more for-rent housing for the community.



THE MERIDIAN GROUP

MASTER CONCEPT PLAN ARBOR VIEW PHASE 2 PORT WENTWORTH, GEORGIA

June 24, 2025



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

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Arbor View Expansion
 Concept Plan Submission – May 2025
 Façade Elevation
 Façade Material: fiber cement lap siding or vinyl lap siding

