



CITY OF PORT WENTWORTH

CITY COUNCIL

JULY 29, 2025

Council Meeting Room

Regular Session

6:00 PM

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

- 1. CALL MEETING TO ORDER**
- 2. PRAYER AND PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL - CLERK OF COUNCIL**
- 4. APPROVAL OF AGENDA**
- 5. RECOGNITION OF SPECIAL GUESTS**
- 6. PUBLIC COMMENTS - REGISTERED SPEAKERS**
- 7. ELECTIONS & APPOINTMENTS**
- 8. ADOPTION OF MINUTES**
 - A. Regular Council Meeting Minutes - June 12, 2025**
 - B. Regular Council Meeting Minutes - June 26, 2025 1**
 - C. Regular Council Meeting Minutes - June 26, 2025 2**
 - D. Regular Council Meeting Minutes - July 14, 2025**
- 9. COMMUNICATIONS & PETITIONS**
- 10. COMMITTEE REPORTS**
- 11. CONSENT AGENDA**
- 12. UNFINISHED BUSINESS**
 - A. Consideration of the Second Reading for a Zoning Map Amendment Application submitted by Robert L. McCorkle as Agent for Development Associates Partners, LLC, requesting to rezone 24.81 acres from R-1 and C-1, to R-5 and C-1, to allow for residential development with a separate commercial component. PIN #s 70978 07004 & 70978 07005, located in the 2nd Council District, off Meinhard Road.
- 13. 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. Alcoholic Beverage License Application submitted by Matthew David Clements for a Malt Beverage/ Wine Package Retail Sales License for Nouria Energy Retail, Inc., DBA Nouria 7002 GA Highway 21 (7002 Highway 21) located in a C-3 (Interchange Commercial) Zoning District

- **PUBLIC HEARING**

14. RESOLUTIONS/ORDINANCES/PROCLAMATIONS

- A. Moratorium on Rezoning Residential Property
- B. Resolutions Approving Exercise of Eminent Domain

15. EXECUTIVE SESSION

16. ADJOURNMENT



City Council
7224 GA Highway 21
Port Wentworth, GA 31407

Meeting: 07/29/25
Department: Development Services
Category: Ordinance
Prepared By: Katie Dunnigan
Department Head: Katie Dunnigan

SCHEDULED

AGENDA ITEM (ID)

DOC ID:

Consideration of the Second Reading for a Zoning Map Amendment Application submitted by Robert L. McCorkle as Agent for Development Associates Partners, LLC, requesting to rezone 24.81 acres from R-1 and C-1, to R-5 and C-1, to allow for residential development with a separate commercial component. PIN #s 70978 07004 & 70978 07005, located in the 2nd Council District, off Meinhard Road.

Issue/Item: A Zoning Map Amendment Application has been submitted by Robert L. McCorkle as Agent for Development Associates Partners, LLC, requesting to rezone 24.81 acres from R-1 and C-1, to R-5 and C-1, to allow for residential development with a separate commercial component. PIN #s 70978 07004 & 70978 07005, located in the 2nd Council District, off Meinhard Road.

Background:

- The applicant requests R-5 zoning for a proposed 21-acre multifamily/townhome residential development, with 1.87 acres reserved for future commercial use and 2 acres to contain a monopole tower site.
- Exhibits submitted by the applicant feature 80 residential units, there is no speculative use designated for the commercial portion, all future uses would conform to those allowed in the C-1 zoning district.
- Properties along 2 sides of this site are zoned R-1. The remaining property boundary is located in the SW quadrant of Meinhard/Monteith Rd and I-95.

Facts and Finding:

- Precise traffic impact will be evaluated as part of the site plan evaluation process.
- These parcels are within the Port Wentworth water/sewer service area: expansion of water/sewer lines will be necessary to serve this site.
- The Future Land Use Map shows these parcels within the Commercial use category.
- Presence of wetlands throughout the site makes residential development with preserved natural areas more attainable than traditional commercial development on the SE portion of the property.
- Approval of this rezoning would represent a shift of approximately .22% of total acreage from R-1 to R-4 and .005% from R-1 to C-1.

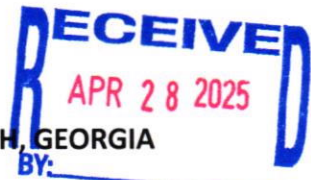
Suggested Action

At the June 2, 2025 meeting, the Planning Commission voted to recommend approval, with the following condition:

1. The applicant must submit, to Development Services, a recorded recombination plat consistent with the submitted concept exhibit in order for the approved rezoning to be finalized.

Funding: N/A

Recommendation:



APPLICATION TO AMEND THE ZONING MAP OF PORT WENTWORTH, GEORGIA

Applicant: Robert L. McCorkle, III on behalf of Development Associates Partners, LLC

Phone # (912) 232-6141

Mailing Address: 319 Tattnell Street, Savannah, Georgia 31401

Property Owner: Virgil Hester

Phone #

Use back if more than one owner

Owner Address: 13 Pine Island Road, Bluffton, South Carolina 29910

PIN #(s): 70978 07005, 07004

of Acres 24.81

Zoning Classification: Present R-A

Requested R-5 with C-1

Use of Property: Present Residential

Requested Multifamily/townhomes with commercial parcel

If the requested change is to extend an existing adjacent zoning district to include this property, explain below why the proposed change should be made.

X If the requested change is not to extend an adjacent zoning district, explain below why this property should be placed in a different zoning district than all adjoining properties. (How does it differ from adjoining properties and why should it be subject to different restrictions than those applying to adjoining properties?)

The subject property is located at the corner of Meinhard Road and I-95. The rezoning will keep the majority of the property residential but allow for a multifamily/townhome development with some commercial frontage. Boundaries of zoning districts are approximate.

Attach the following documents:

- 1. Written legal description of the property (e.g. copy of deed) – full metes and bounds description rather than plat reference.
2. Name, PIN #, property address and mailing address of property owners within 300 feet of this property.
3. Plat showing property lines with lengths and bearings, adjoining streets, locations of existing buildings, north arrow and scale. Submit three (3) copies of in 11" x 17", one 1 copy in 8.5" x 11", and a PDF on a flash drive.
4. Site Plan of proposed use of property. Submit three (3) copies in 11" x 17", one 1 copy in 8.5" x 11", and a PDF on a flash drive.
5. Disclosure of Campaign Contributions and Gifts form.
6. Disclosure of Financial Interests form
7. If property owner and applicant are not the same, Authorization by Property Owner form or Authorizations of Attorney form.
8. Filing fee of Zoning Map Amendment Fee + per acre + Administrative Fee = Total, payable to the City of Port Wentworth. (Please refer to the Business User Fee Schedule for the current year)

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

I hereby authorize the staff of the City of Port Wentworth to inspect the premises of the above described property and to post this property with the duly required notices. I hereby depose and say that all statements herein and attached statements submitted are true and correct to the best of my knowledge and belief

Sworn to and subscribed before me this 29th day of April, 2025

Signature of Notary Public



Signature of Applicant

AUTHORIZATION OF PROPERTY OWNER
Application for Rezoning or Variance



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


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

Name of Applicant: Robert L. McCorkle, III of McCorkle, Johnson & McCoy, LLP

Address: 319 Tattnall Street

Savannah, Georgia 31401

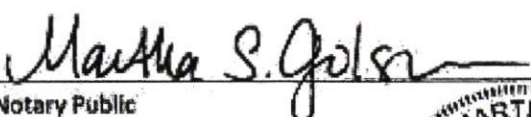
Telephone Number: 912-232-6141



Signature of Owner

Personally appeared before me
Virgil Hester

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

April 28, 2025
Date





Surrounding Property Owners

Priscilla Dudley

- Property Address: 327 Monteith Road, Port Wentworth, Georgia 31407
- Mailing Address: 327 Monteith Road, Port Wentworth, Georgia 31407
- PIN 70978 01001C

Robert L. Hester

- Property Address: 420 Meinhard Road, Port Wentworth, Georgia 31407
- Mailing Address: 8 Nanny Cove Court, Bluffton, South Carolina 29910
- PIN 70978 05017

Steven Miles Hester & Janet N. Hester

- Property Address: 440 Meinhard Road, Port Wentworth, Georgia 31407
- Mailing Address: 440 Meinhard Road, Port Wentworth, Georgia 31407
- PIN 70978 05016

City of Port Wentworth, Georgia

- Property Address: 462 Monteith Road, Port Wentworth, Georgia 31407
- Mailing Address: 7224 Georgia Highway 21, Port Wentworth, Georgia 31407
- PIN 70978 05015

City of Port Wentworth, Georgia

- Property Address: 468 Monteith Road, Port Wentworth, Georgia 31407
- Mailing Address: 7224 Georgia Highway 21, Port Wentworth, Georgia 31407
- PIN 70978 05014

City of Port Wentworth, Georgia

- Property Address: 468 Monteith Road, Port Wentworth, Georgia 31407
- Mailing Address: 7224 Georgia Highway 21, Port Wentworth, Georgia 31407
- PIN 70978 05002

Roy Quarterman

- Property Address: 501 Meinhard Road, Savannah, Georgia 31407
- Mailing Address: 501 Meinhard Road, Savannah, Georgia 31407-9767
- PIN 70978 01001L

Priscilla Q. Dudley & Ivory J. Quarterman

- Property Address: 501 Monteith Road, Port Wentworth, Georgia 31407
- Mailing Address: 501 Monteith Road, Port Wentworth, Georgia 31407
- PIN 70978 01036

Robert Lee Hester

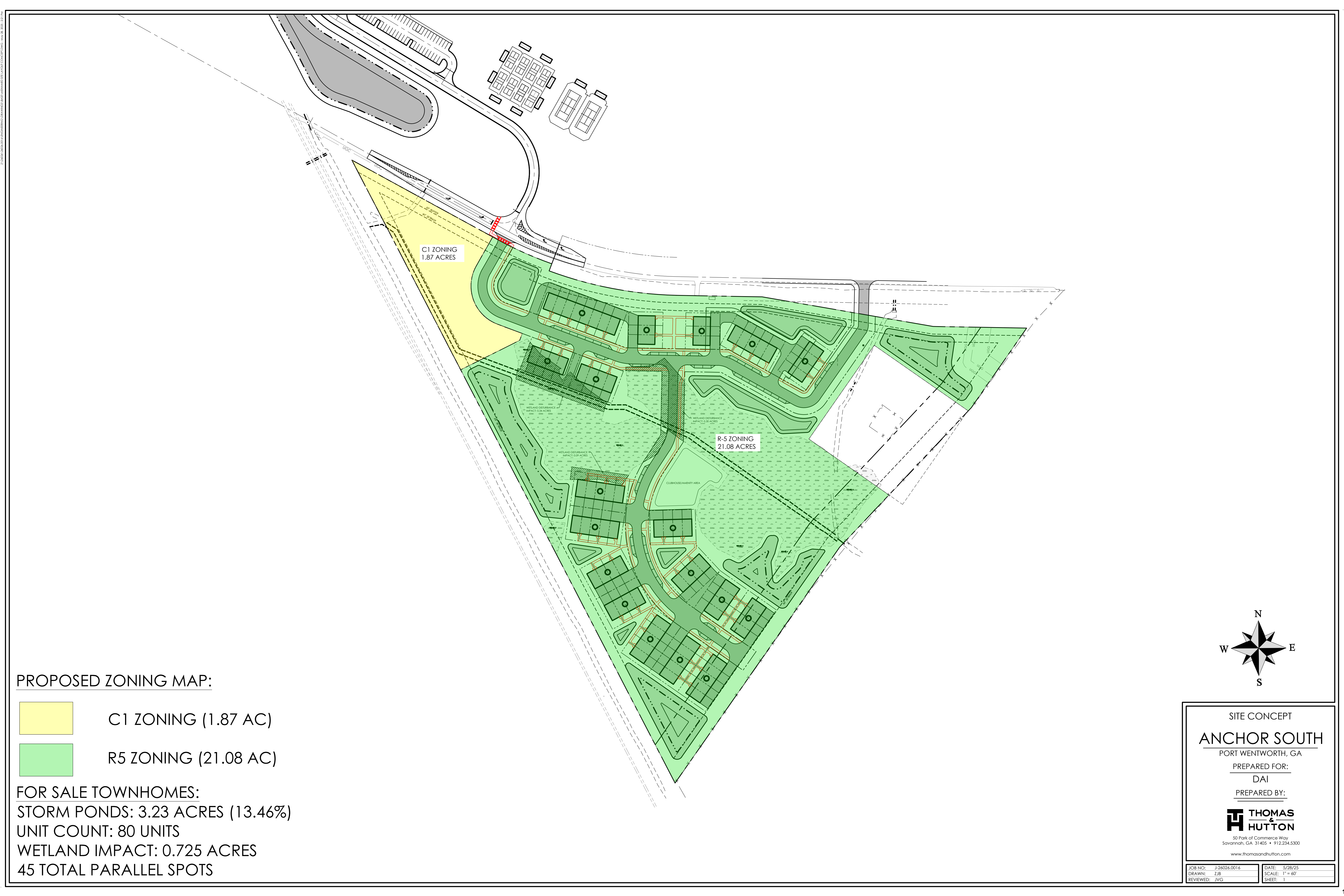
- Property Address: Monteith Road
- Mailing Address: 8 Nanny Cove Court, Bluffton, South Carolina 29910
- PIN 70978 05018

John Robert Hester and Robert Jose Thomas

- Property Address: Monteith Road
- Mailing Address: 8 Palmetto Beach Drive, Bluffton, South Carolina 29910
- PIN 70978 05002B

Robert J. Hester

- Property Address: Interstate 95
- Mailing Address: 8 Palmetto Beach Drive, Bluffton, South Carolina 29910
- PIN 70978 07003

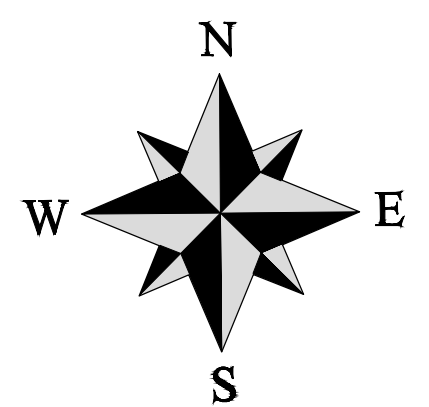


PROPOSED ZONING MAP:

- C1 ZONING (1.87 AC)
- R5 ZONING (21.08 AC)

FOR SALE TOWNHOMES:

STORM PONDS: 3.23 ACRES (13.46%)
 UNIT COUNT: 80 UNITS
 WETLAND IMPACT: 0.725 ACRES
 45 TOTAL PARALLEL SPOTS



SITE CONCEPT
ANCHOR SOUTH
 PORT WENTWORTH, GA
 PREPARED FOR:
 DAI
 PREPARED BY:
THOMAS & HUTTON
 50 Park of Commerce Way
 Savannah, GA 31405 • 912.234.5300
 www.thomasandhutton.com

JOB NO: J-24026.0016	DATE: 5/28/25
DRAWN: ZJB	SCALE: 1" = 60'
REVIEWED: JVG	SHEET: 1



City Council
7224 GA Highway 21
Port Wentworth, GA 31407

Meeting: 07/29/25
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

Suggested Action

- At the July 7, 2025 meeting, the Planning Commission voted to recommend approval of this item with the requested modification.

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

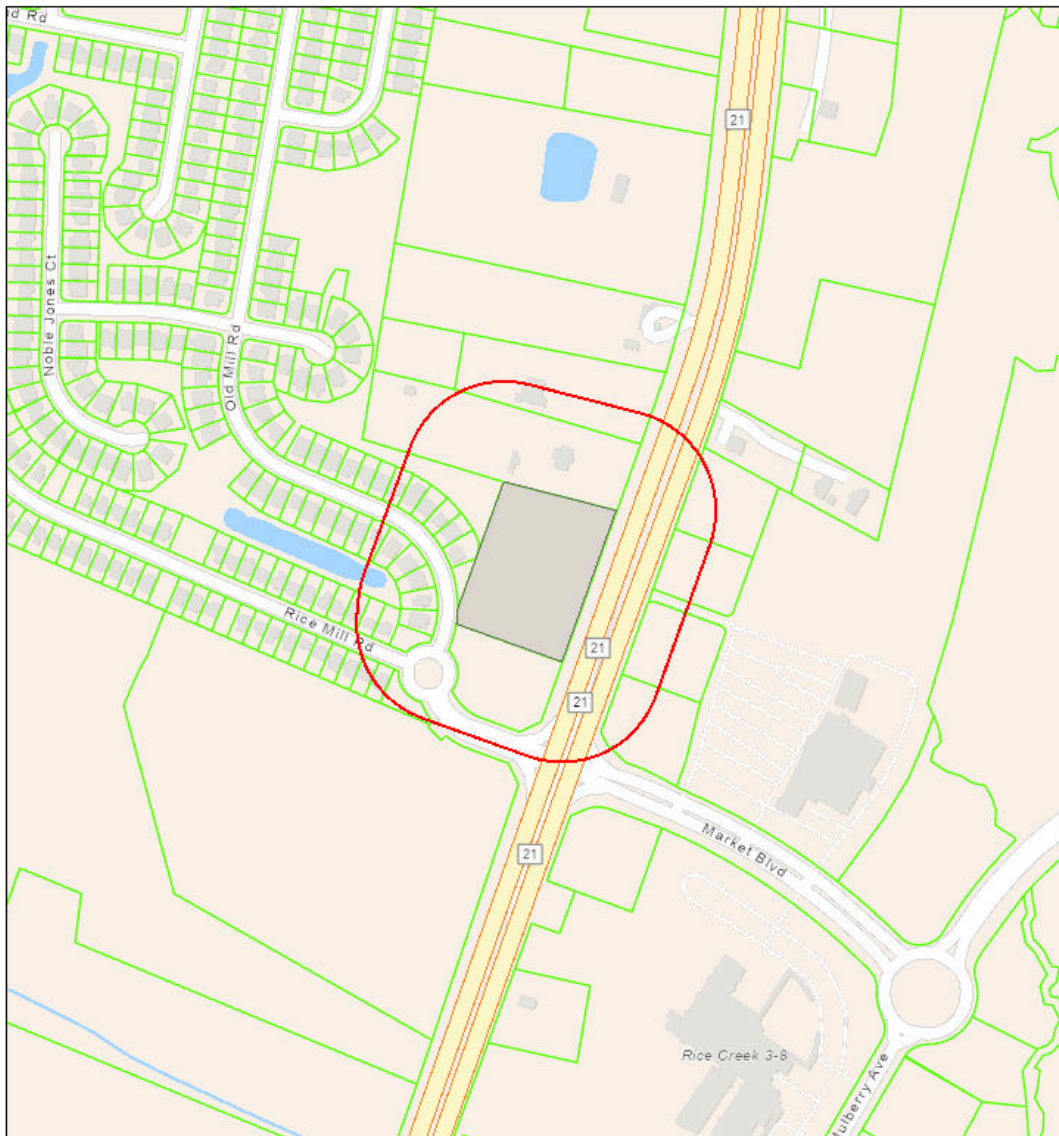


Provided by SAGIS - www.sagis.org

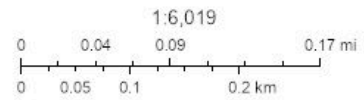
Area : 927,725.33 ft²

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

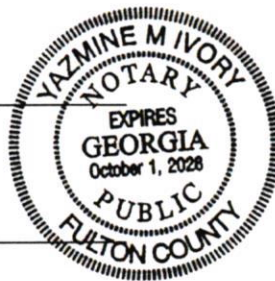
who swears that the information contained in this authorization is true and correct to the best of his or her knowledge and belief.



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 AUGUST 31, 1951 AND RECORDED IN DEED BOOK 541, PAGE 463, AFORESAID RECORDS. (UNABLE TO DETERMINE EXACT LOCATION WITH DOCUMENT PROVIDED).
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 59; PLAT BOOK 59, PAGE 768; PLAT BOOK 51, PAGE 767; 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 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.

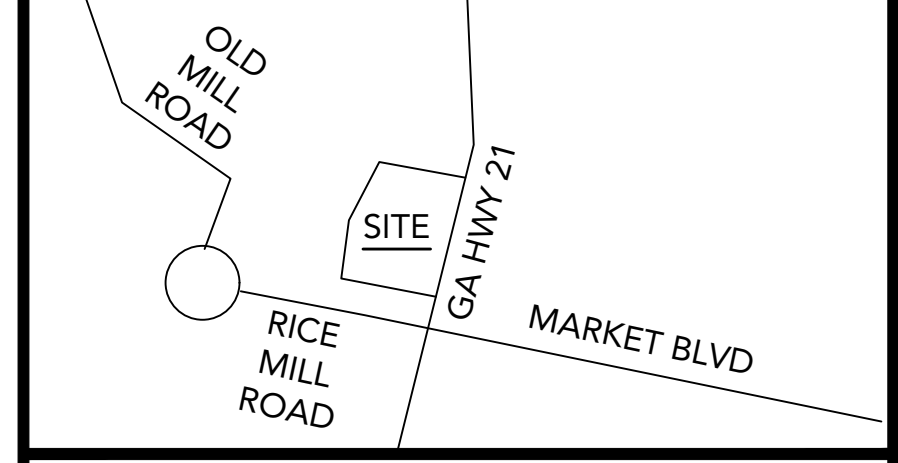
CARTER ENGINEERING CONSULTANTS, INC.
1010 COMMERCE DR.
BOGART, GA 30622

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	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
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"X5" 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
⊬	GAS METER
⊭	GAS POST
⊮	GAS VALVE (BURIED)
⊯	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
⊽	SKIN
⊾	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.

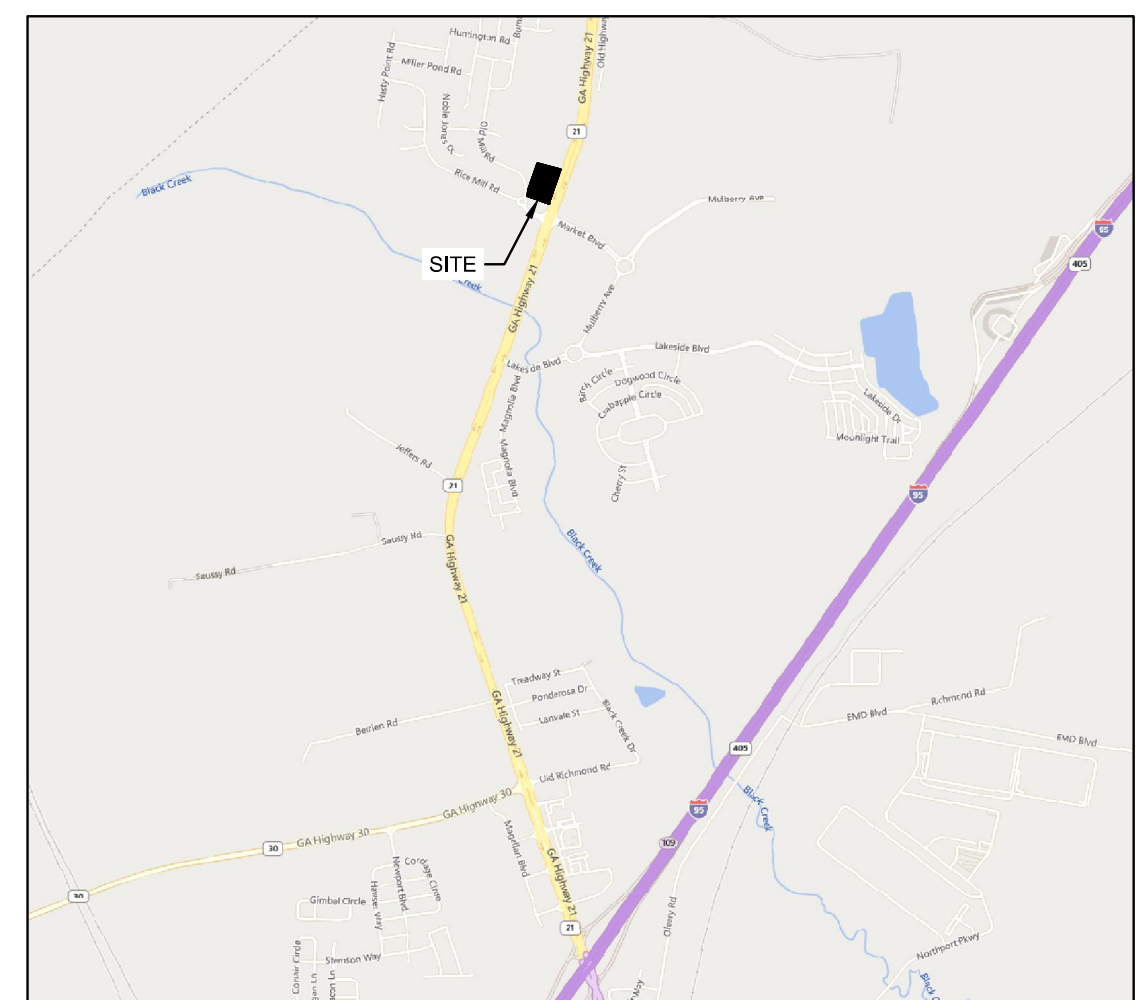
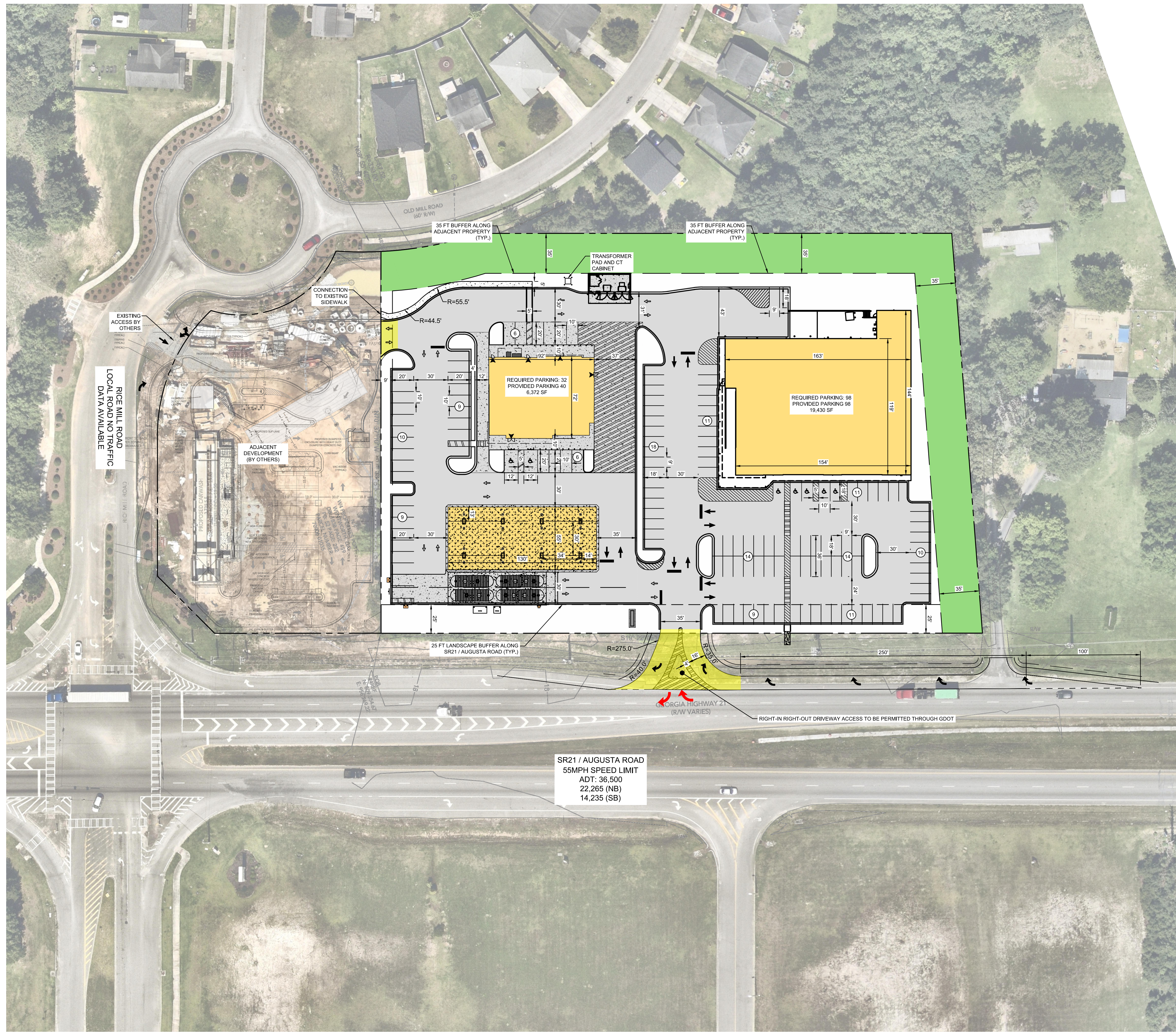
THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE "X" ACCORDING TO FEMA (FIA) COMMUNITY NUMBER 135162, MAP NUMBER 13051C0030G, DATED AUGUST 16, 2018

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

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 Plan\CONCEPT SITE PLAN.dwg CONCEPT SITE PLAN May 30, 2025 9:43am by David Smith



VICINITY MAP
NTS

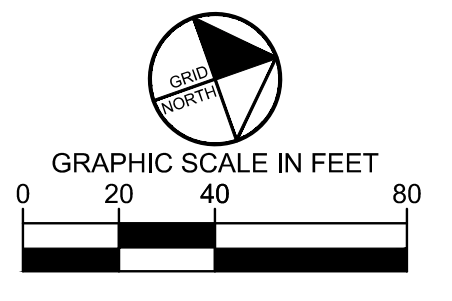
SITE DATA TABLE	
JURISDICTION	CITY OF PORT WENTWORTH
EXISTING ZONING	C-2 (GENERAL COMMERCIAL)
SITE AREA	4.10 AC (PER CLIENT PROVIDED PLAN)
BUILDING AREA (SF)	6,372 AND 19,430
PARKING PROVIDED	AS SHOWN
SETBACK REQUIREMENTS	
FRONT (FT)	PARKING: 25 FT / BLDG: 40 FT
SIDE NORTH (FT)	BLDG: 10 FT
SIDE SOUTH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



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

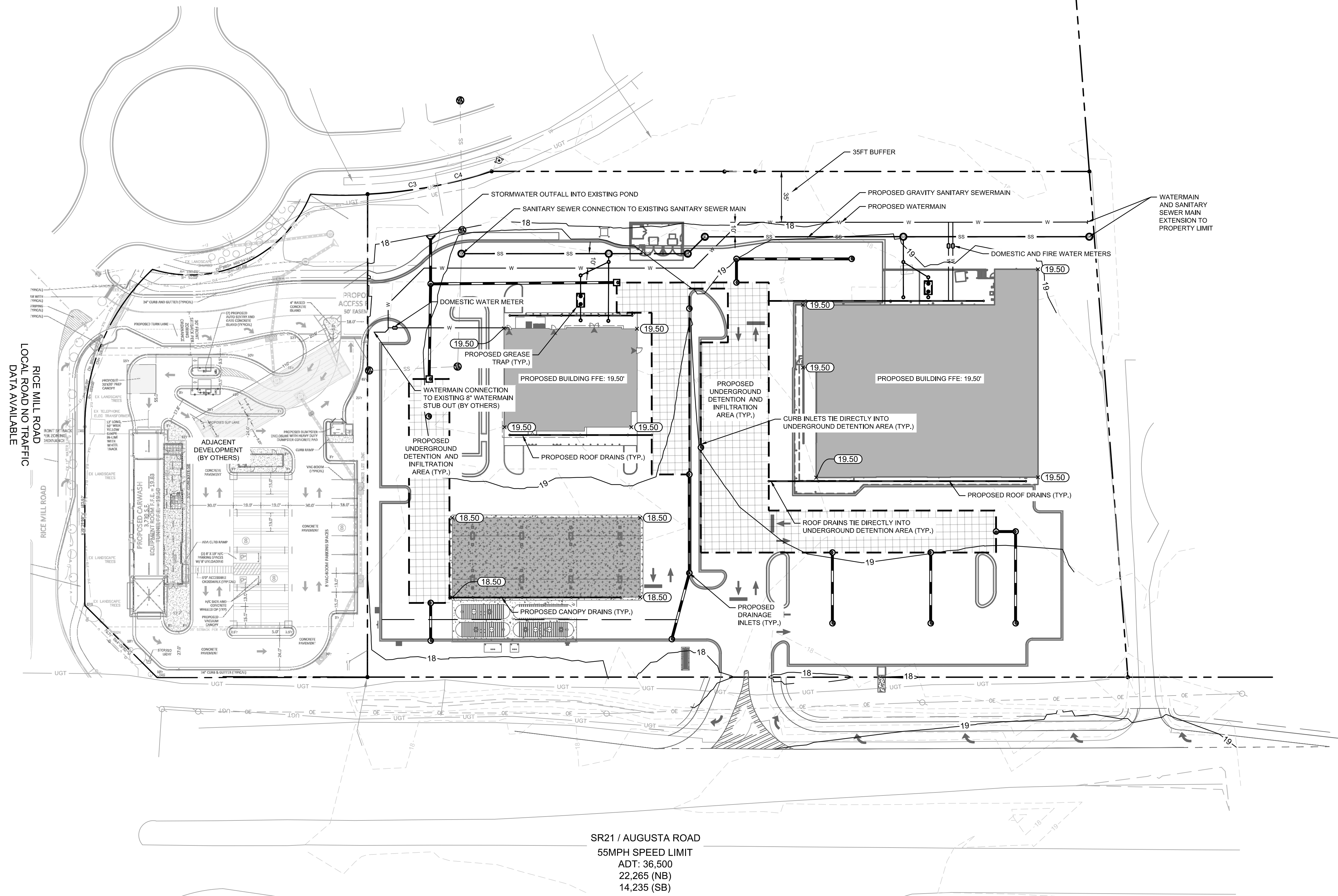
NO.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY

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

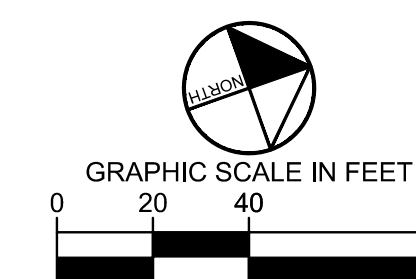
GSWCC NO. (LEVEL II)	TBD
DRAWN BY	TBD
DESIGNED BY	DDS
REVIEWED BY	DDS
DATE	05/30/2025
PROJECT NO.	012240003

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)



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

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



City Council
7224 GA Highway 21
Port Wentworth, GA 31407

Meeting: 07/29/25
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 10' 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:

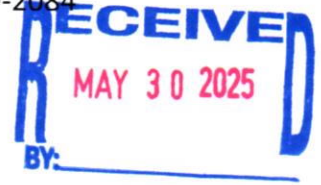
- Approval of the Concept Site Plan must include approval of the modification the Street Yard Greenway to achieve zoning compliance.

- A Special Use Permit must be approved for the proposed fueling station.
- At the July 7, 2025 meeting, the Planning Commission voted to recommend approval of this item, with the above conditions.

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

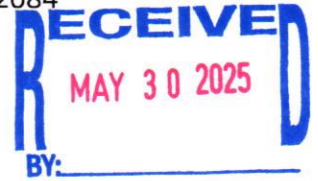
(AGENT AUTHORIZATION FROM ATTACHED)

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

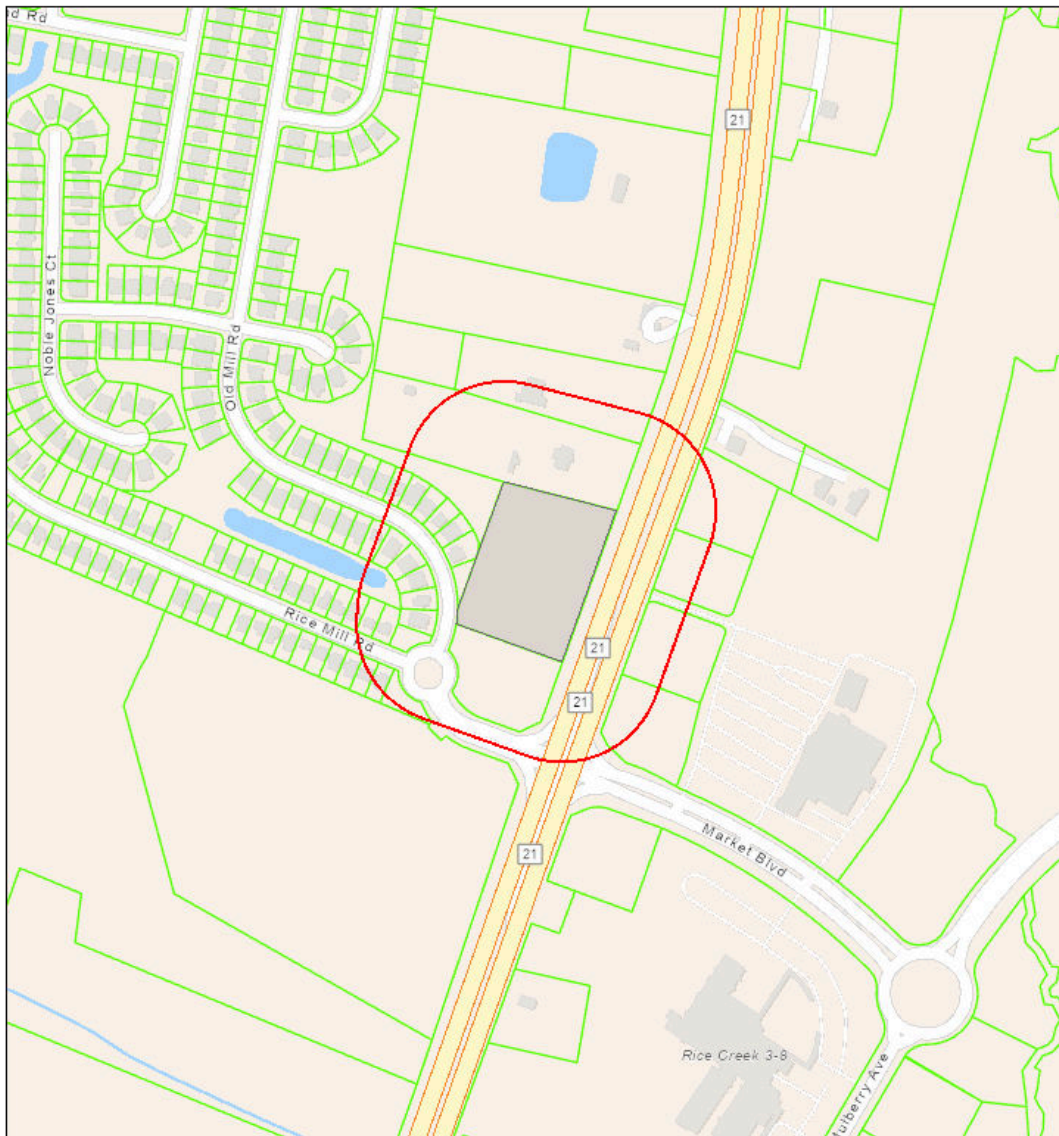


Provided by SAGIS - www.sagis.org

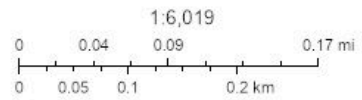
Area : 927,725.33 ft²

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.

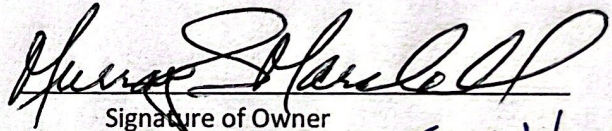
I authorize the person named below to act as applicant in the pursuit of a variance or for the rezoning of this property.

Name of Applicant: Garret LeBlanc

Address: 640 Glen Iris Drive NE, Unit 615

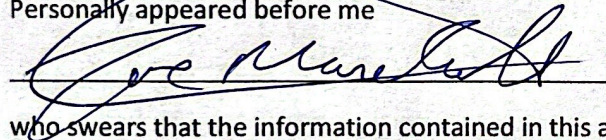
Atlanta, GA 30308

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

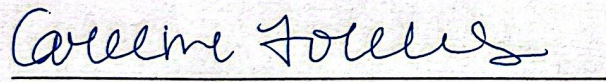

Signature of Owner

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

Personally appeared before me



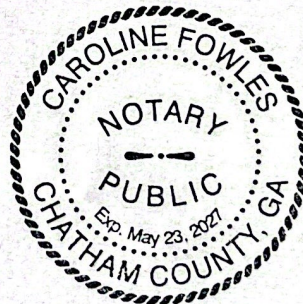
who swears that the information contained in this authorization is true and correct to the best of his or her knowledge and belief.



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
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: BRXWORX 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 59; PLAT BOOK 59, PAGE 768; PLAT BOOK 51, PAGE 767; 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 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.

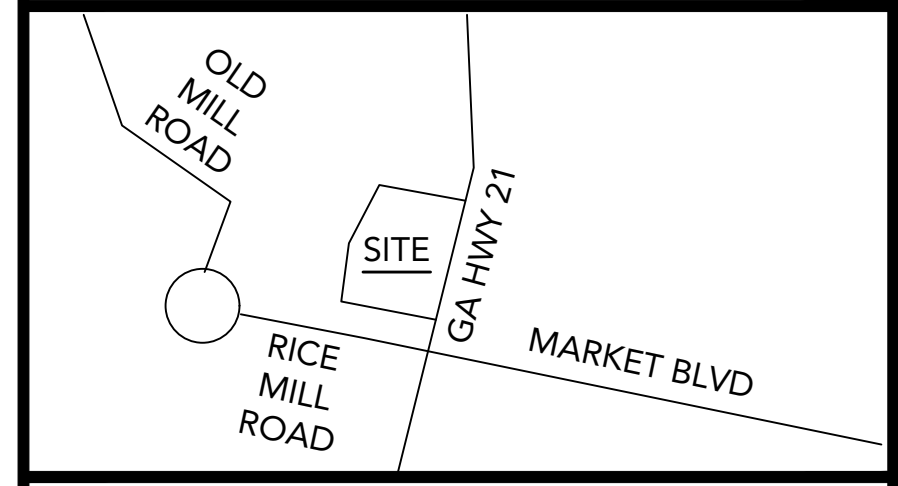
CARTER ENGINEERING CONSULTANTS, INC.
1010 COMMERCE DR.
BOGART, GA 30622

P: 770.725.1200
F: 770.725.1204
WWW.CARTERENGINEERING.COM

ALTA/NSPS LAND TITLE SURVEY FOR:
**BRXWORX 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
MH	MANHOLE
N/F	NOT FOUND FORMERLY
NTS	NOT TO SCALE
OFF	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" OUF	3/4" OPEN TOP PIPE FOUND
#4RB	1/2" REBAR FOUND
#4RS	1/2" REBAR SET
PKNF	PK NAIL FOUND
PKNS	PK NAIL SET
RVMF	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
⊬	GAS METER
⊭	GAS POST
⊮	GAS VALVE (BURIED)
⊯	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
⊽	SKIN
⊾	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

GRAPHIC SCALE
0' 20' 40' 80' 120'

SCALE: 1" = 40'

SHEET #
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.

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 787; 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.
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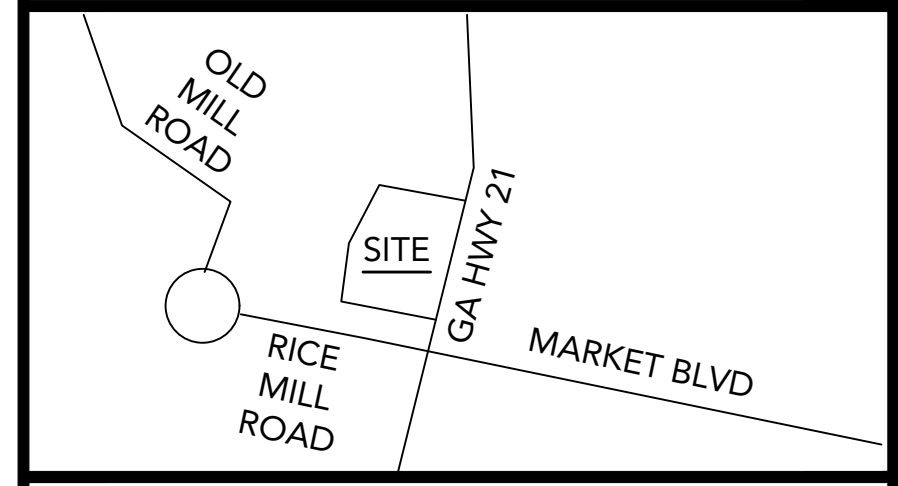
CARTER ENGINEERING CONSULTANTS, INC.
1010 COMMERCE DR.
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ALTA/NSPS LAND TITLE SURVEY FOR:
**BRIXWORX DEVELOPMENT, LLC,
A GEORGIA LIMITED LIABILITY COMPANY
AND STEWART TITLE GUARANTY COMPANY**

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

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⊦	ELECTRIC METER
⊧	GAS BOX
⊨	ELECTRIC PEDESTAL
⊩	FIRE DISCONNECT
⊪	FIRE HYDRANT
⊫	GAS VALVE
⊬	GAS METER
⊭	GAS POST
⊮	GAS VALVE
⊯	GAS VENT STACK
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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:

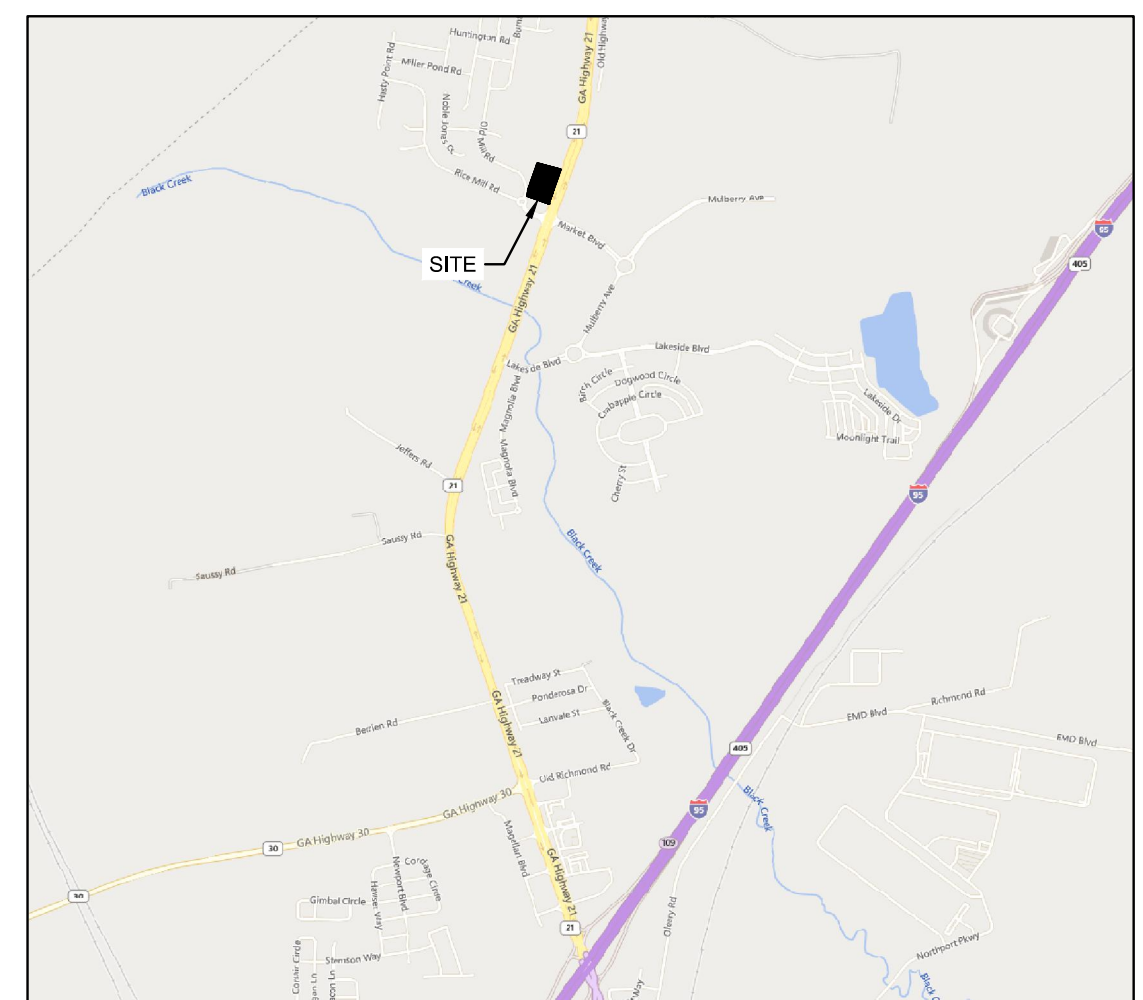
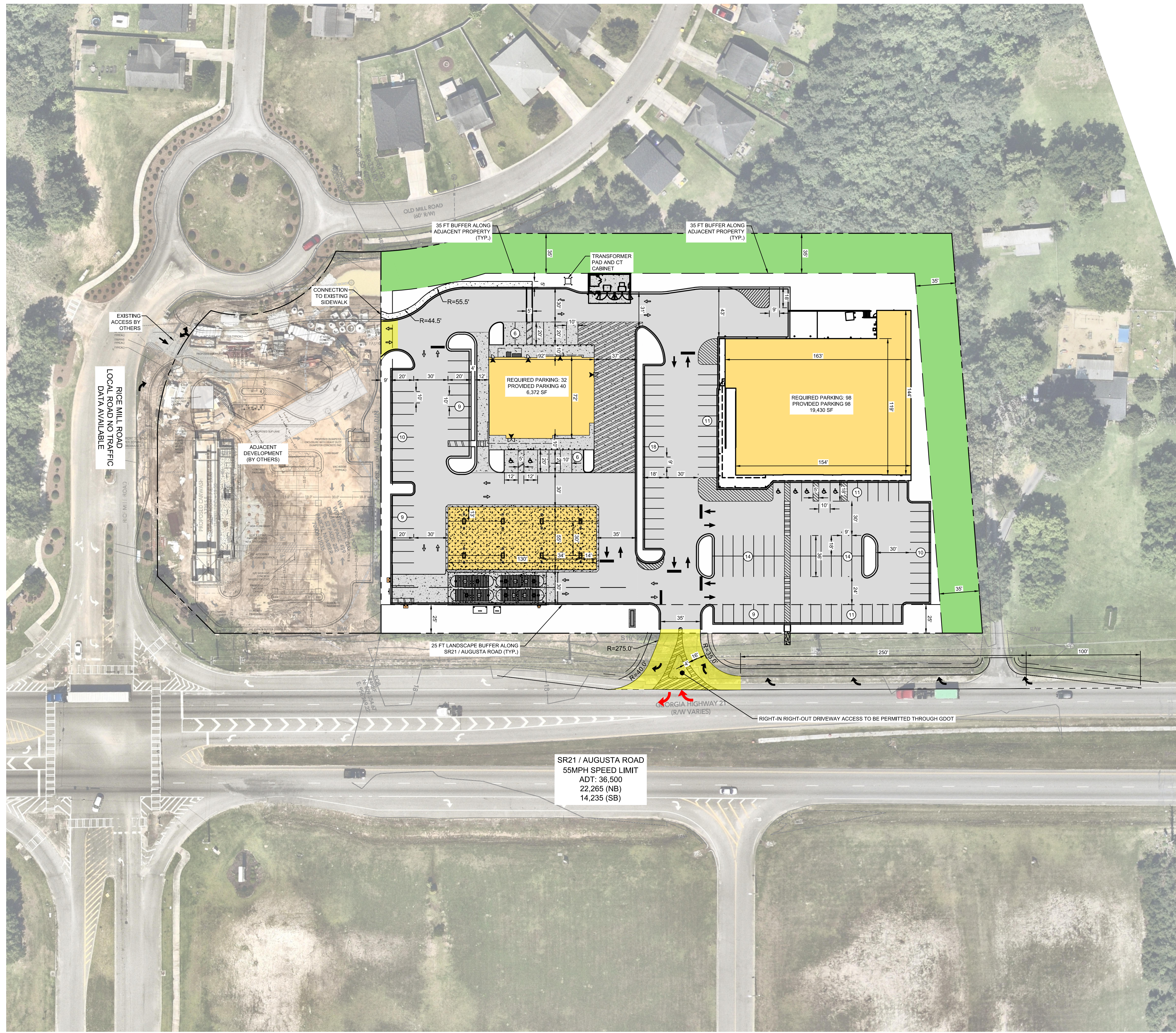
NO.	DATE	DESCRIPTION

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

SHEET #
1/1

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 Plan\CONCEPT SITE PLAN.dwg CONCEPT SITE PLAN May 30, 2025 9:43am by David Smith



VICINITY MAP
NTS

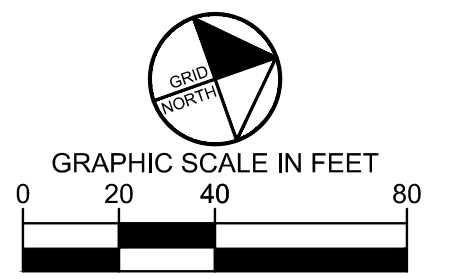
SITE DATA TABLE	
JURISDICTION	CITY OF PORT WENTWORTH
EXISTING ZONING	C-2 (GENERAL COMMERCIAL)
SITE AREA	4.10 AC (PER CLIENT PROVIDED PLAN)
BUILDING AREA (SF)	6,372 AND 19,430
PARKING PROVIDED	AS SHOWN
SETBACK REQUIREMENTS	
FRONT (FT)	PARKING: 25 FT / BLDG: 40 FT
SIDE NORTH (FT)	BLDG: 10 FT
SIDE SOUTH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



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

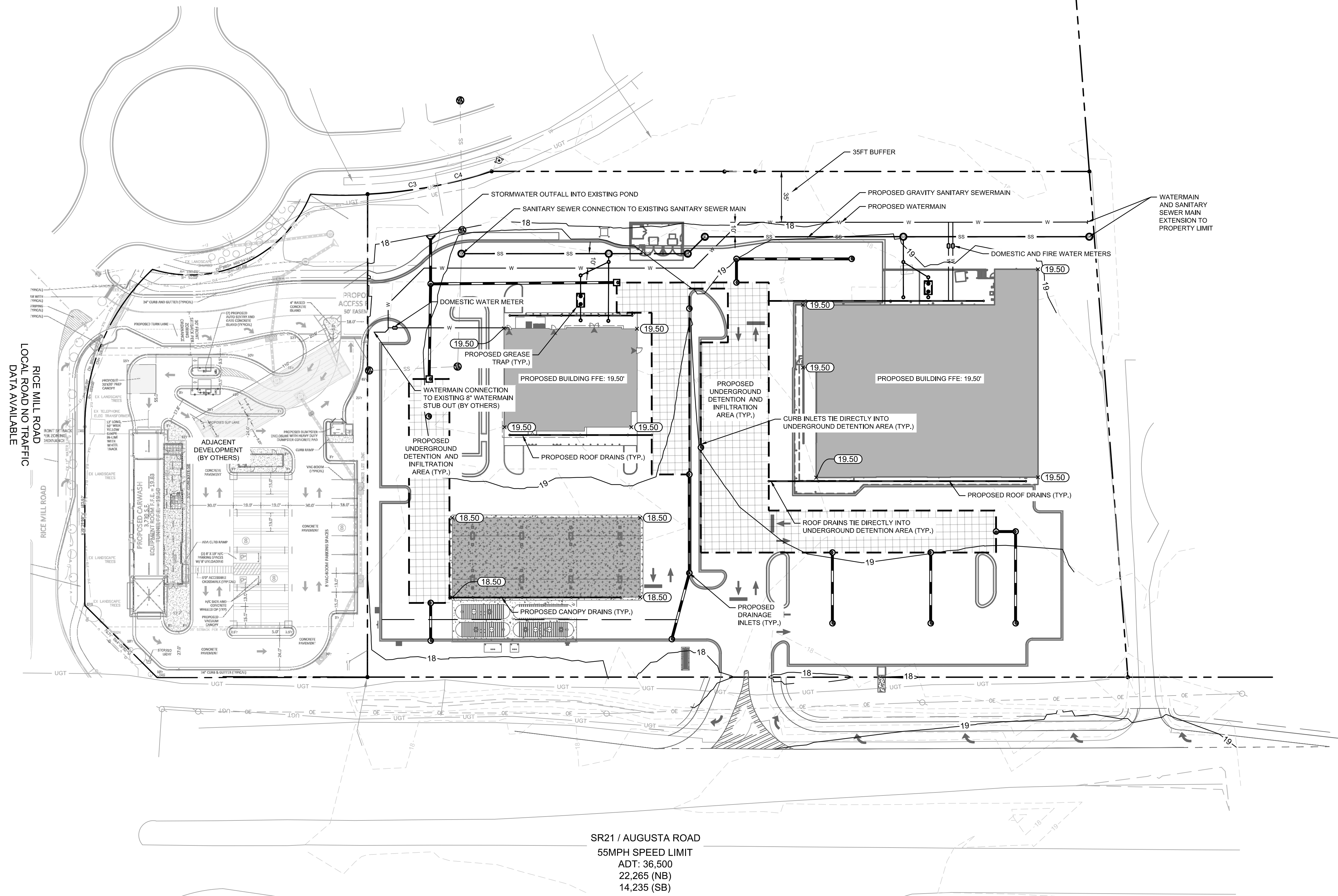
BRIXWORX DEVELOPMENT
505 N ANGLER AVE NE
ATLANTA, GA 30308
PHONE: 561-706-0626

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)

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

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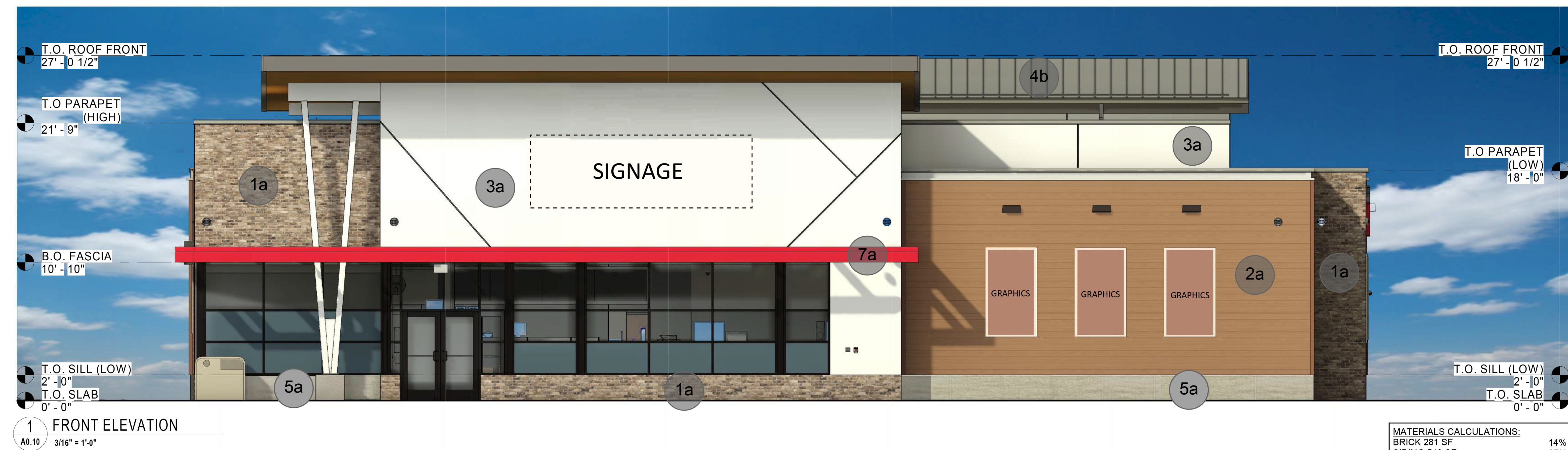
NO.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY

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

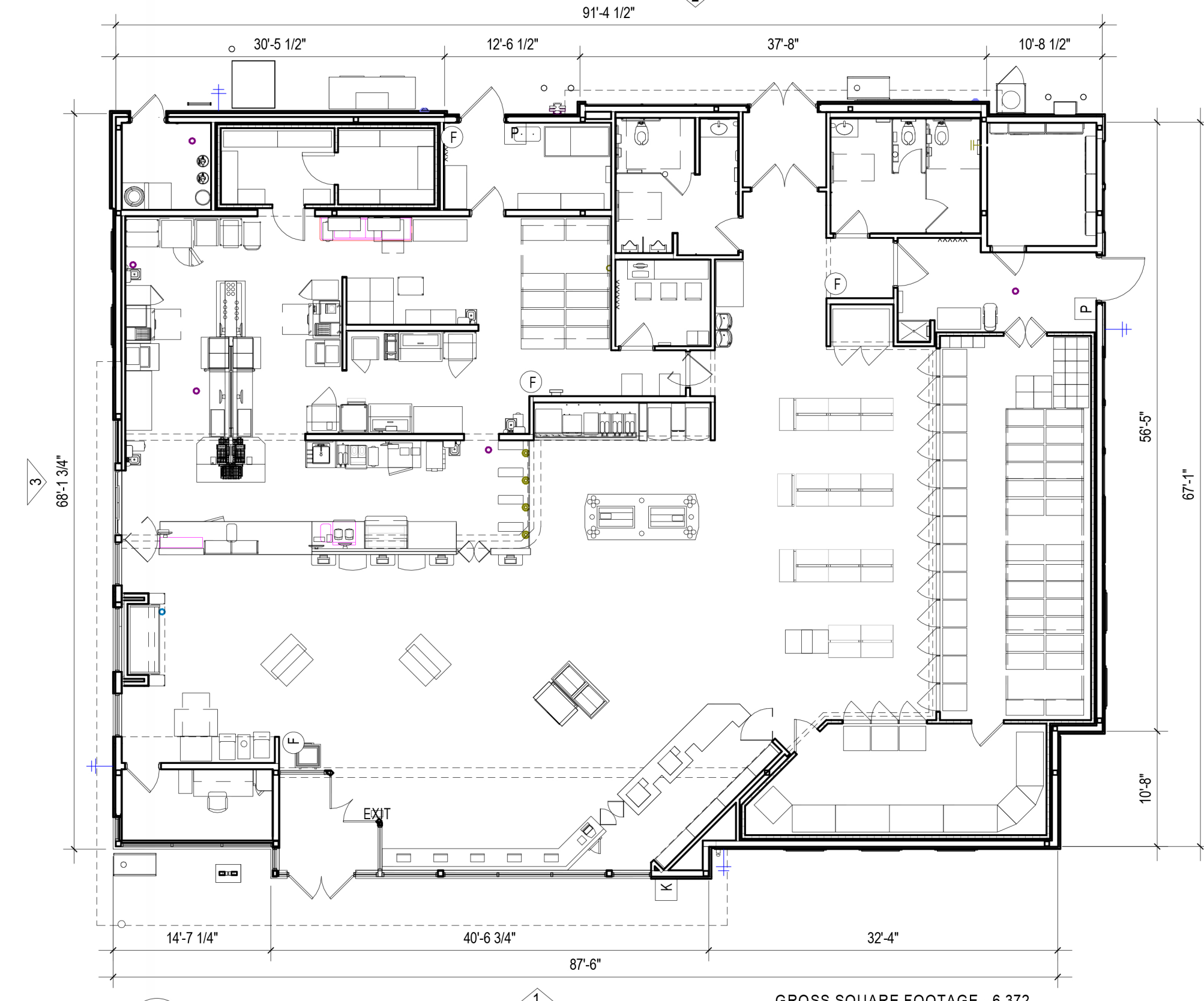
TITLE
PRELIMINARY GRADING AND DRAINAGE PLAN

SHEET NUMBER
SHEET 2



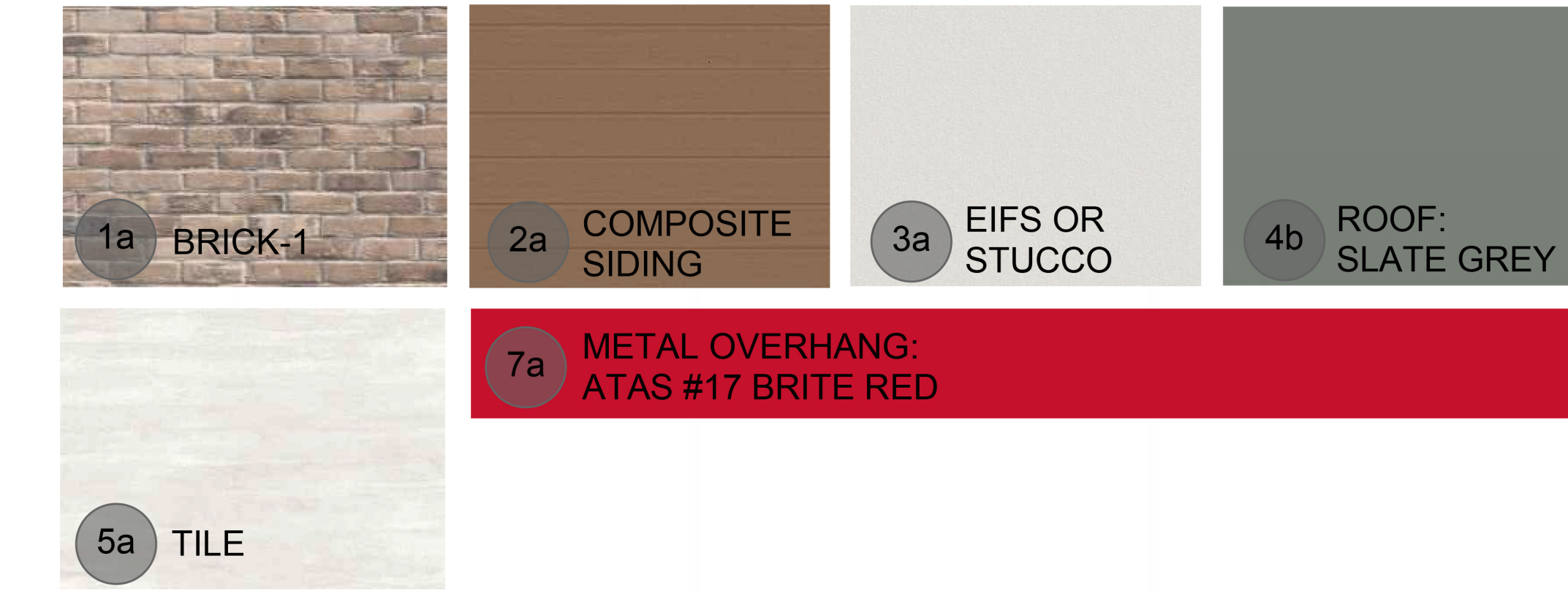
MATERIALS CALCULATIONS:

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 3/16" = 1'-0"

MATERIALS:



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	

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



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	

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



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	

4 RIGHT 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



City Council
7224 GA Highway 21
Port Wentworth, GA 31407

Meeting: 07/29/25
Department: Administration
Category: Presentation
Prepared By: Zahnay Smoak
Department Head:

SCHEDULED

AGENDA ITEM (ID)

DOC ID:

Alcoholic Beverage License Application submitted by Matthew David Clements for a Malt Beverage/ Wine Package Retail Sales License for Nouria Energy Retail, Inc., DBA Nouria 7002 GA Highway 21 (7002 Highway 21) located in a C-3 (Interchange Commercial) Zoning District
PUBLIC HEARING

Issue/Item: Alcoholic Beverage License Application submitted by Matthew David Clements for a Malt Beverage / Wine Package Retail Sales License for Nouria Energy Retail, Inc, DBA Nouria 7002 GA Highway 21 (7002 Highway 21) located in a C-3 (Interchange Commercial) Zoning District

Background: The applicant has submitted this application due to a add services.

Facts and Finding: The applicant, Matthew David Clements, has properly completed and filed the City application and paid all applicable fees. Mr. Clements has listed three residents of the City as references, and he has passed the criminal background check conducted by the Port Wentworth Police Department.

This item will be heard before the Regular City Council Meeting on Thursday, July 17, 2025, at 7:00 PM

Funding: N/A

Recommendation:

CITY OF PORT WENTWORTH

ALCOHOL BEVERAGE LICENSE APPLICATION

Administration Department | 7224 GA Highway 21, Port Wentworth, Georgia 31407

Phone: 912.964.4379 | Fax: 912.966.7429

This application must be completely filled out for processing. Please type or print legibly in blue or black ink.

LICENSE DETAILS

ALL LICENSES REQUIRE AN ANNUAL RENEWAL. FAILURE TO RENEW MAY RESULT IN FINES, SUSPENSION OR LOSS OF LICENSE.

TYPE OF ALCOHOL PERMIT: <input checked="" type="checkbox"/> New License		
LICENSE TYPE:		
<input type="checkbox"/> \$1,591.31 Distilled Spirits Consumption on premises within the Central Business District		
<input type="checkbox"/> \$4,243.50 Distilled Spirits Consumption on premises outside the Central Business District		
<input type="checkbox"/> \$2,121.75 Distilled Spirits Wholesale		
<input type="checkbox"/> \$4,243.50 Distilled Spirits Manufacturer		
<input type="checkbox"/> \$5,304.38 Distilled Spirits by the Package Retail		
<input checked="" type="checkbox"/> \$530.44 Wine Package Retail	<input checked="" type="checkbox"/> \$530.44 Malt Beverage Package Retail	
<input type="checkbox"/> \$318.26 Wine Consumption on Premises	<input type="checkbox"/> \$530.44 Malt Beverage Consumption on premises	
<input type="checkbox"/> \$265.22 Wine Wholesale	<input type="checkbox"/> \$265.22 Malt Beverage Wholesale	
<input type="checkbox"/> \$265.22 Wine Manufacturer	<input type="checkbox"/> \$795.66 Malt Beverage Manufacturer	
<input type="checkbox"/> \$212.18 Wine Importer		
\$50.00 Administrative Fee (Applied to all NEW licenses) / \$35.00 Publishing Fee		
TOTAL ALCOHOL PERMIT FEE \$ <u>1,145</u> . <u>88</u>		
ALCOHOL LICENSE REGISTRATION:		
<u>Applied for</u>	<u>1661</u>	<u>Applied for</u>
Georgia Alcoholic Beverage License Number <small>Issued by the Georgia Department of Revenue</small>	Occupational Tax Number <small>Issued by the City of Port Wentworth</small>	Alcohol License Number <small>Issued by the City of Port Wentworth</small>

APPLICANT INFORMATION					
APPLICANT FULL LEGAL NAME (Last, First, Middle): Matthew David Clements				ISSUING STATE/DRIVER LICENSE NUMBER: [REDACTED]	
SOCIAL SECURITY NUMBER: [REDACTED]		DATE OF BIRTH (mm/dd/yyyy): [REDACTED]		PLACE OF BIRTH (City, State, Country): Washington D.C., USA	
RACE: White	SEX: Male	HEIGHT: 5' 10"	WEIGHT: 160	HAIR COLOR: Brown	EYE COLOR: Blue
PHYSICAL HOME ADDRESS: [REDACTED]		CITY:	STATE:	ZIP CODE:	
MAILING ADDRESS: (if different) 326 Clark St., Worcester, MA 01606		CITY:	STATE:	ZIP CODE:	
HOME PHONE NUMBER: 912-236-1331	MOBILE NUMBER: [REDACTED]	EMAIL ADDRESS: permits@nouriaenergy.com			

RESIDENT STATUS	
Are you a U.S. citizen? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO If YES, answer the following: <input checked="" type="checkbox"/> Native Born <input type="checkbox"/> Naturalized	
If Naturalized, provide Alien Registration Number _____ <small>Issued from the U.S. Citizenship & Immigration Services (USCIS)</small>	
If NO, please state your legal status in the United States? _____	
Provide supporting documents i.e. Visa, Resident Alien, Employment Authorization Documents, etc. Attach additional sheet if needed.	

RESIDENTIAL ADDRESSES			
List residential addresses for the past five (5) years starting with your current address. If additional space is needed, please attach a list with the information shown below.			
Number and Street	City, State, Zip	From (mm/yyyy)	To (mm/yyyy)
[REDACTED]	Savannah, GA 31405	07/2021	PRESENT
[REDACTED]	Savannah, GA 31411	10/2018	07/2021

EMPLOYMENT HISTORY				
List employment for the past five (5) years beginning with your current employer. Indicate periods of unemployment, retirement or self-employment, including dates. If retired or self-employed, include name of company from which you retired or owned, and the position you held, or type of business owned. If additional space is needed, please attach a list with the information shown below.				
Name of Employer/Company	Address (Street, City, State, Zip)	Position Held/Business Type	From (mm/yyyy)	To (mm/yyyy)
Enmarket	1705 Chatham Parkway, Savannah, GA 31405	Director of Operations	04/2022	Present
Enmarket	1705 Chatham Parkway, Savannah, GA 31405	V.P. of Marketing	12/2018	04/2022

EDUCATION				
List schools attended including High School and Postgraduate, location, certificates, diplomas or degrees received, and dates attended. If additional space is needed, please attach a list with the information shown below.				
Name of School	Address (Street, City, State, Zip)	Certificate/Diploma/Degree	From (mm/yyyy)	To (mm/yyyy)
Glynn Academy	1001 Mansfield Street, Brunswick, GA 31520	High School Diploma	09/1988	06/1992
University of Georgia	Herty Drive, Athens, GA 60302	Bachelor of Science	1992	1997

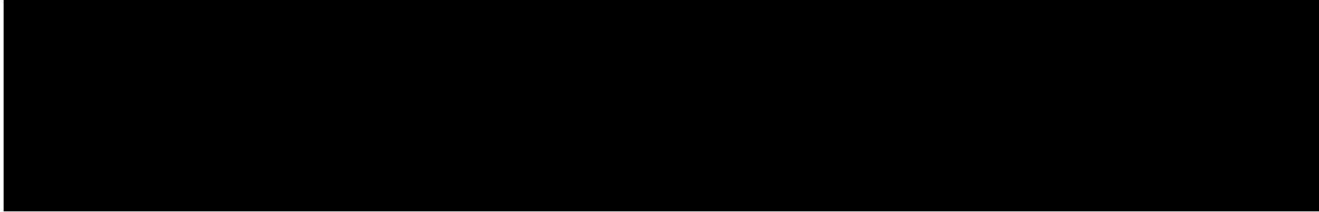
MILITARY SERVICE				
List branch of service, serial numbers, type of discharge <i>if applicable</i> and periods of service. If additional space is needed, please attach a list with the information shown below.				
Branch of Service	Serial Number	Type of Discharge	From (mm/yyyy)	To (mm/yyyy)
N/A				

CRIMINAL HISTORY	
WARNING -- Failure to make full disclosure in responses to these questions may result in denial or subsequent revocation of the license	
Has the applicant or any person connected with or having an interest in said business:	
a. Ever been convicted of any crime or violation of law in any locality? <i>If yes, was conviction for other than a traffic violation?</i> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
b. Ever served time in prison or other correctional institution?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
c. Ever had an alcoholic beverage license suspended or revoked at any time in any locality?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
d. Ever been cited for an alcoholic beverage violation? <i>If yes, list on separate sheet of paper.</i>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If the answer to any part of the above questions is <i>yes</i> for the applicant or any person connected with or having an interest in said business, describe the circumstances for each person. For <i>convictions</i> include (a) the name of the person convicted, (b) nature of the crime, (c) the sentence or fine levied, (d) the date of the conviction, and (e) the jurisdiction in which said conviction occurred. For <i>alcoholic beverage license suspensions and revocations</i> include (a) the name of the person involved, (b) basis for suspension or revocation, (c) the punitive action taken, (d) the date of the action, and (e) the jurisdiction in which the suspension or revocation action was taken.	
Listed on separate paper? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No, such convictions, license suspensions or revocations.	

Please see attached Exhibits "A" and "B"

City of Port Wentworth Alcoholic Beverage License Application (Change of Ownership) of
Nouria Energy Retail, Inc. d/b/a Nouria 7002 GA Highway 21
7002 GA Highway 21, Suite A, Port Wentworth, GA 31407
Mr. Matthew Clements, Proposed Licensee

Exhibit "A"



City of Port Wentworth Alcoholic Beverage License Application (Change of Ownership) of
Nouria Energy Retail, Inc. d/b/a Nouria 7002 GA Highway 21
7002 GA Highway 21, Suite A, Port Wentworth, GA 31407

Exhibit B – Violations

Since 1999, Nouria Energy Retail, Inc. and its affiliates (collectively, “Nouria”) have owned and operated businesses that are licensed to sell alcoholic beverages. Presently, Nouria owns and operates approximately eighty-five (85) businesses in three (3) states outside the state of Georgia, which sell alcoholic beverages. Since it was first licensed to sell alcoholic beverages, Nouria has never had a license to sell alcoholic beverages suspended or revoked. From time to time, Nouria has received warnings or small fines, or has been required to perform remedial action, such as updated employee training, as a result of alleged alcohol code or alcohol regulatory violations. Specific information will be provided upon request.

Nouria Energy Corporation						100 % shareholder
Individual/Business Name	Social Security Number	Issuing State/Driver License Number	Date of Birth	Sex	% of Ownership	
Tony F. El-Nemr	[REDACTED]	[REDACTED]	[REDACTED]	M	0%	officer
Individual/Business Name	Social Security Number	Issuing State/Driver License Number	Date of Birth	Sex	% of Ownership	
Individual/Business Name	Social Security Number	Issuing State/Driver License Number	Date of Birth	Sex	% of Ownership	

REFERENCES

Give the names, addresses, and telephone numbers of three (3) citizens residing within City limits of Port Wentworth as references:

Name	Address (Number and Street)	Contact Number
Jalissa Sarbrin	707 Jasper Circle	508-719-6227
Roy Boothby	3164 Mulberry Blvd., Unit 96	207-570-7697
Diana Morrison	422 E Oglethorpe Ave.	912-604-1652

ACKNOWLEDGEMENT

The applicant for a license to dispense alcoholic beverages shall be (a) a citizen of the United States of America or Resident Alien, (b) a resident of Chatham County, Georgia, or if not, the designated manager with day-to-day operating responsibility must be a resident of Chatham County, and (c) the owner of the business, or if the owner of the business is a corporation, partnership, or other legal entity, the applicant shall be (1) a substantial and major stockholder or (2) the manager of the business who regularly operates and supervises the business on the licensed premises.

ALL ABOVE INFORMATION IS FULLY UNDERSTOOD AND ALL STATEMENTS SHOWN ABOVE, AND ON ANY ATTACHMENTS ARE GIVEN UNDER OATH, WILLFULLY, KNOWINGLY, AND ABSOLUTELY, AND ARE HEREBY SWORN TO BE TRUE, CORRECT AND COMPLETE, UNDER PENALTY FOR FALSE SWEARING AS PROVIDED BY LAW.

SIGN AND NOTARIZE APPLICATION

WARNING – Georgia Code Title 16. Crimes and Offenses § 16-10-20

A person who knowingly and willfully falsifies, conceals, or covers up by any trick, scheme, or device a material fact; makes a false, fictitious, or fraudulent statement or representation; or makes or uses any false writing or document, knowing the same to contain any false, fictitious, or fraudulent statement or entry, in any matter within the jurisdiction of any department or agency of state government or of the government of any county, city, or other political subdivision of this state shall, upon conviction thereof, be punished by a fine of not more than \$1,000.00 or by imprisonment for not less than one nor more than five years, or both.

I, under penalty of law, hereby swear that I have read all the information provided in this document and any attachments and the information is true and correct. I also understand any false statement or representation in this application can result in my application being denied and/or criminal charges filed against me. I also authorize the City of Port Wentworth to use all legal means to verify the information provided.



 APPLICANT SIGNATURE

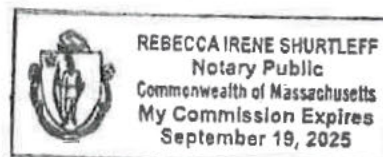
SUBSCRIBED AND SWORN BEFORE ME ON THIS THE
 19th DAY OF May, 20 25



 NOTARY PUBLIC

My Commission Expires: September 19, 2025

05 / 19 / 2025
 DATE SIGNED BY APPLICANT



OFFICE USE ONLY

\$ _____
License Fee

\$ _____
Advertising Fee

\$ _____
Total Amount Paid

FORM OF PAYMENT:

_____ Cash _____ Cashier's Check/Money Order _____ Credit/Debit Card

REVIEW DATES

_____ Date Reviewed by Council

LICENSE STATUS:

_____ Approved
_____ Denied
_____ Temporary License Issued

APPROVAL SIGNATURES:

_____ City Manager
_____ Director of Public Safety
_____ Director of Development Services

**GEORGIA CJIS NETWORK
POLICY MANUAL
CONSENT FORM**

I hereby authorize the **City of Port Wentworth** to receive any criminal history record information pertaining to me which may be in files of any state or local justice agency in Georgia.

Matthew David Clements 05/19/2025
Full Name (Please Print) Date

415 E 58th St., Savannah, GA 31405
Address City, State Zip

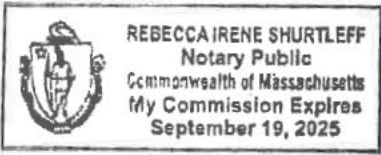
Male White 04/18/1974 [REDACTED]
Sex Race Date of Birth Social Security Number

In making the above representation under oath, I understand that any person who knowingly and willfully makes a false, fictitious, or fraudulent statement or representation in an affidavit shall be guilty of a violation of O.C.G.A. §16-10-20, and face criminal penalties as allowed by such criminal statute.

I hereby declare under penalty of perjury that the foregoing is true and correct.

Executed on 19th day of May, 2025 in Ware (City), MA (State).

Matthew Clements, President
Printed Name and Title of Authorized Officer or Agent
[Signature]
Signature of Authorized Officer or Agent



SUBSCRIBED AND SWORN BEFORE ME THIS

19th DAY OF May, 2025

(SEAL)

[Signature]
NOTARY PUBLIC
My Commission Expires:

SAVE AFFIDAVIT
AFFIDAVIT VERIFYING STATUS FOR CITY PUBLIC BENEFIT
PURSUANT TO O.C.G.A. § 50-36-1(E)(2)

By executing this affidavit under oath, as an applicant for a City of Port Wentworth, Georgia Occupational Tax Certificate (Business License), Alcoholic Beverage License, Taxi Permit or other public benefit as referenced in O.C.G.A. § 50-36-1, the undersigned applicant representing the entity known as

Nouria Energy Retail, Inc.

Name of Private Employer (Business)

verifies one of the following with respect to my application for a public benefit:

- 1) X I am a United States citizen.
- 2) ___ I am legal permanent resident of the United States.
- 3) ___ I am a qualified alien or non-immigrant under the Federal Immigration and Nationality Act with an alien number issued by the Department of Homeland Security or other federal immigration agency.

My alien number issued by the Department of Homeland Security or other federal immigration agency is: _____.

The undersigned applicant also verifies that he or she is 18 years of age or older and has provided at least one secure and verifiable document, as required by O.C.G.A. § 50-36-1(e)(1), with this affidavit. *

The secure and verifiable document provided with this affidavit can be best classified as:

Georgia Driver's License

In making the above representation under oath, I understand that any person who knowingly and willfully makes a false, fictitious, or fraudulent statement or representation in an affidavit shall be guilty of a violation of O.C.G.A. § 16-10-20, and face criminal penalties as allowed by such criminal statute. I hereby declare under penalty of perjury that the foregoing is true and correct.

Executed in Worcester (City), MA (State).

Matthew Clements

Printed Name of Applicant

Signature of Applicant

Date

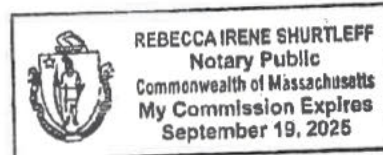
SUBSCRIBED AND SWORN BEFORE ME THIS

19th DAY OF May, 2025

Notary Public

My Commission Expires: _____

September 19, 2025



*Note: O.C.G.A. § 50-36-1 (e)(2) requires that aliens under Federal Immigration and Nationality Act, Title 8 U.S.C., as amended, provide their alien registration number. Because legal permanent residents are included in the federal definition of "alien", legal permanent residents must also provide their alien registration number. Qualified aliens that do not have an alien registration number may supply another identifying number here: _____.

01/02 2016
www.dfs.ga.gov



01/02 2016

CLASS: C-C, 25,000 lbs. GVWR and Trailer < 9,999 lbs. All recreational vehicles
 RESTRICTIONS: NONE

DOB: 04/18/1974

GEORGIA
DRIVER'S LICENSE

DRIVER'S LICENSE DL

CLASS C
 1. MATTHEW DAVID CLEMENTS

REST A
 END NONE

SEX M HT 5-10" WT 160 lb

9 00 48 14 17 26 09 90 C 20 000 ORGAN DONOR



**CITY OF PORT WENTWORTH
OCCUPATIONAL TAX CERTIFICATE**

**NOURIA ENERGY RETAIL, INC.
7002 HIGHWAY 21
WORCHESTER MA 01606**



**Certificate No.: 1881
Issue Date: 1/01/2025
Expiration Date: 12/31/2025**

This certifies that NOURIA ENERGY RETAIL, INC. has been duly licensed at the Occupation Tax Office of the City of Port Wentworth, and is hereby entitled to practice the business of: 457110 - GASOLINE STATIONS W/ CONVENIEN.

Fee: \$ 492.57

THIS CERTIFICATE MUST BE CONSPICUOUSLY DISPLAYED AT ALL TIMES

PLEASE FOLD OR DETACH PRIOR TO DISPLAYING

**CITY OF PORT WENTWORTH
OCCUPATIONAL TAX OFFICE
7224 HIGHWAY 21
PORT WENTWORTH, GA 31407
(912) 964-4379**

---RECEIPT---

June 5, 2025

Fee Description	# of Employees	Fee Amount
# OF EMPLOYEES 10-99	10	442.57
ADMINISTRATIVE FEE		50.00
	Penalties	\$ 0.00
	Total Fees	\$ 492.57

Your Business License for the period January 1, 2025 - December 31, 2025 is attached.

Total Fees paid for this year are: \$ 492.57

NOURIA ENERGY RETAIL, INC.
326 CLARK STREET
WORCHESTER MA 01606



CITY OF PORT WENTWORTH

7224 GA Highway 21 | Port Wentworth, Georgia 31407
Phone (912) 964-4379 | Fax (912) 966-7429
Portwentworthga.gov

ELECTED OFFICIALS

MAYOR

Gary Norton

COUNCIL MEMBERS

Gabrielle Nelson
Mayor Pro Tem

Mark Stephens
District 2

Rufus Bright
District 3

Nishant Randerwala
District 4

Thomas Barbee
At-Large

Artlise Alston-Cone
At-Large

City Manager

Steve Davis

Date: March 11, 2025

Delivered to (via email): APaul@sardandleff.com

Subject: Zoning Verification for Occupational Tax – PIN 70037 01002A

The above-referenced property, located at 7002 GA Highway 21, is in the C-3 (Interchange Commercial) zoning district, in which convenience stores are a permitted use and service stations are allowable under a Special Use Permit. The current vehicle service station at the PIN above was approved under a prior zoning ordinance and is a legal non-conforming use which may be extended to future ownership with similar scope of operations.

The applicant has zoning **approval** to operate a vehicle service station and convenience store at this location.

Sincerely,

Katie Dunnigan, CZI

Director of Planning and Zoning

Development Services

STATE OF GEORGIA

Secretary of State
Corporations Division
313 West Tower
2 Martin Luther King, Jr. Dr.
Atlanta, Georgia 30334-1530

Annual Registration

Electronically Filed
Secretary of State
Filing Date: 02/20/2025 08:50:37

BUSINESS INFORMATION

BUSINESS NAME : Nouria Energy Retail, Inc.
CONTROL NUMBER : 24207567
BUSINESS TYPE : Foreign Profit Corporation
JURISDICTION : Massachusetts
ANNUAL REGISTRATION PERIOD : 2025

BUSINESS INFORMATION CURRENTLY ON FILE

PRINCIPAL OFFICE ADDRESS : 326 Clark Street, Worcester, MA, 01606, USA
REGISTERED AGENT NAME : Corporate Service Company
REGISTERED OFFICE ADDRESS : 2 Sun Court, Suite 400, Peachtree Corners, GA, 30092, USA
REGISTERED OFFICE COUNTY : Gwinnett

OFFICER	TITLE	ADDRESS
Tony El-Nemr	CEO	326 Clark Street, Worcester, MA, 01606, USA
Tony El-Nemr	CFO	326 Clark Street, Worcester, MA, 01606, USA
Tony El-Nemr	Secretary	326 Clark Street, Worcester, MA, 01606, USA

UPDATES TO ABOVE BUSINESS INFORMATION

PRINCIPAL OFFICE ADDRESS : 326 Clark Street, Worcester, MA, 01606, USA
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Tony El-Nemr	Secretary	326 Clark Street, Worcester, MA, 01606, USA

AUTHORIZER INFORMATION

AUTHORIZER SIGNATURE : Tony El-Nemr
AUTHORIZER TITLE : Director



City Council
7224 GA Highway 21
Port Wentworth, GA 31407

Meeting: 07/29/25
Department: Development Services
Category: Ordinance
Prepared By: Katie Dunnigan
Department Head: Katie Dunnigan

SCHEDULED

AGENDA ITEM (ID)

DOC ID:

Moratorium on Rezoning Residential Property

Issue/Item: Port Wentworth is experiencing extreme growth and development for residential properties and needs to be properly planned.

Background: The City has seen a population growth of over 30% in just the last 3 years.

Facts and Finding:

Mayor and Council are vested with powers to regulate property for the purposes of maintaining health, morals, safety, security, peace, and the general welfare of the City; such powers include re-zoning and acceptance of site plans.

Mayor and Council recognize that staff are continually reviewing and updating the Strategic Plan, Comprehensive Plan, Downtown Development Plan, Transportation Plan, Stormwater Plan, Future Land Use Plan, and Pedestrian/Trail Plan, and reviewing current and future infrastructure needs and trends. All of these features are necessary for the long-term future of our community and should be explored and evaluated.

The Moratorium Resolution provides a period of time for a pause in residential rezoning which the staff will use to develop cohesive and coherent policy to promote community development through stability, predictability, and balanced growth, which will further the prosperity of the City as a whole. The Moratorium is for six (6) months upon the passage and approval of the Resolution, to expire on December 31, 2025 or earlier by vote of this Council.

Recommendation: Approve

Funding: N/A

Recommendation:

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

RESOLUTION OF THE CITY OF PORT WENTWORTH

A RESOLUTION IMPOSING A MORATORIUM ON THE RE-ZONING OF ANY PROPERTY TO ANY RESIDENTIAL ZONING CLASSIFICATION OR DISTRICT; LIMITED FOR A PERIOD NOT TO EXCEED SIX (6) MONTHS WHILE THE CITY CONSIDERS UPDATES TO ITS ZONING ORDINANCE, COMPREHENSIVE PLAN, AND FUTURE LAND USE MAP AND REVIEWS INFRASTRUCTURE NEEDS AND TRENDS; TO PROVIDE FOR SEVERABILITY; TO PROVIDE FOR AN ADOPTION DATE AND EFFECTIVE DATE; AND FOR OTHER PURPOSES.

WHEREAS, recent development trends in the City of Port Wentworth suggest that current trends for residential zoning districts, may not be adequately addressed by the current City zoning ordinances, comprehensive plan, and future land use map and infrastructure needs and trends;

WHEREAS, the Mayor and Council of Port Wentworth is vested with substantial powers, rights and functions to generally regulate the practice, conduct or use of property for the purposes of maintaining health, morals, safety, security, peace, and the general welfare of the City;

WHEREAS, Georgia law recognizes that local governments may impose moratoria on zoning decisions, building permits, and other development approvals where exigent circumstances warrant the same;

WHEREAS, Georgia courts take judicial notice of a local government's inherent ability to impose moratoria on an emergency basis;

WHEREAS, to justify a moratorium, it must appear first, that the interests of the public generally, as distinguished from those of a particular class, require such interference, and second, that the means are reasonably necessary for the accomplishment of the purpose, and not unduly oppressive upon individuals;

WHEREAS, the Mayor and Council has found that the interests of the public necessitate the enactment of a moratorium for the re-zoning of any property to any residential zoning or classification for health, safety, morals, and general welfare purposes by means which are reasonable and not unduly oppressive;

WHEREAS, the Mayor and Council has, as a part of planning, zoning, and growth management, been in review of its zoning ordinances, comprehensive plan, and future land use map and reviews infrastructure needs and trends, and has been studying the City's best estimates and projections of the anticipated developments within Port Wentworth;

WHEREAS, the Mayor and Council deems it important to prudently and deliberately develop its zoning ordinances, comprehensive plan, and future land use map and reviews infrastructure needs and trends in a manner which integrates the above-mentioned concerns and therefore considers a moratorium a proper exercise of its police powers;

WHEREAS, the Mayor and Council considers it paramount that land use regulation continues in the most orderly and predictable fashion with the least amount of disturbance to landowners and to the citizens of the City;

WHEREAS, the Mayor and Council has always had a strong interest in growth management so as to promote the traditional police power goals of health, safety, morals, aesthetics, and the general welfare of the community and, in particular, the lessening of traffic on City roads, security of the public from crime and other dangers, promotion of health and general welfare of its citizens, protection of the aesthetic qualities of the City including access to air and light, and facilitation of the adequate provision of transportation and other public requirements;

WHEREAS, it is the belief of the Mayor and City Council that the concept of "public welfare" is broad and inclusive; that the values it represents are spiritual as well as physical, aesthetic as well as monetary; and that it is within the power of the Mayor and Council to determine that a community should be beautiful as well as healthy, spacious as well as clean, well balanced as well as carefully patrolled;

WHEREAS, it is also the opinion of the Mayor and Council that "general welfare" includes the valid public objectives of aesthetics, conservation of the value of existing lands and buildings within the City, making the most appropriate use of resources, preserving neighborhood characteristics, enhancing and protecting the economic well-being of the community, facilitating adequate provision of public services, and the preservation of the resources of the City;

WHEREAS, the Mayor and Council is, and has been, interested in developing a cohesive and coherent policy regarding certain uses in the City, and has intended to promote community development through stability, predictability and balanced growth which will further the prosperity of the City as a whole;

WHEREAS, the Mayor and City Council is evaluating possible revisions to the City's zoning ordinances, comprehensive plan, and future land use map and considering future infrastructure needs and trends with respect to the re-zoning of any property to any residential zoning or classification so as to address current development trends; and

WHEREAS, it is in the best interest of the citizens of the City to place a moratorium on the re-zoning of any property to any residential zoning or classification until the review is completed.

NOW THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF

PORT WENTWORTH, GEORGIA, in regular meeting assembled and pursuant to lawful authority thereof, as follows:

1. It is hereby determined that the City's zoning ordinances, comprehensive plan, and future land use map and infrastructure needs and trends require review as they relate to re-zoning of any property to any residential zoning or classification; that substantial detriment and irreparable harm may result if further regulation of re-zoning of any property to any residential zoning or classification is needed and not implemented; that such review requires that there be a cessation of limited duration of all re-zoning of any property to any residential zoning or classification; and that it is necessary and in the public's interest to delay, for a reasonable and finite period of time, the re-zoning of any property to any residential zoning or classification to ensure that the design, development, and location of such are consistent with the long-term planning objectives of the City.
2. There is hereby imposed a moratorium on the acceptance and processing by City staff of re-zoning of any property to any residential zoning or classification on any property within the City to an under the current zoning ordinances of the City.
3. The duration of this moratorium shall be until the City lifts this moratorium by vote of the Mayor and Council, or until 5:00pm on December 31, 2025, whichever date is earliest.
4. This moratorium shall have no effect upon completed applications for re-zoning of any property to any residential zoning or classification which have been accepted for processing by the City's staff prior to the effective date of this Resolution, or the initial moratorium resolution; nor shall the moratorium have an effect on applications occurring before such effective date.
5. This moratorium shall have no effect upon application approvals occurring before the effective date of this Resolution.
6. It is hereby declared to be the intention of the Mayor and Council that all sections, paragraphs, sentences, clauses and phrases of this Resolution are and were, upon their enactment, believed by the Mayor and Council to be fully valid, enforceable and constitutional. It is hereby declared to be the intention of the Mayor and Council that, to the greatest extent allowed by law, each and every section, paragraph, sentence, clause or phrase of this Resolution is severable from every other section, paragraph, sentence, clause or phrase therein. It is hereby further declared to be the intention of the Mayor and Council that, to the greatest extent allowed by law, no section, paragraph, sentence, clause or phrase of this Resolution is mutually dependent upon any other section, paragraph, sentence, clause or phrase of this Resolution. In the event that any phrase, clause, sentence, paragraph or section of this Resolution shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise unenforceable by the valid judgement or decree of any court of competent jurisdiction, it is the express intent of the Mayor and Council that such invalidity, unconstitutionality or unenforceability shall, to the greatest extent allowed by law, not render invalid, unconstitutional, or otherwise unenforceable any of the remaining phrases, clauses, sentences, paragraphs, or sections of the Resolution and that, to the greatest extent allowed by law, all remaining phrases, clauses, sentences, paragraphs and sections of the Resolution shall

remain valid, constitutional, enforceable, and of full force and effect.

7. All Resolutions or parts of Resolutions in conflict with this Resolution are, to the extent of such conflict, hereby repealed.

8. The preamble of this Resolution shall be considered to be and is hereby incorporated by reference as if fully set out herein.

9. The proper officers and agents of the City are hereby authorized to take any and all further actions as may be required in connection with this Resolution.

10. This Resolution shall take effect immediately upon its adoption.

APPROVED AND ADOPTED by the Mayor and Council of Port Wentworth, Georgia,
this the 29th day of July, 2025.

GARY NORTON, Mayor

ZAHNAY SMILEY, Clerk of Council



City Council
7224 GA Highway 21
Port Wentworth, GA 31407

Meeting: 07/29/25
Department: Administration
Category: Resolution
Prepared By: Katie Dunnigan
Department Head:

SCHEDULED

AGENDA ITEM (ID)

DOC ID:

Resolutions Approving Exercise of Eminent Domain

Issue/Item: The City’s Anchor Park is moving forward with design and construction. The infrastructure and plans for which require the acquisition of certain parcels of land within the Anchor Park area, specifically and conspicuously delineated below and on each individual parcel Resolution.

Background: Georgia law requires certain steps and procedures prior to a government’s exercise of eminent domain. See O.C.G.A. § 22-1-10 et. seq. These Resolutions and the processes and steps the City has taken and will continue to take follow these requirements.

Facts and Finding:

The City is continuing to negotiate in good faith with the current landowners, and this action or approvals will not stop or hinder the City’s good faith desire to acquire the properties via negotiation and purchase/sale from the current owners. Anchor Park is unquestionably a Public Good under the eminent domain statute, and the use of eminent domain therewith is allowed.

The specific PINs are: PIN #s: 70976-F02002, 70976-E12003, 70976-E12005, 70976-E12007, 70976-F01003, 70976-D14005, 70976-E05003, 70976-E12008, 70976-F01008, 70976-F01012, 70976-F01001, 70976-E02003A, 70976-F02009, 70976-E11007, 70976-F01016, 70976-E03006, 70976-D15007, 70976-F03008, 70976-D15002, 70976-E03009, 70976-D16005, 70976-D14001, 70976-E03004, 70976-E02007, 70976-E10006, 70976-F01017, 70976-D16002, 70976-F02005, 70976-E04002, 70976-E08004, 70976-E01002, 70976-E11004, 70976-E08003, 70976-E11006, 70976-E11002, 70976-E04004, 70976-D15005, 70976-D16003, 70976-E01006, 70976-E02003, 70976-F02006, 70976-F01013, 70976-F03001, 70976-F03007, 70976-F03006, 70976-F03004, 70976-E09004, 70976-F01015, 70976-E04005, 70976-E01007, 70976-E09002, 70976-F01010, 70976-F02004, 70976-E03008, 70976-F01006, 70976-E05001, 70976-F01005, 70976-E01003

And the specific addresses are: Anchor Park Boulevard, and 1ST St., 2ND St., 3RD St., 4TH St., Keller Ave., Magnolia Ave., and Woodland Ave., in Port Wentworth, GA 31407

Recommendation: Approval of the Resolutions is a necessary step in the exercise of eminent domain.

Funding:

Recommendation: