



**CITY OF PORT WENTWORTH**  
**CITY COUNCIL**  
**NOVEMBER 20, 2025**

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**Council Meeting Room**

**Regular Session**

**7:00 PM**

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**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**
  - A. Fire Department Dive Team**
  - B. DNR Presentation- Shy Duncan**
- 6. PUBLIC COMMENTS - REGISTERED SPEAKERS**
- 7. ELECTIONS & APPOINTMENTS**
- 8. ADOPTION OF MINUTES**
  - A. Regular Council Meeting Minutes - October 16, 2025**
- 9. COMMUNICATIONS & PETITIONS**
  - A. Recognizing Diwali – The Festival of Lights – and Encouraging a Season of Renewal and New Year’s Resolutions**
    - SGVP Gurukul Savannah**
    - Mandir Savannah**
    - BAPS Shri Swaminarayan Sanstha**
  - B. City Manager Updates**
- 10. COMMITTEE REPORTS**
- 11. CONSENT AGENDA**
- 12. UNFINISHED BUSINESS**
  - A. Consideration of the 2nd Reading of a Zoning Map Amendment Application submitted by Phillip R. McCorkle as Agent for L-A Crossgate-Savannah, LLC, requesting to rezone 7.6 acres from R-3 to C-2, to allow for commercial development. PIN # 70005 01005, located in the 2nd Council District, on Bonnybridge Road.**

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**13. NEW BUSINESS**

*City of Port Wentworth*

- A. Consideration of a Special Use Permit Application submitted by Kei-Mar, LLC, requesting to allow s self-storage facility in the C-3 zoning district. PIN# 7017 03002 located in the 3rd Council District, on Highway 30, zoned C-3.
  - **PUBLIC HEARING**
- B. A Zoning Map Amendment Application has been submitted by Trent Thompson as Agent for Jeanine Thompson et al, requesting to rezone 28.7 acres from R-1 to C-3, to allow for future commercial development. PIN # 70906 04008A, 70906 04008B, 70906 03013, 70906 03014, 70906 03026, 70906 03027, and 70906 0322, located in the 4th Council District, on Old Highway 21 and Rice Hope Plantation Road.
  - **PUBLIC HEARING**
- C. A Zoning Map Amendment Application has been submitted by Phillip R. McCorkle as Agent for JACP Properties, LP and Angela J. Anderson, Andrea J. Anderson, & Sparkman Properties, LLC, requesting to rezone +/- 96.99 of 568.26 acres from R-1 to I-1, to allow for future industrial development. PIN # 709076 01016 and 70975 01033, located in the 1st Council District, off Highway 30.
  - **PUBLIC HEARING**
- D. Contract Award for the Coldstream Force Main Upgrade Project  
 APPROVAL of the contract award to Tyson Utilities Construction, INC., in the amount of \$1,988,044.21 based upon the bids and recommendation of Turnipseed Engineers. And, that City Council authorize the City Manager to execute the contract documents awarding the contract to Tyson Utilities Construction, Inc.
- E. Alcoholic Beverage License Application submitted by Dilan Sanjay Bhakta for a Malt Beverage/ Wine Package Retail Sales License for SHRIJI Swamp Fox LLC, DBA Swamp Fox Food Mart (101 Hodgeville Road) located in a C-2 (General Commercial) Zoning District
- F. Alcoholic Beverage License Application submitted by Shelby N. Harrison for a Malt Beverage/ Wine Package Retail Sales License for Gregory M. Parker, Inc DBA Parker’s #128 (132 Highway 30) located in a C-2 (General Commercial) Zoning District

**14. RESOLUTIONS/ORDINANCES/PROCLAMATIONS**

**15. EXECUTIVE SESSION**

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

**16. ADJOURNMENT**



**City Council**  
7224 GA Highway 21  
Port Wentworth, GA 31407

Meeting: 11/20/25  
Department: Development Services  
Category: Ordinance  
Prepared By: Katie Dunnigan  
Department Head: Katie Dunnigan

**SCHEDULED**

**AGENDA ITEM (ID )**

DOC ID:

**Consideration of the 2nd Reading of a Zoning Map Amendment Application submitted by Phillip R. McCorkle as Agent for L-A Crossgate-Savannah, LLC, requesting to rezone 7.6 acres from R-3 to C-2, to allow for commercial development. PIN # 70005 01005, located in the 2nd Council District, on Bonnybridge Road.**

**Issue/Item:** A Zoning Map Amendment Application has been submitted by Phillip R. McCorkle as Agent for L-A Crossgate-Savannah, LLC, requesting to rezone 7.6 acres from R-3 to C-2, to allow for commercial development. PIN # 70005 01005, located in the 2nd Council District, on Bonnybridge Road.

**Background:**

- The applicant requests C-2 zoning for a commercial use yet to be determined.
- The C-2 zoning district is described in Section 4.20.B of the City of Port Wentworth Code of Ordinances, Zoning Ordinances as: *"intended for a range of retail, office, and service uses, such as large-scale retailers, restaurants, office buildings, professional services, and other related commercial uses serving local and regional markets. Sites may be closer to residential areas and, in some cases, are part of mixed-used development and typically have easy access to arterials or major roadways. Characteristics of uses and land in C-2 may include daytime and early evening operations, larger employers, outdoor sales areas, pedestrian-oriented design, generous landscaping and greenspace, and larger parking areas for higher volumes of customers and visitors".* Any future use would need to adhere to both the district intention as well as the Table 4.30.
- Neighboring properties to the north and east are within the R-3 zoning district, I-1 to the south. All adjacent properties are separated from the subject parcel by right of ways or rail lines.

**Facts and Finding:**

- The parcel borders Highway 21.
- A preliminary exhibit sketch shows 2 access points on Bonnybridge Road.
- The Future Land Use Map shows these parcels within the Industrial use category.
- Approval of this rezoning would cause a shift of approximately .08% of land use from R-3 to C-2.
- A Concept Site Plan will need to be evaluated by Staff and approved by Council once the use is known, additional processes may be needed for use approval.

Recommendations

- At the October 6, 2025 meeting, the Planning Commission voted to recommend approval of this item.

**Funding:** N/A

**Recommendation:**



APPLICATION TO AMEND THE ZONING MAP OF PORT WENTWORTH, GEORGIA

Applicant: Phillip R. McCorkle Phone # (912) 232-7416

Mailing Address: 319 Tattnall Street, Savannah, Georgia 31401

Property Owner: L-A Crossgate-Savannah, LLC Phone # (770) 828-2222

Use back if more than one owner

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

PIN #'s: 7-0005-01-005 # of Acres 7.614

Zoning Classification: Present R-3 Requested C-2

Use of Property: Present Vaccat Requested Truck Service Facility

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 boundary to the north is Bonnybridge Road and the Property on the other side of the road is owned by the Railroad and is undeveloped wetlands; the Eastern boundary is Jimmy Deloach Parkway; the Southern boundary is Railroad right-of-way and the Property across the right-of-way is zoned industrial. The Western boundary is Highway 21. There are no residences within 300 feet. General Commercial is an appropriate use of the Property.

Attach the following documents:

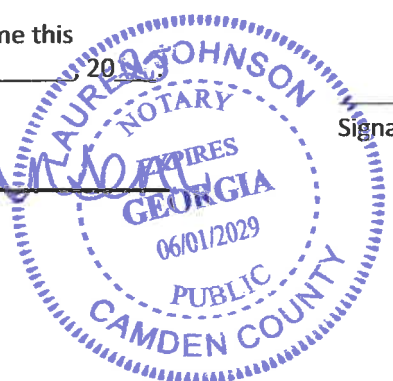
- 1. Written legal description of the property (e.g. copy of deed) – full metes and bounds description rather than plat reference.
2. Name, PIN #, property address and mailing address of property owners within 300 feet of this property.
3. Plat showing property lines with lengths and bearings, adjoining 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 21st day of August 2025

Signature of Notary Public



Signature of Applicant

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

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

See Exhibit A attached hereto

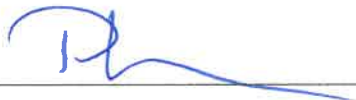
Within the two years preceding the above filing date, the applicant has made campaign contributions aggregating \$250.00 or more to each member of the City Council of the City of Port Wentworth who will consider the application and is listed below. List (1) the name and official position of the local government official and (2) the dollar amount, description and date of each campaign contribution.

None

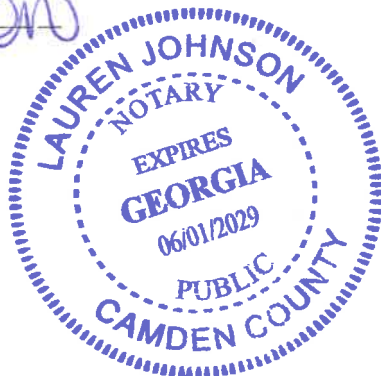
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I hereby depose and say that all statements herein are true, correct and complete to the best of my knowledge and belief.

Sworn to and subscribed before me this  
21st day of August, 2025.

  
\_\_\_\_\_  
Signature of Applicant

  
\_\_\_\_\_  
Notary Public



**AUTHORIZATION OF PROPERTY OWNER**

**Application for Rezoning or Variance**

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

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

Name of Applicant: Phillip R. McCorkle

Address: 319 Tattnell Street, Savannah, Georgia 31401

Telephone Number: (912) 232-7416

L-A Savannah-Crossgate, LLC

By:   
Signature of Owner

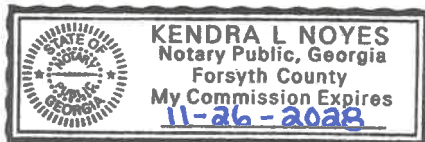
Personally appeared before me

\_\_\_\_\_

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

Kendra L Noyes  
Notary Public

1-30-2025  
Date



Surrounding Property Owners

Southern Region Industrial Realty, Inc.

PINs: 70004 01029 and 70004 01028

Property Address: Highway 21 and Bonnybridge Road, Port Wentworth, Georgia 31407

Mailing Address: 650 W. Peachtree Street NW, Atlanta, Georgia 30308

1500 Crossgate LLC

PIN: 70035 01008

Property Address: 1500 Crossgate Road, Port Wentworth, Georgia 31407

Mailing Address: c/o Premier Leasing & Property Management, 49 Park of Commerce Way  
#204, Savannah, Georgia 31405

Crescent Investments, Inc.

PIN: 70035 01002

Property Address: 6232 Highway 21, Port Wentworth, Georgia 31407

Mailing Address: 6232 Highway 21, Port Wentworth, Georgia 31407

## Exhibit A

**DESCRIPTION – WESTERN PORTION OF PARCEL A  
BEING LANDS NOW OR FORMERLY OF SOUTHERN REGION INDUSTRIAL REALTY, INC.  
7.614 ACRES**

A CERTAIN PARCEL OF LAND SITUATE, LYING AND BEING ON THE EAST SIDE OF GA HWY 21, BETWEEN BONNYBRIDGE ROAD AND CROSSGATE ROAD, AND BEING IN THE 8<sup>TH</sup> G.M. DISTRICT, CITY OF PORT WENTWORTH, CHATHAM COUNTY, GEORGIA, AND FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AND BEGINNING AT A POINT AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF BONNYBRIDGE ROAD (80' PUBLIC R/W) AND THE EASTERLY RIGHT OF WAY LINE OF GA HWY 21 (PUBLIC R/W VARIES); THENCE N77°05'07"E A DISTANCE OF 1,108.57' TO A POINT; THENCE S08°56'13"E A DISTANCE OF 435.34' TO A POINT; THENCE N85°37'17"W A DISTANCE OF 343.06' TO A POINT; THENCE 772.07' ALONG THE ARC OF A CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 2,284.43', A CHORD BEARING OF S84°41'47"W, AND A CHORD LENGTH OF 768.40' TO A POINT; THENCE N18°22'26"W A DISTANCE OF 193.08' TO A POINT; THENCE N24°21'51"E A DISTANCE OF 48.18' TO A POINT; WHICH IS THE POINT OF BEGINNING.

SAID PARCEL IS BOUND ON THE NORTH BY BONNYBRIDGE ROAD (80' PUBLIC R/W); ON THE EAST BY JIMMY DELOACH PARKWAY (PUBLIC R/W VARIES); ON THE SOUTH BY THE LANDS NOW OR FORMERLY OF SAVANNAH & ATLANTA RAILWAY; AND ON THE WEST BY GA HWY 21 (PUBLIC R/W VARIES) AND HAS AN AREA OF 331,672 SQUARE FEET, OR 7.614 ACRES.







**City Council**  
7224 GA Highway 21  
Port Wentworth, GA 31407

Meeting: 11/20/25  
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 Kei-Mar, LLC, requesting to allow s self-storage facility in the C-3 zoning district. PIN# 7017 03002 located in the 3rd Council District, on Highway 30, zoned C-3.**

- **PUBLIC HEARING**

**Issue/Item:** Consideration of a Special Use Permit Application submitted by Kei-Mar, LLC, requesting to allow s self-storage facility in the C-3 zoning district. PIN# 7017 03002 located in the 3rd Council District, on Highway 30, zoned C-3.

**Background:**

- The applicant requests to develop a self-storage facility on a parcel within the C-3 (Interchange Commercial) zoning district.
- *Section 4.30 of City of Port Wentworth Zoning Ordinances provides that Self-Storage in C-3 zoning requires a Special Use Permit.*
- The applicant proposes development of an approximately 38,000 square foot, two-story self-storage facility. The submitted concept exhibit further shows dedicated retail space as an additional use on the property.
- This application is to be heard at the November 20, 2025 Planning Commission meeting.

**Facts and Finding:**

- The proposed site is located on a State Highway 30 at Keller Road.
- The Future Land Use Map identifies this parcel as commercial.
- Adjacent uses are a gas station and liquor store, and vacant R-1 zoned land.
- The closest existing self-storage facility within the City of Port Wentworth is approximately 2.3 miles from this site.

**Recommendations**

Staff recommends that a vote to approve be with the conditions:

1. The allowable maximum ground area used for self-storage shall not exceed 19,500 square feet.
2. The minimum ground area dedicated to retail shall be a minimum of 7,500 square feet.
3. The commercial/retail building shall be constructed in advance or concurrently with the self-storage building

**Funding:**

**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): Highway 30, Port Wentworth, GA 31407

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:  
71017 03002

Total acreage of subject property: 3.9 acres

Existing land use(s): Vacant/Undeveloped

Zoning Classification: P-C-3

**2. Application History**

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

If yes, please provide date of previous application: \_\_\_\_\_

**3. Special Use Permit Review Criteria**

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

The property owner requests the special use permit to allow for development of a self-storage facility.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**4. Property Owner Information**

Name(s): Kei-Mar LLC - Mark Arrington & Keith Woods

Mailing Address: PO Box 2165

City, State, Zip: Rincon, GA 31326

Telephone: (912) 658-7705

E-Mail Address: marka@marhopllc.com

Same as above

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

Name(s): \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

Telephone: \_\_\_\_\_

E-Mail Address: \_\_\_\_\_

**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  
21<sup>st</sup> day of January 2025.

Shannon Whitehead

Notary Public

[Signature]

Signature of Applicant



Port Wentworth – Highway 30 Storage Facility

Properties within 300’ of 7-1017-03-002

1. PIN #: 7-1017-03-001

Owner(s) Name: Shree, Prabhu 2, LLC

Mailing Address: 1116 Highway 30, Port Wentworth, GA 31407-9612

2. PIN #: 7-0976-01-015

Owner(s) Name: Come-A-Long Group, LLC

Mailing Address: 120 Tall Pines Trail, Greenwood, SC 29646-9276

3. PIN #: 7-1017-01-004

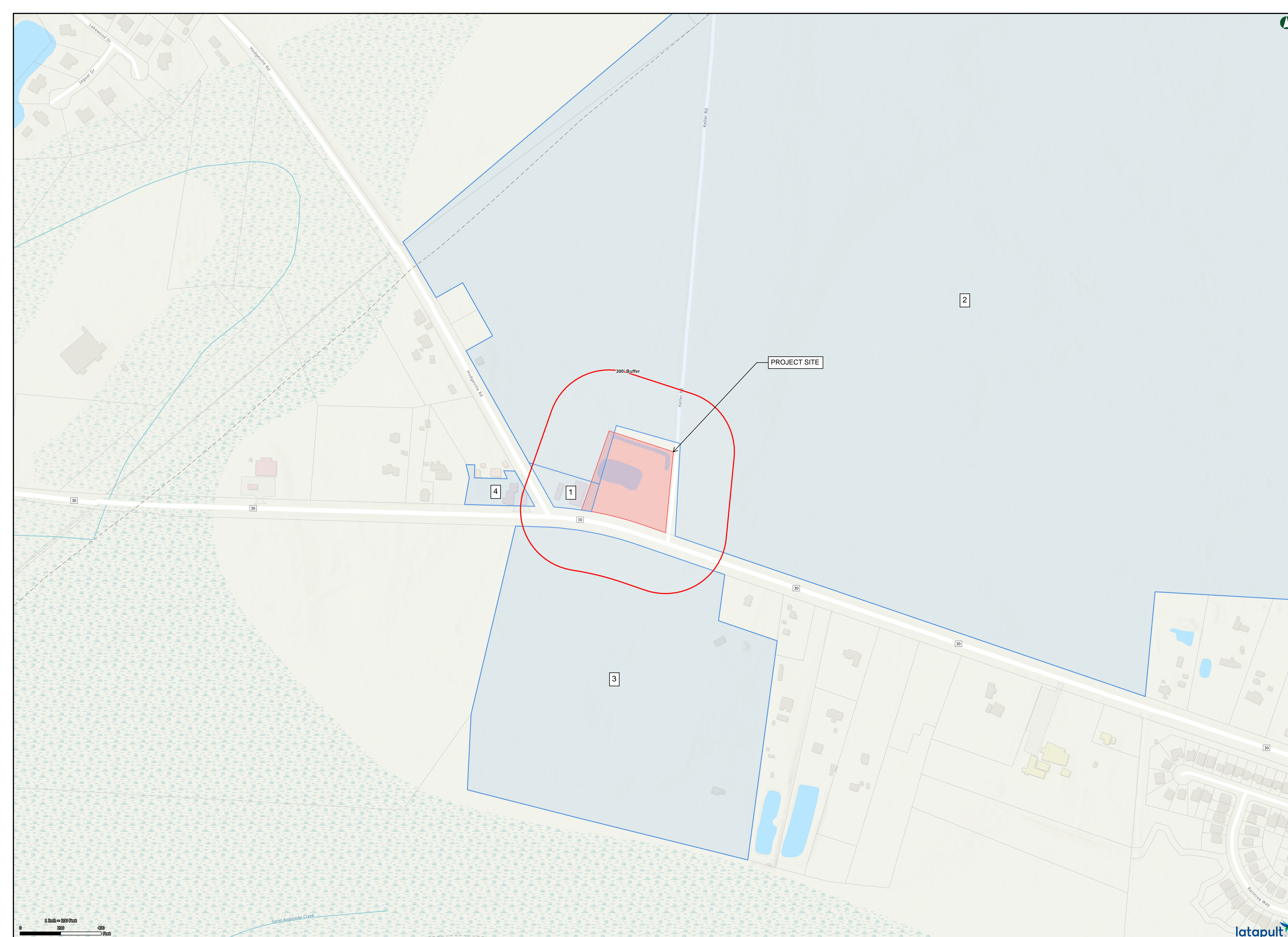
Owner(s) Name: Dotson, Andrew Jerald

Mailing Address: 133 Hodgeville Road, Port Wentworth, GA 31407-9761

4. PIN #: 7-1017-02-010

Owner(s) Name: Navkar, LLC

Mailing Address: 101 Hodgeville Road, Port Wentworth, GA 31407-9761



LEGAL DESCRIPTION - PARCEL 7101703002

ALL THAT TRACT OR PARCEL OF LAND LYING IN AND BEING IN THE 8TH. G.M. DISTRICT OF CHATHAM COUNTY, GEORGIA AND IN THE CITY OF PORT WENTWORTH AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; BEGINNING AT A REBAR SET AT THE INTERSECTION OF THE WESTERN RIGHT OF WAY OF KELLER ROAD AND THE NORTHERN RIGHT OF WAY OF GEORGIA STATE HIGHWAY 30, A.K.A. MONTEITH ROAD; THENCE NORTH 71 DEGREES 41 MINUTES 17 SECONDS WEST FOR A DISTANCE OF 138.97 FEET ALONG THE NORTHERN RIGHT OF WAY OF GEORGIA STATE HIGHWAY 30 TO A 5/8" REBAR; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1716.99 FEET AND AN ARC LENGTH OF 290.29 FEET, BEING SUBTENDED BY A CHORD OF NORTH 77 DEGREES 12 MINUTES 08 SECONDS WEST FOR A DISTANCE OF 289.95 FEET ALONG THE RIGHT OF WAY OF GEORGIA STATE HIGHWAY 30 TO A POINT AT THE PROPERTY LINE OF NOW OR FORMERLY SHREE PRABHU 2, LLC; THENCE NORTH 18 DEGREES 32 MINUTES 05 SECONDS EAST FOR A DISTANCE OF 136.86 FEET ALONG THE PROPERTY LINE NOW OR FORMERLY OF SHREE PRABHU 2, LLC TO A REBAR; THENCE NORTH 18 DEGREES 44 MINUTES 25 SECONDS EAST FOR A DISTANCE OF 274.63 FEET ALONG THE PROPERTY LINE NOW OR FORMERLY OF COME-A-LONG GROUP LLC TO A CONCRETE MONUMENT HAVING GEORGIA STATE PLANE COORDINATES (NAD 1983 DATUM) OF NORTH = 800113.93' AND EAST = 940918.51'; THENCE SOUTH 72 DEGREES 38 MINUTES 26 SECONDS EAST FOR A DISTANCE OF 332.55 FEET ALONG THE PROPERTY LINE NOW OR FORMERLY OF COME-A-LONG GROUP LLC TO A POINT ON THE WESTERN RIGHT OF WAY OF KELLER ROAD; THENCE SOUTH 04 DEGREES 56 MINUTES 34 SECONDS WEST FOR A DISTANCE OF 399.99 FEET ALONG THE WESTERN RIGHT OF WAY OF KELLER ROAD TO A REBAR SET ON THE NORTHERN RIGHT OF WAY OF GEORGIA STATE HIGHWAY 30 AND THE POINT OF BEGINNING. TOGETHER WITH AND SUBJECT TO COVENANTS, EASEMENTS, AND RESTRICTIONS OF RECORD. SAID PROPERTY CONTAINS 3.44 ACRES MORE OR LESS.

**LEGEND**

LIGHT	□
FIRE HYDRANT	⊕
MANHOLE	⊙
GAS	— G —
WATER	— W —
SANITARY SEWER	— S —
STORM SEWER	— SD — SD —
GRATE INLET	■
SHRUB/FLOWER WOODS LINE	○
OVERHEAD POWER	— OHP —
UNDERGROUND POWER	— UGP —
OVERHEAD COMMUNICATION	— OHC —
UNDERGROUND COMMUNICATION	— UGC —
VALVE	⊙
EXISTING CONTOUR	—
SPOT GRADE	+50.4
SIGN	△
POWER POLE & GUY	—
OVERHEAD TELEPHONE	— OHT —
UNDERGROUND TELEPHONE	— UGT —
GAS METER	⊙
WATER METER	⊙
TELEPHONE/COMMUNICATIONS PEDESTAL/STUB OUT	⊙

- NOTES:**
- DATUM IS N.A.V.D. 1988, (ESTABLISHED BY GPS OPUS SOLUTION)
  - CONTOUR INTERVAL IS 1'
  - CONTRACTOR TO VERIFY BENCHMARKS, FINISH FLOORS, AND INVERTS PRIOR TO SETTING FINISH GRADES.
  - THE CONTRACTOR SHALL ASCERTAIN THE TRUE LOCATION OF ANY UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR ALL DAMAGES CAUSED BY THE DESTRUCTION OF ANY PUBLIC OR PRIVATE UTILITIES, SHOWN OR NOT SHOWN HEREON. FIELD VERIFICATION IS REQUIRED FOR ALL UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
  - THE ARCHITECT AND CONTRACTOR SHALL REVIEW ALL AVAILABLE PREVIOUS CONSTRUCTION DOCUMENTS FOR LOCATION OF ANY ADDITIONAL INFORMATION ON EXISTING UTILITIES SHOWN OR NOT SHOWN.
  - UNDERGROUND UTILITIES AS PER GEORGIA UTILITIES PROTECTION CENTER TICKET #06019-103-067 AND #06019-103-068 IN 2009.
  - UNDERGROUND UTILITIES AS PER GEORGIA UTILITIES PROTECTION CENTER TICKET #'S 220728-005087 & 220728-005116 IN 2022.
  - UNDERGROUND TELEPHONE AS PER CHRIS TAYLOR, CONSOLIDATED UTILITIES INC. (912)-856-5230. (2009)
  - WATER AS PER CITY OF SAVANNAH WATER DEPT. (2009)
  - STRIPING & SOME ROAD GRADES TAKEN FROM AERIAL MAPPING DONE BY JAMES M. ANDERSON USING UAV.

**CURVE CHART**

CURVE	RADIUS	LENGTH	CHORD	CHORD BEAR.
C1	1716.99'	290.29'	289.95'	N 77°12'08" W

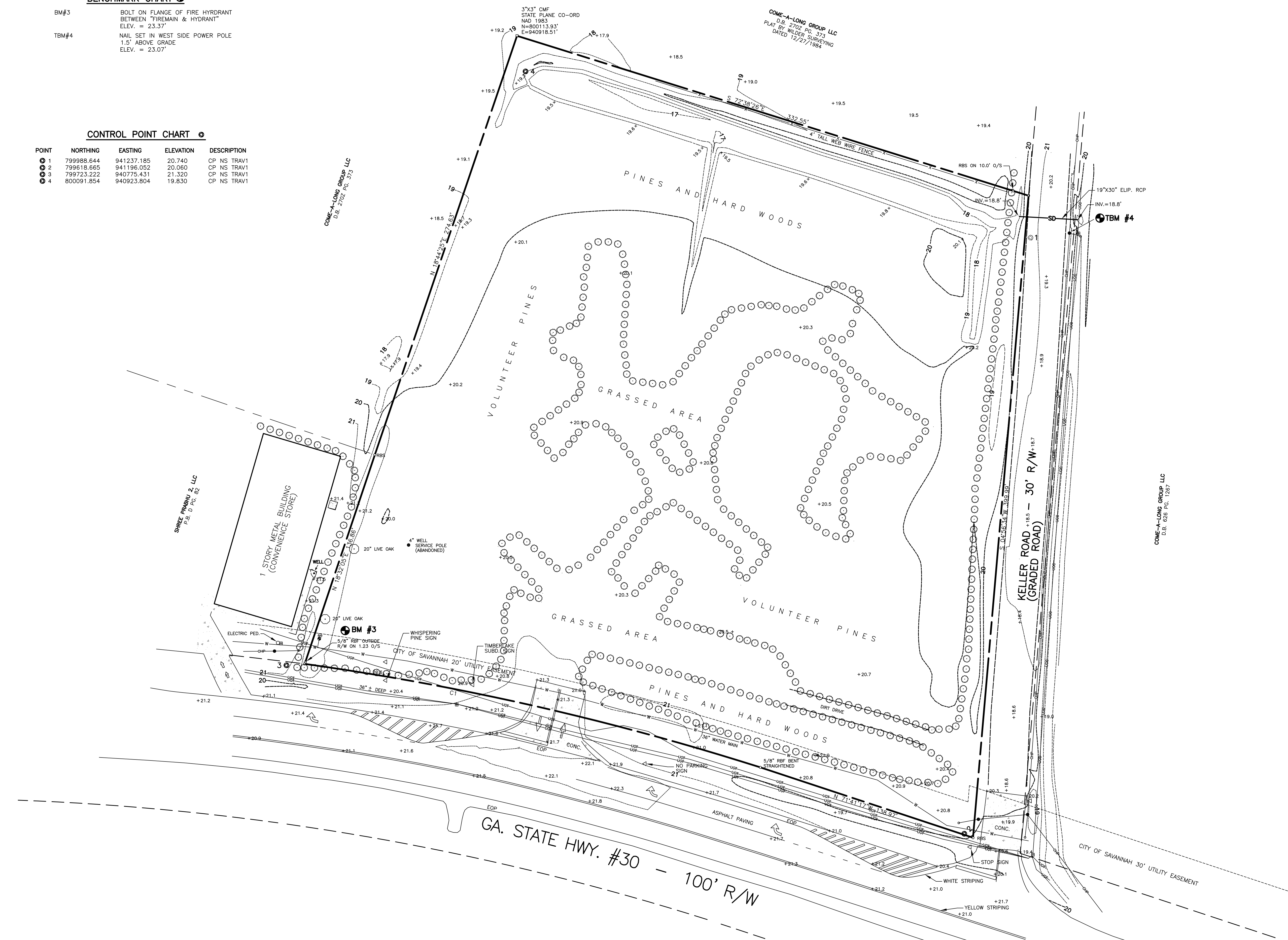
**BENCHMARK CHART**

BM#3 BOLT ON FLANGE OF FIRE HYDRANT BETWEEN "FIREMAIN & HYDRANT" ELEV. = 23.37'

TBM#4 NAIL SET IN WEST SIDE POWER POLE 1.5' ABOVE GRADE ELEV. = 23.07'

**CONTROL POINT CHART**

POINT	NORTHING	EASTING	ELEVATION	DESCRIPTION
1	799988.644	941237.185	20.740	CP NS TRAV1
2	799618.665	941196.052	20.060	CP NS TRAV1
3	799723.222	940775.431	21.320	CP NS TRAV1
4	800091.854	940923.804	19.830	CP NS TRAV1



BOUNDARY, TOPOGRAPHIC AND UTILITY SURVEY FOR:  
**Kei-Mar, LLC**  
 GEORGIA HIGHWAY #30 SITE  
 LOCATION: 8TH. G.M.D. CHATHAM CO., GA.  
 SURVEYED: JUNE 3, 2009 (NORTH END & SOME UTILITIES)  
 JULY 22, 2022 (REMAINDER)  
 BY: JAMES M. ANDERSON-GA. R.L.S. 2113  
 SCALE: 1" = 30'  
 GRAPHIC SCALE - FEET  
 DRAWN BY: H.N. JN22058.CRD/22058TOPO.DWG



IN MY OPINION THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND SHOWN BY THIS PLAT.  
 James M. Anderson

JAMES M. ANDERSON & ASSOCIATES, INC.  
 REGISTERED LAND SURVEYORS  
 P.O. BOX 894 104 OAK STREET  
 STATESBORO, GA. 30459  
 PHONE: (912) 764-2002

Z:\30697\306970000\Landscape Architecture\Illustrative Files\306970000 - HWY 30\3D.ai



PREPARED FOR:  
**KEI-MAR, LLC.**

SITE PLAN  
**HIGHWAY 30**

PORT WENTWORTH | CHATHAM COUNTY | GEORGIA  
SEPTEMBER 3, 2025

15 0 30 90FT

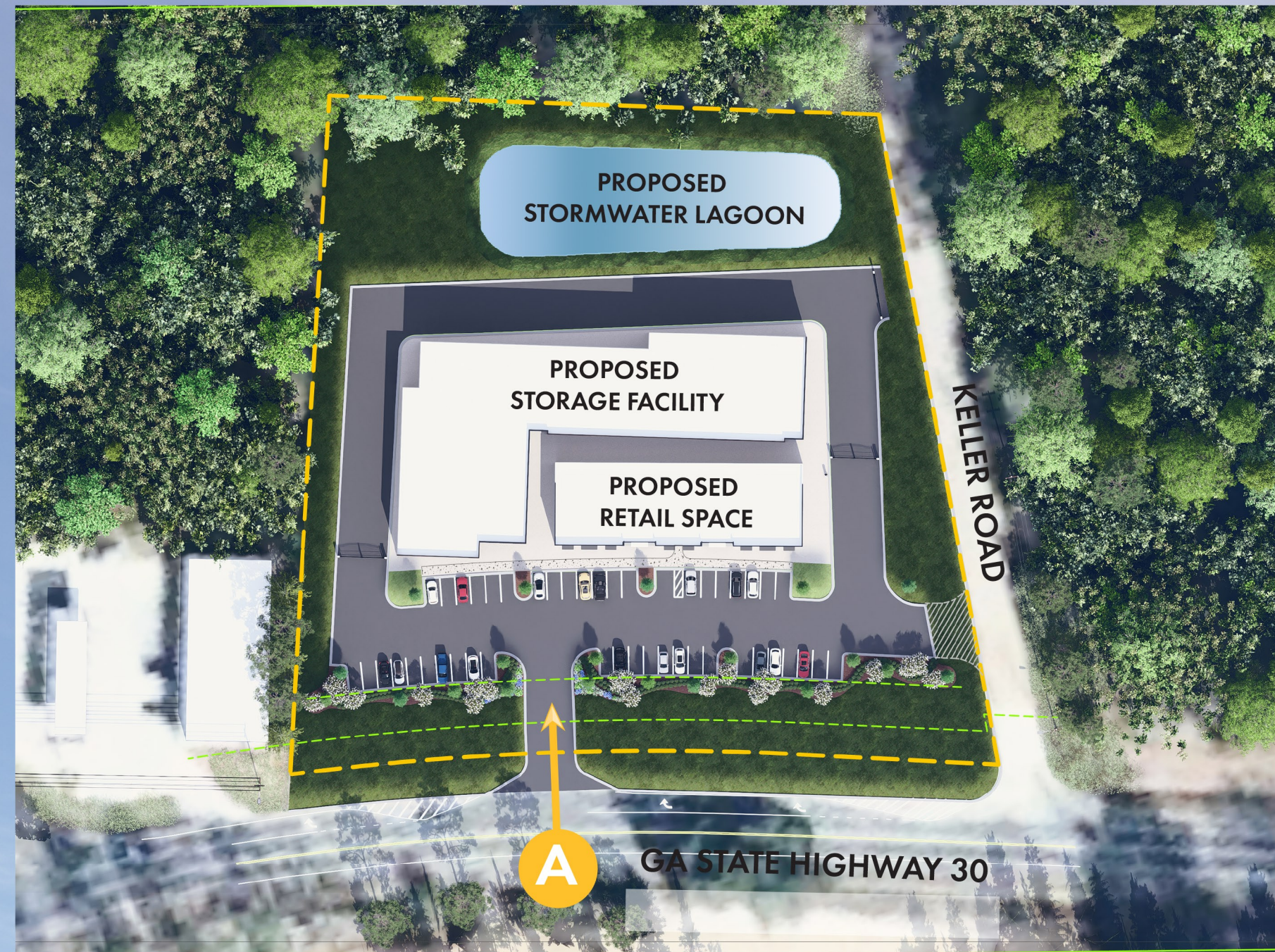
50 PARK OF COMMERCE WAY  
SAVANNAH, GA 31405 • 912.234.5300  
WWW.THOMASANDHUTTON.COM

**THOMAS HUTTON**

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

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DRAFT



SECTION KEY



PROPOSED STORAGE FACILITY

PROPOSED RETAIL SPACE



DOUBLE ROW EVERGREEN SHRUBS (TYP.)

(1) LARGE CANOPY TREE (TYP.)

VEHICULAR ENTRANCE PLANTINGS (TYP. EACH SIDE)

(4) SMALL CANOPY TREES (TYP.)

All images shown are artist's conceptual renderings based on preliminary development plans and are subject to change without notice. Architectural structures, features, materials, and plantings depicted may vary and are intended solely for illustrative purposes. No guarantees or representations are made that future views of the project and surrounding areas will be provided or, if provided, will match the artist's renderings.

PREPARED FOR:

KEI-MAR, LLC.

# VIEW A HIGHWAY 30

PORT WENTWORTH | CHATHAM COUNTY | GEORGIA

JUNE 19, 2025

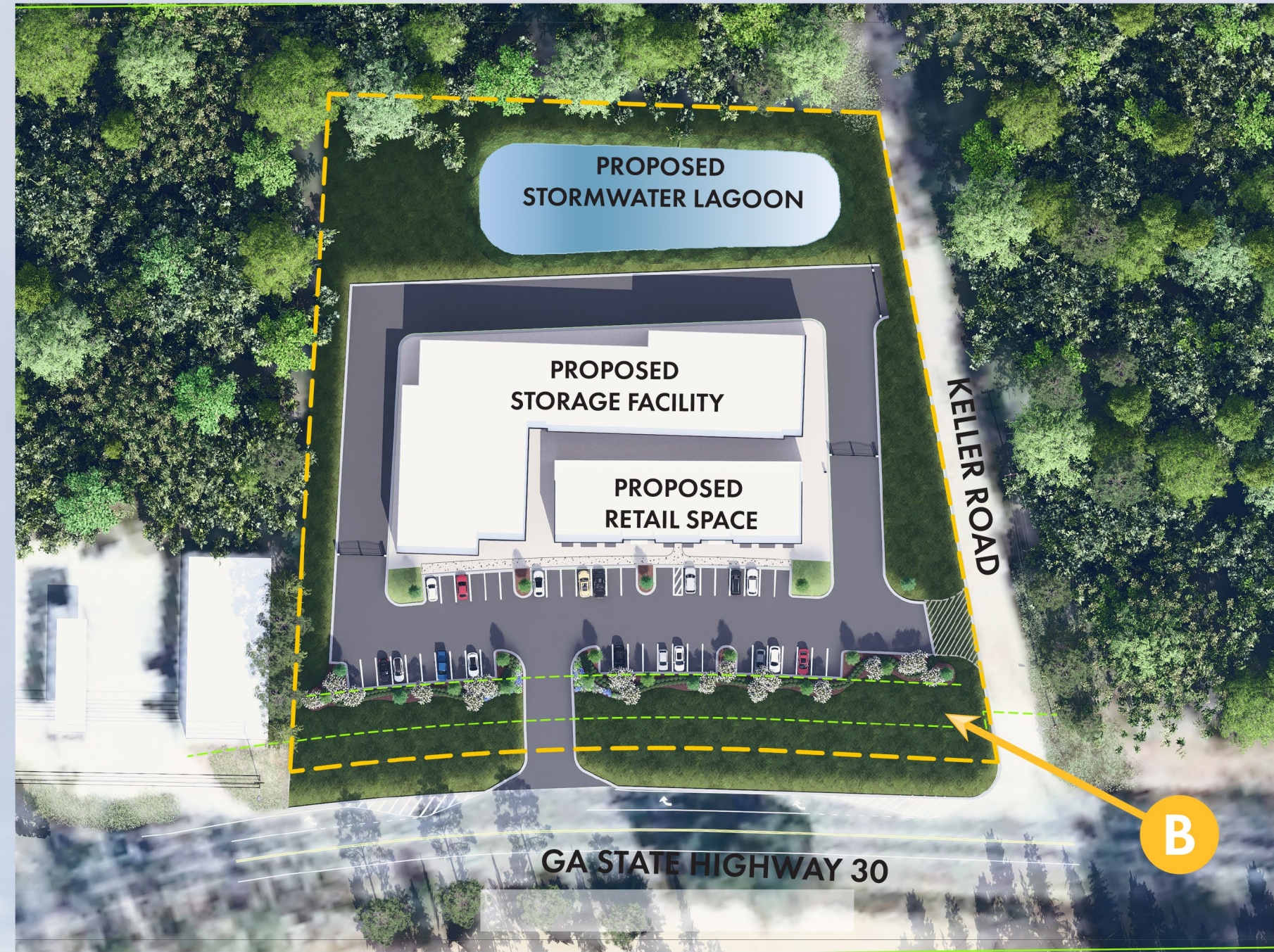


50 PARK OF COMMERCE WAY  
SAVANNAH, GA 31405 • 912.234.5300  
WWW.THOMASANDHUTTON.COM

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

COPYRIGHT © 2025 THOMAS & HUTTON

DRAFT



SECTION KEY



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PREPARED FOR:

**KEI-MAR, LLC.**

VIEW B  
**HIGHWAY 30**

PORT WENTWORTH | CHATHAM COUNTY | GEORGIA

JUNE 19, 2025



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

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

COPYRIGHT © 2025 THOMAS & HUTTON



**City Council**  
7224 GA Highway 21  
Port Wentworth, GA 31407

Meeting: 11/20/25  
Department: Development Services  
Category: Ordinance  
Prepared By: Katie Dunnigan  
Department Head: Katie Dunnigan

**SCHEDULED**

**AGENDA ITEM (ID )**

DOC ID:

**A Zoning Map Amendment Application has been submitted by Trent Thompson as Agent for Jeanine Thompson et al, requesting to rezone 28.7 acres from R-1 to C-3, to allow for future commercial development. PIN # 70906 04008A, 70906 04008B, 70906 03013, 70906 03014, 70906 03026, 70906 03027, and 70906 0322, located in the 4th Council District, on Old Highway 21 and Rice Hope Plantation Road.**

- **PUBLIC HEARING**

**Issue/Item:** A Zoning Map Amendment Application has been submitted by Trent Thompson as Agent for Jeanine Thompson et al, requesting to rezone 28.7 acres from R-1 to C-3, to allow for future commercial development. PIN # 70906 04008A, 70906 04008B, 70906 03013, 70906 03014, 70906 03026, 70906 03027, and 70906 0322, located in the 4th Council District, on Old Highway 21 and Rice Hope Plantation Road.

- **PUBLIC HEARING**

**Background:**

- The applicant requests C-3 zoning for a commercial use yet to be determined.
- The C-3 zoning district is described in Section 4.20.C of the City of Port Wentworth Code of Ordinances, Zoning Ordinances as: *"intended for uses such as accommodations, fast food restaurants, vehicle service stations, convenience retail stores, and other service uses that primarily cater to individuals traveling or commuting by cars or commercial vehicles on the interstate highway or major state routes. Sites in this district have direct or convenient access to I-95 or SR-21. Characteristics of uses and land in C-3 include drive-through service, twenty-four-hour or late-night operations, fast food and drive-through services, and high-visibility signage or structures."*
- Adjacent parcels to the West are currently zoned C-3 and under ownership of the property owners listed in the Zoning Map Amendment application.
- Adjacent parcels to the north are within the R-1 zoning district, neighboring properties to the south and east are within the R-1 and PUD (Residential) zoning districts.

**Facts and Finding:**

- The Future Land Use Map identifies these parcels as Mixed Use, along a Mixed Use corridor.
  - Commercial land uses in Mixed Areas are identified as lower intensity and focused on neighborhood services
- Approval of this rezoning request would shift approximately .3% of total land use from R-1 (Single-Family Residential) to C-3 (Interchange Commercial)
- The Planning Commission will hear this application at the November 20, 2025 meeting.

**Funding:** N/A

**Recommendation:**

APPLICATION TO AMEND THE ZONING MAP OF PORT WENTWORTH, GEORGIA

Applicant: Trent Thompson Phone # (912) 547-3793

Mailing Address: 8140 Old Highway 21 Port Wentworth, GA 31407

Property Owner: Trent & Jeanine Thompson (see back for additional owners) Phone # (912) 547-3793

Use back if more than one owner

Owner Address: 8140 Old Highway 21 Port Wentworth, GA 31407 (see back for additional owners)

PIN #(s): 7090604008A, 7090604008B, 7090603013, 7090603014, 7090603026, # of Acres 28.7 7090603027, 709060322

Zoning Classification: Present R-1 Requested C-3

Use of Property: Present Residential Requested Mixed Use Commercial

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

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

There are four (4) total parcels adjacent to these and along Highway 21 that are currently zoned C-3. Expanding this zoning to these adjacent parcels will allow the development of a larger concentrated commercial mixed use area along a major state route.

Attach the following documents:

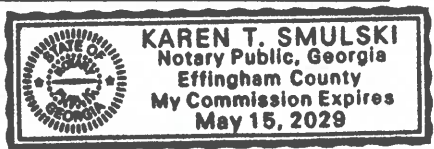
- 1. Written legal description of the property (e.g. copy of deed) - full metes and bounds description rather than plat reference.
2. Name, PIN #, property address and mailing address of property owners withing 300 feet of this property.
3. Plat showing property lines with lengths and bearings, adjoining 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 8th day of October, 2025

Signature of Applicant



OWNER	PARCEL #	ADDRESS	ACRES
Thompson, Julia G. & Thompson, Vincent G.	70906 03022	8144 Old Highway 21 Port Wentworth, GA 31407	3.0
Todd, Jason Michael & Todd, Tiffany Colleen	70906 03027	8142 Old Highway 21 Port Wentworth, GA 31407	4.1
Thompson, Trent V. & Thompson, Jeanine N.	70906 03026	8140 Old Highway 21 Port Wentworth, GA 31407	5.3
Baker, Latonya N. & Baker, L. Wayne	70906 03013	120 Rice Hope Plantation Road Port Wentworth, GA 31407	4.9
Baker, Latonya N. & Baker, L. Wayne	70906 03014	Rice Hope Plantation Road Port Wentworth, GA 31407	4.4
Johnson, Carol M.	70906 04008B	121 Rice Hope Plantation Road Port Wentworth, GA 31407	2.0
Thompson, Jimmy Neal & Thompson, Amelia	70906 04008A	125 Rice Hope Plantation Road Port Wentworth, GA 31407	5.0

**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: Trent & Jeanine Thompson

Address: 8140 Old Highway 21 Port Wentworth, GA 31407

Telephone Number: (912) 547 - 3793

  
Signature of Owner

Personally appeared before me

Trent Thompson & Jeanine Thompson

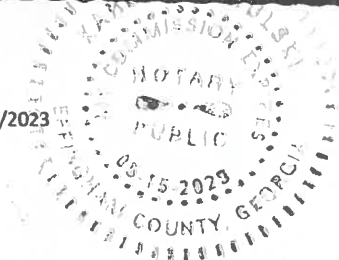
who swears that the information contained in this authorization is true and correct to the best of his or her knowledge and belief.



Notary Public

10/08/2025

Date



### AUTHORIZATION OF PROPERTY OWNER

#### Application for Rezoning or Variance

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

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

Name of Applicant: Jimmy Neal & Amelia Thompson

Address: 125 Rice Hope Plantation Road Port Wentworth, GA 31407

Telephone Number: (912) 429-1061

Jimmy Neal Thompson Amelia Thompson  
Signature of Owner

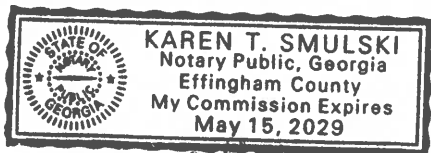
Personally appeared before me

Jimmy Neal and Amelia Thompson

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

Karen Smulski  
Notary Public

10/03/2023  
Date



**AUTHORIZATION OF PROPERTY OWNER**

**Application for Rezoning or Variance**

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

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

Name of Applicant: Latonya N. & L. Wayne Baker

Address: 120 Rice Hope Plantation Road Port Wentworth, GA 31407

Telephone Number: (912) 429-8565

*Latonya N Baker*  
*Wayne Baker*  
Signature of Owner

Personally appeared before me

Latonya Baker + Wayne Baker

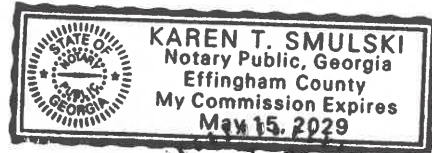
who swears that the information contained in this authorization is true and correct to the best of his or her knowledge and belief.

*Karen Smulski*

Notary Public

10/08/2025

Date



**AUTHORIZATION OF PROPERTY OWNER**

**Application for Rezoning or Variance**

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

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

Name of Applicant: Julia G. & Vincent G. Thompson

Address: 8144 Old Highway 21 Port Wentworth, GA 31407

Telephone Number: (912) 429-1060

  
Signature of Owner

Personally appeared before me

Julia Thompson & Vincent Thompson

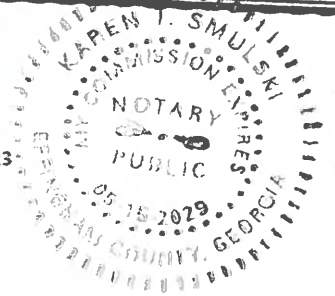
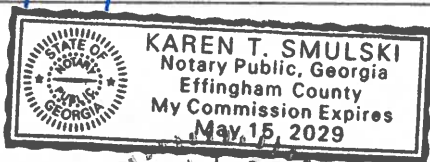
who swears that the information contained in this authorization is true and correct to the best of his or her knowledge and belief.



Notary Public

10/08/2025

Date



### AUTHORIZATION OF PROPERTY OWNER

#### Application for Rezoning or Variance

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

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

Name of Applicant: Carol M. Johnson

Address: 121 Rice Hope Plantation Road Port Wentworth, GA 31407

Telephone Number: \_\_\_\_\_

Carol M. Johnson  
Signature of Owner

Personally appeared before me  
Carol M. Johnson

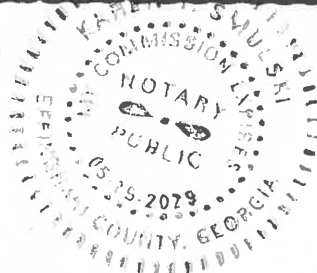
who swears that the information contained in this authorization is true and correct to the best of his or her knowledge and belief.

Karen Smulski

Notary Public

10/08/2025

Date



**AUTHORIZATION OF PROPERTY OWNER**

**Application for Rezoning or Variance**

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

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

Name of Applicant: Jason Michael & Tiffany Colleen Todd

Address: 8142 Old Highway 21 Port Wentworth, GA 31407

Telephone Number: (912) 695-9587

Jason Todd Tiffany Todd  
Signature of Owner

Personally appeared before me

Jason Todd & Tiffany Todd

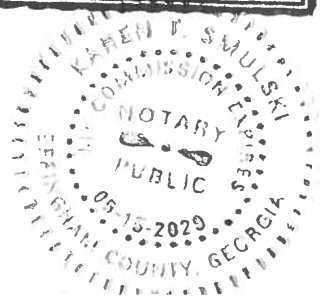
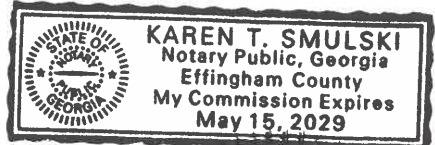
who swears that the information contained in this authorization is true and correct to the best of his or her knowledge and belief.

Kare Mulder

Notary Public

10/08/2025

Date



**DISCLOSURE OF FINANCIAL INTERESTS**

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

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

Not Applicable

The undersigned official of the City of Port Wentworth has a property interest (Note 1) in said property as follows:

The undersigned official of the City of Port Wentworth has financial interest (Note 2) in a business entity (Note 3) which has property interest in said property, which financial interests as follows:

The undersigned official of the City of Port Wentworth has a member of the family (Note 4) having a property interest in said property or a financial interest in a business entity which has a property interest in said property, which family member and property interest or financial interest are as follows:

Note 1: Property Interest – Direct ownership of real property, including any percentage of ownership less than total ownership

Note 2: Financial Interest – All direct ownership interest of the total assets or capital stock of a business entity where such ownership interest is 10 percent or more

Note 3: business entity – Corporation, partnership, limited partnership, firm, enterprise, franchise, association or trust

Note 4: Member of family – Spouse, mother, father, brother, sister, son, or daughter

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

Sworn to and subscribed before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Signature of Official

\_\_\_\_\_  
Notary Public

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

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

**I, the undersigned, have made no campaign contributions to any member of the City Council of the City of Port Wentworth who will consider the referenced application.**

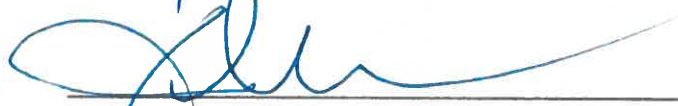
~~Within the two years preceding the above filing date, the applicant has made campaign contributions aggregating \$250.00 or more to each member of the City Council of the City of Port Wentworth who will consider the application and is listed below. List (1) the name and official position of the local government official and (2) the dollar amount, description and date of each campaign contribution.~~

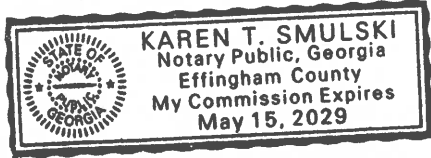
I hereby depose and say that all statements herein are true, correct and complete to the best of my knowledge and belief.

Sworn to and subscribed before me this 8th day of October, 2015.

  
\_\_\_\_\_  
Signature of Applicant - Trent V. Thompson

  
\_\_\_\_\_  
Notary Public

  
\_\_\_\_\_  
Signature of Applicant - Jeanine N. Thompson



**DISCLOSURE OF CAMPAIGN CONTRIBUTIONS**

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

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

**I, the undersigned, have made no campaign contributions to any member of the City Council of the City of Port Wentworth who will consider the referenced application.**

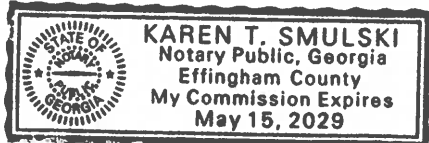
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I hereby depose and say that all statements herein are true, correct and complete to the best of my knowledge and belief.

Sworn to and subscribed before me this 8th day of October, 2025

Karen Smulski

Notary Public



Jimmy Neal Thompson  
Signature of Applicant - Jimmy Neal Thompson

Amelia Ann Thompson  
Signature of Applicant - Amelia Thompson



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

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

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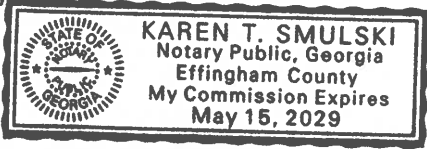
~~Within the two years preceding the above filing date, the applicant has made campaign contributions aggregating \$250.00 or more to each member of the City Council of the City of Port Wentworth who will consider the application and is listed below. List (1) the name and official position of the local government official and (2) the dollar amount, description and date of each campaign contribution.~~

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

Sworn to and subscribed before me this 8th day of October, 2025.

*Karen Smulski*

Notary Public



*L. Wayne Baker*  
Signature of Applicant - L. Wayne Baker

*Latonya N. Baker*  
Signature of Applicant - Latonya N. Baker



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

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

**I, the undersigned, have made no campaign contributions to any member of the City Council of the City of Port Wentworth who will consider the referenced application.**

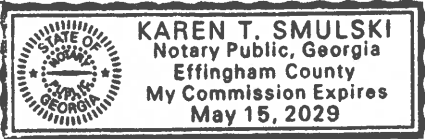
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I hereby depose and say that all statements herein are true, correct and complete to the best of my knowledge and belief.

Sworn to and subscribed before me this 8th day of October, 2025.

*Karen Smulski*

Notary Public



*Vincent G. Thompson*

Signature of Applicant - Vincent G. Thompson

*Julia Colleen Thompson*  
Signature of Applicant - Julia C. Thompson



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

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

**I, the undersigned, have made no campaign contributions to any member of the City Council of the City of Port Wentworth who will consider the referenced application.**

~~Within the two years preceding the above filing date, the applicant has made campaign contributions aggregating \$250.00 or more to each member of the City Council of the City of Port Wentworth who will consider the application and is listed below. List (1) the name and official position of the local government official and (2) the dollar amount, description and date of each campaign contribution.~~

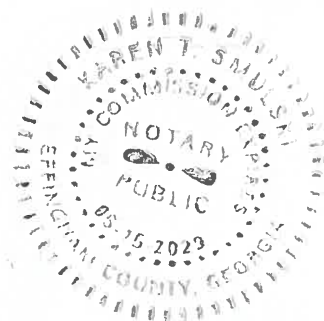
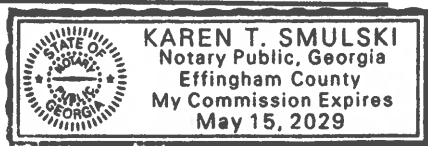
I hereby depose and say that all statements herein are true, correct and complete to the best of my knowledge and belief.

Sworn to and subscribed before me this 8th day of October, 2025

Carol M. Johnson  
Signature of Applicant - Carol M. Johnson

Karen Smulski

Notary Public



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

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

**I, the undersigned, have made no campaign contributions to any member of the City Council of the City of Port Wentworth who will consider the referenced application.**

~~Within the two years preceding the above filing date, the applicant has made campaign contributions aggregating \$250.00 or more to each member of the City Council of the City of Port Wentworth who will consider the application and is listed below. List (1) the name and official position of the local government official and (2) the dollar amount, description and date of each campaign contribution.~~

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

Sworn to and subscribed before me this 8th day of October, 2025.

Jason Todd  
Signature of Applicant - Jason Michael Todd

Karen Smulski  
Notary Public

Tiffany Colleen Todd  
Signature of Applicant - Tiffany Colleen Todd



<b>Number</b>	<b>PIN #</b>	<b>Owner</b>
1	7090602004	FOSTER, HERBERT
2	7090603025	STEELE, JAMES
3	7090603016	MORGAN, ROBBIE RUTH
4	7090603018	FOSTER, HERBERT
5	7090603019	KEARNEY-PARKER, KATHRYN JEAN & PARKER, GLENN
6	7090603010	BUSH, RASHEEM & BLONTON, BIANCA SADE
7	7090603031	MARTINEZ-CRUZ, JOSE AUGUSTO
8	7090604091	BUCK ISLAND LLC & BEP LAND INVESTORS LLC
9	N/A	CHATHAM COUNTY
10	7090604025	PUBLIX SUPER MARKETS INC
11	7090604008	FRANKLIN, PENDER S
12	7090604006	OLD HIGHWAY 21 PROPERTIES LLC
13	7090604007	CITY OF PORT WENTWORTH
14	7090601008	FOSTER, QUENTIN
15	7090601012	RICE CREEK LANDING LLC
16	7090601018	RICE CREEK LANDING LLC
17	7090601038	STOP N STOR 7 LLC
18	7090601037	STOP N STOR 7 LLC
19	7090601026	RC RESIDENTIAL LLC
20	7090601024	RC LAND ASSOCIATES LLC
21	7090601011	FOSTER, HERBERT

**Thompson Tract - 300' Buffer Owner List**

<b>Property Address</b>
8164 OLD HIGHWAY 21, PORT WENTWORTH, GA 31407
8168 OLD HIGHWAY 21 RD, PORT WENTWORTH, GA 31407
AUGUSTA RD, PORT WENTWORTH, GA 31407
AUGUSTA RD, PORT WENTWORTH, GA 31407
302 RICE HOPE PLANTATION RD, PORT WENTWORTH, GA 31407
300 RICE HOPE RD, PORT WENTWORTH, GA 31407
RICE HOPE RD, PORT WENTWORTH, GA 31407
RICE HOPE RD, PORT WENTWORTH, GA 31407
N/A
7936 US HWY 21, PORT WENTWORTH, GA 31407
7986 HIGHWAY 21, PORT WENTWORTH, GA 31407
8002 OLD HIGHWAY 21, PORT WENTWORTH, GA 31407
HIGHWAY 21, PORT WENTWORTH, GA 31407
HIGHWAY 21, PORT WENTWORTH, GA 31407
HIGHWAY 21, PORT WENTWORTH, GA 31407
AUGUSTA RD, PORT WENTWORTH, GA 31407
8901 US HWY 21, PORT WENTWORTH, GA 31407
8901 US HWY 21, PORT WENTWORTH, GA 31407
9001 HIGHWAY 21, PORT WENTWORTH, GA 31407
AUGUSTA RD, PORT WENTWORTH, GA 31407
HIGHWAY 21, PORT WENTWORTH, GA 31407

<b>Owner Address</b>
8164 OLD STATE HIGHWAY 21, PORT WENTWORTH, GA 31407-9202
8168 OLD STATE HIGHWAY 21, PORT WENTWORTH, GA 31407-9202
15535 PO BOX, SAVANNAH, GA 31416-2235
8164 OLD STATE HIGHWAY 21, PORT WENTWORTH, GA 31407-9202
302 RICE HOPE PLANTATION RD, PORT WENTWORTH, GA 31407
300 RICE HOPE PLANTATION RD, PORT WENTWORTH, GA 31407-9653
2717 US HIGHWAY 80, BLOOMINGDALE, GA 31302-4114
2221 E LAMAR BLVD Unit 790, ARLINGTON, TX 76006-7458
N/A
32018 PO BOX, LAKELAND, FL 33802-2018
10712 LEEDS GATE RD, SAVANNAH, GA 31406-4483
551 ZIPPERER RD, GUYTON, GA 31312-6843
7224 GA HIGHWAY 21, PORT WENTWORTH, GA 31407-2099
1000 WHITLOCK AVE NW Unit 320, MARIETTA, GA 30064-5449
16176 PO BOX, SAVANNAH, GA 31416-2876
16176 PO BOX, SAVANNAH, GA 31416-2876
9100 WHITE BLUFF RD Unit 502, SAVANNAH, GA 31406-4672
9100 WHITE BLUFF RD Unit 502, SAVANNAH, GA 31406-4672
672647 PO BOX, MARIETTA, GA 30006-0045
1049 POWERS FERRY RD SE, MARIETTA, GA 30067
8164 OLD STATE HIGHWAY 21, PORT WENTWORTH, GA 31407-9202

## EXHIBIT "A"

### Legal Description

#### **Property 6 & 8 - 03026:**

All that certain lot, tract or parcel of land situate, lying and being in the Town of Port Wentworth, 8th G.M. District, Chatham County, Georgia, being known and designated as Tract 1A of a 5.20 acre tract known as Tract 1, a portion of Rice Hope Plantation, as shown upon a map or plat of said property recorded in the Office of the Clerk of the Superior Court of Chatham County, Georgia, in Subdivision Map Book 27-S, Page 5, and being a portion of the property conveyed from Helen B. Hooper to Julia G. Thompson and Vincent G. Thompson by Deed dated August 24, 1977. Express reference is made to each record cited in this description.

And:

All that certain lot, tract or parcel of land situate, lying and being in the City of Port Wentworth, Chatham County, Georgia, being known as Parcel B (3.18 acres) Rice Hope Plantation Subdivision, as shown and more particularly described on that certain map or plat made by Warren E. Poythress, R.L.S. #1953, dated February 11, 2016, recorded in Plat Book 50, Page 422, in the records of the Clerk of the Superior Court of Chatham County, Georgia. For a more particular description reference is hereby made to the aforesaid plat, which is specifically incorporated herein and made a part hereof.

#### **Property 7 - 03022:**

All that certain tract or parcel of land situate, lying and being in the 8th G.M. District of Chatham County, Georgia, located on the Eastern side of Old State Highway Number Twenty-one (Old Augusta Road) between the 13 and 14 Mile Posts comprising five and fifteen hundredths (5.15) acres, more or less, and bounded North and East by lands of the Steele Estate; South by other lands of Elton O. Zettler and West by the Old State Highway Number Twenty-one and more particularly described as follows: Beginning at an iron pipe on Old State Highway Number Twenty-one, Seven Hundred Twenty-seven and Two-tenths (727.2) feet Northward of its intersection with the Rice Hope Road, thence North Eight degrees Ten minutes East a distance of Five hundred seventy-one and Eight-tenths (571.8) feet to an iron pipe located on said Old State Highway Number Twenty-one, thence South Seventy-six degrees Fifteen minutes East a distance of Three Hundred Seventy-five and Eight-tenths (375.8) feet to a concrete marker, thence South Six degrees Thirty minutes West a distance of Five Hundred Forty-nine and Five-tenths (549.5) feet to an iron pipe, thence North Eighty-five degrees Forty minutes West a distance of Four Hundred Eleven and Four-tenths (411.4) feet to the Point of Beginning, all of which will more fully appear by reference to a tract map made by Lester Ackerman, R.L.S., dated November 13, 1967, and recorded in Plat Record Book S, folio 92. A copy of said plat is here to attached and made a part hereof. Less and Except any portion of the property set forth above contained within that certain Deed of Gift from Julia G. Thompson and Vincent G. Thompson to Trent V. Thompson and Jeanine N. Thompson, dated January XX, 2003, filed January 21, 2003 and recorded in Deed Book 245Y, Page 712, records of the Superior Court of Chatham County, Georgia.

**Property 9 - 03013:**

All that certain lot, tract or parcel of land situate, lying and being in the City of Port Wentworth, Chatham County, Georgia, being known as Lot 2 as shown and more particularly described on that certain map or plat of a recombination of Lots 2, 3, and 4 of a subdivision of Lot 3, Rice Hope Plantation made by Michael A. Hussey, R.L.S., recorded in Plat Record Book 19-S, Folio 17, in the records of the Clerk of Superior Court of Chatham County, Georgia. For a more particular description reference is hereby made to the aforesaid plat, which is specifically incorporated herein and made a part hereof.

**Property 11 - 03014:**

All that certain lot, tract or parcel of land, situate, lying and being in the City of Port Wentworth, County of Chatham and State of Georgia known and designated upon a plat of a recombination of Lots 2, 3, and 4 of a subdivision of Lot 3, Rice Hope Plantation by Michael A. Hussey, Registered Land Surveyor, and recorded in the Office of the Clerk of Superior Court of Chatham County, Georgia, in Plat Record Book 19-S, Folio 17, as Lot Numbered Three (3). Said plat is incorporated herein by specific reference thereto for a more complete description with metes and bounds.

**Property 12 - 03027:**

All that certain lot, tract or parcel of land situate, lying and being in the City of Port Wentworth, Chatham County, Georgia, being known as Parcel C, Rice Hope Plantation subdivision, as shown and more particularly described on that certain map or plat made by Warren E. Poythress, R.L.S. #1953, dated February 11, 2016, recorded in Plat Book 50, Page 422, in the records of the Clerk of the Superior Court of Chatham County, Georgia. For a more particular description reference is hereby made to the aforesaid plat, which is specifically incorporated herein and made a part hereof.

**Property 13 - 04008A:**

All that certain lot, tract or parcel of land situate, lying and being in the 8th G.M. District of Chatham County, Georgia, in the City of Port Wentworth, and being known upon a map or plan of said County as a portion of the Rice Hope Plantation, containing 5.0 acres, more or less, as shown on a map of subject property recorded in the Office of the Clerk of Superior Court of Chatham County, Georgia, in subdivision Map Book AA, Page 198. Said map is incorporated herein by specific reference for a more complete description of the property conveyed. Said property containing improvements thereon known as 125 Rice Hope Road, Port Wentworth, Georgia.

**Johnson Property - 04008B:**

All certain lot, tract or parcel of land situate, lying and being in the 8th G.M. District, Chatham County, Georgia, being known upon a map or plan of said County as a portion of the Rice Hope Plantation and being more specifically described as follows:

Beginning at a point at the intersection of the center line of Old Augusta Road and the center line of the Rice Hope Road and proceeding thence South Eighty-two degrees Fifty- two minutes Thirty seconds East ( S 82° 52' 30" E) along the center line of the Rice Hope Road a distance of Two Hundred Seventy-seven and

one tenth (277.1) Feet to an iron pin, thence South Five degrees Fifty-six minutes Fifty seconds West (S 5° 56' 50" W) a distance of thirty (30) Feet to a concrete marker which is the Point of Beginning, and proceeding from said Point of Beginning, South Eighty-two degrees Fifty-two minutes Thirty seconds East (S 82°52' 30" E ) a distance of Two Hundred Fifty-eight (258) Feet to a concrete marker; thence South Five degrees Fifty-six minutes Thirty seconds West (5° 56' 50" W ) a distance of Three Hundred Thirty-seven and Seventy-five One-Hundredths (337.75) feet to a concrete marker; thence North Eighty-two degrees Fifty-two minutes Thirty seconds West (N 82° 52' 30" W ) a distance of Two Hundred Fifty-eight (258) Feet to a concrete marker; thence North Five degrees Fifty-six minutes Fifty seconds East (N 5° 56' 50" E) a distance of Three Hundred Thirty seven and Seventy-five One Hundredths (337.75) Feet to the Point of Beginning; which parcel contains two (2) acres and is shown upon a plat recorded in the Office of the Clerk of Superior Court of Chatham County, Georgia, in subdivision Map Book M, Page 60, to which specific reference is hereby made for a more particular description hereof.



Road a distance of Two Hundred Seventy-seven and one tenth (277.1) Feet to an iron pin, thence South Five Degrees Fifty-six minutes Fifty seconds West ( S 5° 56' 50" W ) a distance of thirty (30) Feet to a concrete marker which is the point of beginning, and proceeding from said point of beginning, South Eighty-two Degrees Fifty-two minutes Thirty Seconds East ( S 82°52' 30" E ) a distance of Two Hundred Fifty-eight (258) Feet to a concrete marker; thence South Five Degrees Fifty-six Minutes Thirty Seconds West ( 5° 56' 50" W ) a distance of Three Hundred Thirty-seven and Seventy-five One-Hundredths (337.75) Feet to a concrete marker; thence North Eighty-two Degrees Fifty-two Minutes Thirty seconds West ( N 82° 52' 30" W ) a distance of Two Hundred Fifty-eight (258) Feet to a concrete marker; thence North Five Degrees Fifty-six minutes Fifty seconds East (N 5° 56' 50" E) a distance of Three Hundred Thirty Seven and Seventy-five One Hundredths (337.75) Feet to the point of beginning; which parcel contains two (2) acres and is shown upon a plat recorded in the office of the Clerk of Superior Court of Chatham County, Georgia, in Subdivision Map Book M, Page 60, to which specific reference is hereby made for a more particular description hereof.

BOOK  
372E  
PAGE  
330

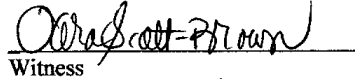
**"TITLE NOT EXAMINED NOR CERTIFIED BY THE PREPARER OF THIS INSTRUMENT."**

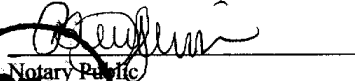
TO HAVE AND TO HOLD the said above granted and described property, with all and singular the rights, members and appurtenances thereunto appertaining to the only proper use, benefit and behoof of the said Party of the SECOND PART, her heirs, executors, administrators and assigns, in FEE-SIMPLE.

IN WITNESS WHEREOF, the said Party of the FIRST PART has hereunto set her hand, affixed her seal, and delivered these presents, the day and year first above written.

  
Nemiah Johnson

Signed, sealed and delivered in the presence of:

  
Witness

  
Notary Public



BONZO C. REDDICK  
Notary Public, Chatham County, GA  
My Commission Expires October 28, 2011

STATE OF GEORGIA )  
 ) DEED OF GIFT  
COUNTY OF CHATHAM )

THIS INDENTURE, made this \_\_\_\_\_ day of January, 2003, between JULIA G. THOMPSON and VINCENT G. THOMPSON, of Chatham County, Georgia, as Parties of the First Part and TRENT V. THOMPSON and JEANINE N. THOMPSON, of Chatham County, Georgia as Parties of the Second Part.

BOOK  
245 Y  
PAGE  
712

**WITNESSETH**

THAT said Parties of the First Part for and in consideration of the natural love and affection that they bear for their son and daughter-in-law, Parties of the Second Part, said Parties of the First Part have given, granted and conveyed and by these presents do give, grant and convey unto the Parties of the Second Part, their heirs and assigns, the following described property, to-wit:

ALL that certain lot, tract or parcel of land situate, lying and being in the Town of Port Wentworth, 8<sup>th</sup> G.M. District, Chatham County, Georgia, being known and designated as Tract 1A of a 5.20 acre tract known as Tract 1, a portion of Rice Hope Plantation, as shown upon a map or plat of said property recorded in the Office of the Clerk of the Superior Court of Chatham County, Georgia, in Subdivision Map Book 27-S, Page 5, and being a portion of the property conveyed from Helen B. Hooper to Julia G. Thompson and Vincent G. Thompson by Deed dated August 24, 1977. Express reference is made to each record cited in this description.

TO HAVE AND TO HOLD the said above described property, together with all and singular the rights, members, improvements and appurtenances thereof to the same being, belonging or in anywise appertaining to the said Parties of the Second Part, their heirs and assigns, FOREVER IN FEE SIMPLE.

IN WITNESS WHEREOF, the said Parties of the First Part have hereunto set their hands and affixed their seals the day and year first above written

*Julia G. Thompson* (L.S.)  
Julia G. Thompson  
*Vincent G. Thompson* (L.S.)  
Vincent G. Thompson

Signed, sealed and delivered  
in the presence of:

*Amelia Thompson*  
Witness

*Latorna N. Baker*  
Notary Public  
LATORNA N. BAKER  
Notary Public, Chatham County, GA  
My Commission Expires November 13, 2004



Doc ID: 030139450002 Type: QCD  
 Recorded: 12/29/2016 at 01:09:33 PM  
 Fee Amt: \$12.00 Page 1 of 2  
 Chatham, Ga. Clerk Superior Court  
 Daniel Massey Clerk Superior Court

BK 976 PG 373-374

STATE OF GEORGIA )  
 )  
 COUNTY OF CHATHAM )

The Newberry Law Firm, P.C.  
 P.O. Box 790  
 Springfield, Ga 31329

**QUIT CLAIM DEED**

THIS INDENTURE, made this 15th day of March, 2016, between JIMMY NEAL THOMPSON and AMELIA A. THOMPSON, as Parties of the First Part (hereinafter "Grantors") and TRENT V. THOMPSON and JEANINE N. THOMPSON, as Parties of the Second Part (hereinafter "Grantees"):

WITNESSETH:

That the said Grantors for and in consideration of the sum of One (\$1.00) Dollar, cash in hand paid, the receipt and adequacy of which is hereby acknowledged, have bargained, sold, and do by these presents remise, release and forever QUITCLAIM to the said Grantees, their successors and assigns, all of the right, title, interest, claim or demand the said Grantors have or may have had in and to the following described property, to-wit:

All that certain lot, tract or parcel of land situate, lying and being in the City of Port Wentworth, Chatham County, Georgia, being known as Parcel B (3.18 acres) Rice Hope Plantation Subdivision, as shown and more particularly described on that certain map or plat made by Warren E. Poythress, R.L.S. #1953, dated February 11, 2016, recorded in Plat Book 50, Page 422, in the records of the Clerk of the Superior Court of Chatham County, Georgia. For a more particular description reference is hereby made to the aforesaid plat, which is specifically incorporated herein and made a part hereof.

TO HAVE AND TO HOLD said property, together with all and singular the rights, members, hereditaments, improvements, easements and appurtenances thereunto belonging or in any wise appertaining, unto Grantees, their successors and assigns, so that neither Grantors nor any person or persons claiming under them shall have, claim or demand any right to the above described property, or its appurtenances, or any rights thereof.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seal on the day and year first above written.

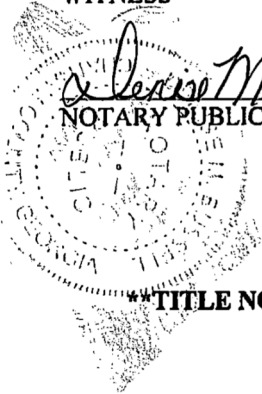
Jimmy Neal Thompson (SEAL)  
JIMMY NEAL THOMPSON

Amelia Thompson (SEAL)  
AMELIA A. THOMPSON

Signed, sealed and delivered this  
15th day of March, 2016, in  
the presence of:

[Signature]  
WITNESS

[Signature]  
NOTARY PUBLIC Expires 4-13-2020



**\*\*TITLE NOT EXAMINED OR WARRANTED BY PREPARER OF DEED\*\***

STATE OF GEORGIA }  
COUNTY OF CHATHAM }

THIS INDENTURE, Made the Twenty-fourday of August in the  
year of our Lord One Thousand Nine Hundred and Seventy-seven between

HELEN B. HOOPER  
of the county of Chatham and state of Georgia  
of the FIRST PART, and JULIA G. THOMPSON AND VINCENT G. THOMPSON  
of the County of  
Chatham and State of Georgia of the SECOND PART,

575

WITNESSETH, That the said party of the FIRST PART, for and in consideration of the sum of

TEN (10) DOLLARS and other valuable considerations

in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, ha S granted, bargained, sold, aliened, conveyed and confirmed and by these presents does grant, bargain, sell, alien, convey and confirm unto the said party of the SECOND PART, heirs and assigns, all of the following described property, to-wit:

ALL that certain tract or parcel of land situate, lying and being in the 8th G.M. District of Chatham County, Georgia, located on the Eastern side of Old State Highway Number Twenty-one (Old Augusta Road) between the 13 and 14 Mile Posts comprising Five and FifteenHundredths (5.15) acres, more or less, and bounded North and East by lands of the Steele Estate; South by other lands of Elton O. Zettler and West by the Old State Highway Number Twenty-one and more particularly described as follows: Beginning at an iron pipe on Old State Highway Number Twenty-one, Seven Hundred Twenty-seven and Two-tenths (727.2) feet Northward of its intersection with the Rice Hope Road, thence North Eight degrees Ten minutes East a distance of Five Hundred Seventy-one and Eight-tenths (571.8) feet to an iron pipe located on said Old State Highway Number Twenty-one, thence South Seventy-six degrees Fifteen minutes East a distance of Three Hundred Seventy-five and Eight-tenths (375.8) feet to a concrete marker, thence South Six degrees Thirty minutes West a distance of Five Hundred Forty-nine and Five-tenths (549.5) feet to an iron pipe, thence North Eighty-five degrees Forty minutes West a distance of Four Hundred Eleven and Four-tenths (411.4) feet to the point of beginning, all of which will more fully appear by reference to a tract map made by Lester Ackerman, R.L.S., dated November 13, 1967, and recorded in Plat Record Book S, folio 92. A copy of said plat is hereto attached and made a part hereof.

445  
Sept 77  
109 E  
575  
Sept 77

TO HAVE AND TO HOLD the said above granted and described property, with all and singular the rights, members and appurtenances thereunto appertaining to the only proper use, benefit and behoof of the said party of the SECOND PART, their heirs, executors, administrators and assigns, in FEE-SIMPLE; and the said party of the FIRST PART the said bargained property above described unto the said party of the SECOND PART, their heirs, executors, administrators and assigns, against the said party of the FIRST PART, her heirs, executors, administrators and assigns, and against all and every other person or persons, shall and will and do es hereby warrant and forever defend by virtue of these presents.

IN WITNESS WHEREOF, the said party of the FIRST PART has hereunto set her hand, affixed her seal, and delivered these presents, the day and year first above written.

Signed, sealed and delivered in presence of us, the day and year above written.

Mrs. Donald J. Mayo  
Witness  
Notary Public  
August 24 1977

HELEN B. HOOPER (SEAL)

(SEAL)

MY COMMISSION EXPIRES MAY 9, 1979

Chatham County, Georgia  
Notary Public  
Commission Expires 5/9/79  
Donald J. Mayo

Clock#: 93408  
FILED FOR RECORD

10/23/2000 05:09pm

PAID: 12.00

Susan D. Prouse, Clerk  
Superior Court of Chatham County  
Chatham County, Georgia

Return to: Wiseman, Blackburn & Futrell  
James B. Blackburn, Jr.  
Post Office Box 8996  
Savannah, Georgia 31412  
00-4228

STATE OF GEORGIA )  
 )  
CHATHAM COUNTY )

**GIFT DEED**

BOOK  
216C  
PAGE  
673

THIS INDENTURE, made and entered into this 28th day of July, 2000 by and between **JIMMY NEAL THOMPSON** and **AMELIA A. THOMPSON**, parties of the first part and **LATONYA N. BAKER** and **L. WAYNE BAKER**, parties of the second part.

**WITNESSETH**

First parties for and in consideration of the love and affection they bear for second parties, their daughter and son-in-law, do hereby give, grant, bargain, and convey and confirm unto second parties, their heirs, successors and assigns, the following described property, to-wit:

ALL that certain lot, tract or parcel of land, situate, lying and being in the City of Port Wentworth, County of Chatham and State of Georgia known and designated upon a plat of a recombination of Lots 2, 3, and 4 of a subdivision of Lot 3, Rice Hope Plantation by Michael A. Hussey, Registered Land Surveyor, and recorded in the Office of the Clerk of Superior Court of Chatham County, Georgia, in Plat Record Book 19-S, Folio 17, as Lot Numbered Three (3). Said plat is incorporated herein by specific reference thereto for a more complete description with metes and bounds.

Said property being a portion of the property conveyed to Jimmy Neal Thompson and Amelia A. Thompson by Martha Jackson and Bessie Williams by Warranty Deed dated September 30, 1993 and recorded in the Office of the Clerk of the Superior Court of Chatham County, Georgia in Book 162P at Page 123.

**TO HAVE AND TO HOLD** said property, together with all and singular the rights, members, hereditaments, improvements, easements and appurtenances thereunto belonging or in any wise appertaining unto second party, his heirs, successors and assigns, **FOREVER IN FEE SIMPLE.**

IN WITNESS WHEREOF, first parties have hereby set their hands and affixed their seals hereto the day and year first above written.

SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF:

*Carol A. Stanford*  
Witness

*Jimmy Neal Thompson* (SEAL)  
JIMMY NEAL THOMPSON

*[Signature]*  
Notary Public, Chatham  
County, Georgia  
JAMES B. BLACKBURN, JR.  
Notary Public, Chatham County, Ga.  
My Commission Expires April 8, 2000  
My Commission Expires April 2, 2004

*Carol A. Stanford*  
Witness

*Amelia A. Thompson* (SEAL)  
AMELIA A. THOMPSON

*[Signature]*  
Notary Public, Chatham  
County, Georgia

JAMES B. BLACKBURN, JR.  
Notary Public, Chatham County, Ga.  
My Commission Expires April 8, 2000

JAMES B. BLACKBURN, JR.  
Notary Public, Chatham County, GA  
My Commission Expires April 2, 2004

Clock#: 1159504  
FILED FOR RECORD  
5/20/2009 09:05am  
PAID: 14.00  
Daniel W. Massey, Clerk  
Superior Court of Chatham County  
Chatham County, Georgia

BOOK  
351 K  
PAGE  
757

Return Recorded Document to:  
Carellas & Newberry P.C.  
440 Silverwood Centre Drive  
Post Office Box 2599  
Rincon, Georgia 31326

Please cross reference to Deed Book 216C,  
page 673, Chatham County, Georgia  
records.

### CORRECTIVE GIFT DEED

STATE OF GEORGIA

COUNTY OF CHATHAM

File #: 0185-09

This Indenture made this 5<sup>th</sup> day of May, 2009 between Jimmy Neal Thompson and Amelia A. Thompson, as party of the first part, hereinafter called Grantor, and Latonya N. Baker and L. Wayne Baker, as parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WHEREAS, Grantor intended to grant, convey and confirm by Gift Deed recorded on October 23, 2000 in Deed Book 216C, page 673, in the records of the Clerk of Superior Court of Chatham County, Georgia, to the Grantee herein, the property as hereinafter described; and

WHEREAS, the parcel number contained in the Gift Deed recorded in Deed Book 216C, page 673, was not correct and is corrected by this instrument which has been executed by Grantor and Grantee to mutually correct and properly identify the property; and

NOW, THEREFORE, so that the Gift Deed referred to herein recorded in Deed Book 216C, page 673, can be corrected, Grantor and Grantee have executed this Corrective Gift Deed as follows:

### WITNESSETH

That Grantor, for and in consideration of the sum of TEN AND 00/100 (\$10.00) Dollars and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

All that certain lot, tract or parcel of land situate, lying and being in the City of Port Wentworth, Chatham County, Georgia, being known as Lot 2 as shown and more particularly described on that certain map or plat of a recombination of Lots 2, 3, and 4 of a subdivision of Lot 3, Rice Hope Plantation made by Michael A. Hussey, R.L.S., recorded in Plat Record Book 19-S, Folio 17, in the records of the Clerk of Superior Court of Chatham County, Georgia. For a more particular description reference is hereby made to the aforesaid plat, which is specifically incorporated herein and made a part hereof.

Subject however to all restrictive covenants, easements and rights-of-way of record.

**TO HAVE AND TO HOLD** the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantees forever, **IN FEE SIMPLE**.

IN WITNESS WHEREOF, the said Grantor has hereunto set their hand and affixed their seal the day and year first above written.

Jimmy Neal Thompson (Seal)  
Jimmy Neal Thompson

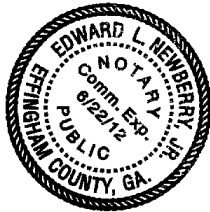
Amelia A Thompson (Seal)  
Amelia A. Thompson

BOOK PAGE  
351 K 758

Signed, sealed and delivered in the presence of:

Alicia Morgan  
Witness

[Signature]  
Notary Public



The Grantee acknowledges and accepts the within correction.

Latonya N Baker (Seal)  
Latonya N. Baker

L. Wayne Baker (Seal)  
L. Wayne Baker

Signed, sealed and delivered in the presence of:

Alicia Morgan  
Witness

[Signature]  
Notary Public



Type: GIFD  
Kind: DEED OF GIFT  
Recorded: 11/14/2024 3:30:00 PM  
Fee Amt: \$25.00 Page 1 of 2  
Transfer Tax: \$0.00  
Chatham, Ga. Clerk Superior Court  
Tammie Mosley Clerk Superior Court

Participant ID: 3883633903

**BK 3527 PG 129 - 130**

Return Recorded Document to:  
The Ratchford Firm  
1575 Highway 21 South P. O. Box 1039  
Springfield, GA 31329

File #: 24-468

## GIFT DEED

STATE OF GEORGIA

COUNTY OF EFFINGHAM

THIS INDENTURE, this 8<sup>th</sup> of November, 2024 between **JIMMY NEAL THOMPSON and AMELIA A. THOMPSON** of the County of Effingham and the State of Georgia, as Party/Parties of the first part, hereinafter called Grantor, **LATONYA N. BAKER** of the County of Effingham, and the State of Georgia, as Party/Parties of the second part, hereinafter called Grantee (the words "Grantor" and Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

**WITNESSETH that:** Grantor, for and in consideration of the love and affection they have for Grantees and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipts whereof is hereby acknowledged, have granted, given, conveyed and confirmed, and by these presents do grant, give, convey and confirm unto the said Grantees, as joint tenants and not as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them, in fee simple, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor, the following described property:

**All that certain lot, tract or parcel of land, situate, lying and being in the City of Port Wentworth, County of Chatham and State of Georgia known and designated upon a plat of a recombination of Lots 2, 3, and 4 of a subdivision of Lot 3, Rice Hope Plantation by Michael A. Hussey, Registered Land Surveyor, and recorded in the Office of the Clerk of Superior Court of Chatham County, Georgia, in Plat Record Book 19-S, Folio 17, as Lot Numbered Three (3). Said plat is incorporated herein by specific reference thereto for a more complete description with metes and bounds.**

**TITLE NOT EXAMINED OR CERTIFIED BY SCRIVENER**

Page 1 of 2

**SUBJECT, HOWEVER, to all restrictive covenants, easements and rights-of-way of record.**

**Said property has a current property tax identification number of 70906 03014, with a street address of Rice Hope Road, Port Wentworth, Georgia 31407.**

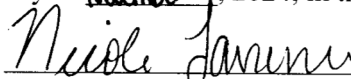
**TITLE NOT EXAMINED OR CERTIFIED BY SCRIVENER**

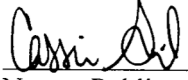

**TO HAVE AND TO HOLD** the said above granted and described property, together with all and singular the rights, members, hereditaments, improvements, easements and appurtenances thereunto belonging or in anywise appertaining unto Second Party, his or her heirs, successors and assigns, in fee simple.

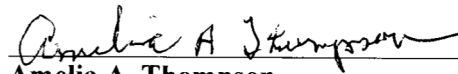
**IN WITNESS WHEREOF**, the said party has hereunto set his or her hand and affixed his or her seal, the day and year first above written.

 (Seal)  
**Jimmy Neal Thompson**

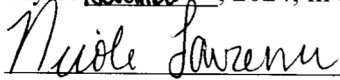
Signed, sealed, and delivered this 8<sup>th</sup>  
day of November, 2024, in the presence of:

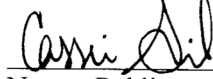
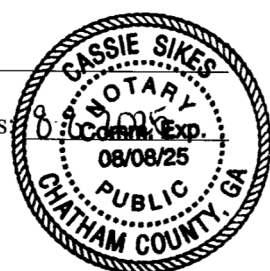
  
Unofficial Witness

  
Notary Public  
My Commission Expires: 

 (Seal)  
**Amelia A. Thompson**

Signed, sealed, and delivered this 8<sup>th</sup>  
day of November, 2024, in the presence of:

  
Unofficial Witness

  
Notary Public  
My Commission Expires: 

STATE OF GEORGIA )  
 )  
CHATHAM COUNTY )

# WARRANTY DEED

THIS INDENTURE, made and entered into as of the 30th day of September, 1993 between **MARTHA JACKSON** and **BESSIE WILLIAMS**, parties of the first part and **JIMMY NEAL THOMPSON** and **AMELIA A. THOMPSON**, parties of the second part.

## WITNESSETH

123

First parties for and in consideration of the sum of Ten and no/100 Dollars and other good and valuable consideration, the receipt and sufficiency whereof is hereby acknowledged, does hereby grant, bargain, sell and convey unto second parties, their heirs, successors and assigns, the following described property, to-wit:

ALL that certain lot, tract or parcel of land, situate, lying and being in the City of Port Wentworth, County of Chatham and State of Georgia and a part of the Rice Hope Plantation and more particularly known as all those two certain lots of land known and designated as Lots Numbered Three (3) and Four (4) of a five lot subdivision of Lot Four (4) Rice Hope Plantation Subdivision, containing 10 acres or more and being bounded as follows, on the South by Rice Hope Plantation Road, on the East by Lot 5 of the Subdivision of said Lot 4, on the West by Lot 2 of the Subdivision of said Lot 4 and on the North by Lot 3 of the Rice Hope Plantation Subdivision.

TO HAVE AND TO HOLD said property, together with all and singular the rights, members hereditaments, improvements, easements and appurtenances thereunto belonging or in any wise appertaining unto second parties, their heirs, successors and assigns, FOREVER IN FEE SIMPLE.

Said first parties, their heirs, executors, administrators, successors and assigns warrant a good and marketable title to said property with a full general warranty of title to said property against the claims of all persons whomsoever.

IN WITNESS WHEREOF, first parties have hereby set their hands and affixed their seals hereto the day and year first above written.

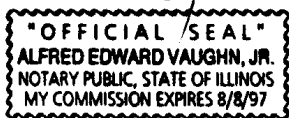
SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF:

Suzanne Adams  
Witness

Martha Jackson (SEAL)  
MARTHA JACKSON

Alfred Edward Vaughn, Jr.  
Notary Public

Bessie Williams (SEAL)  
BESSIE WILLIAMS



409015A001 10/04/93TRANSFER 30.00

Filed For Record At 3:44 O'Clock P.M. On The 4 Day Of OCT 1993  
Recorded In Record Book 62. P. 123  
On The 4 Day Of OCT 1993

CLERK SUPERIOR COURT, CHATHAM CO., GA.

RECEIVED FOR RECORD  
93 OCT -4 PM 3:44  
DORIS STEPHENS  
CLERK S.C.C.O.G.A.

409015A001 10/04/93TOTAL

5.00

Doc ID: 029547570001 Type: WD  
Recorded: 03/30/2016 at 09:07:21 AM  
Fee Amt: \$10.00 Page 1 of 1  
Chatham, Ga. Clerk Superior Court  
Daniel Massey Clerk Superior Court  
BK 761 PG 193

Return Recorded Document to:  
The Newberry Law Firm, P.C.  
P.O. Box 790  
Springfield, GA 31329

**WARRANTY DEED WITH RIGHTS OF SURVIVORSHIP**

**STATE OF GEORGIA**

**COUNTY OF EFFINGHAM**

File #: 2015-42A

This Indenture made this 15th day of March, 2016 between Jimmy Neal Thompson and Amelia A. Thompson, as party or parties of the first part, hereinafter called Grantor, and Jason Michael Todd and Tiffany Colleen Todd, as joint tenants with survivorship and not as tenants in common as parties of the second part, hereinafter called Grantees (the words "Grantor" and "Grantees" to include their respective heirs, successors and assigns where the context requires or permits):

**WITNESSETH that:** Grantor, for and in consideration of the sum of **TEN AND 00/100'S (\$10.00) Dollars** and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantees,

All that certain lot, tract or parcel of land situate, lying and being in the City of Port Wentworth, Chatham County, Georgia, being known as Parcel C, Rice Hope Plantation Subdivision, as shown and more particularly described on that certain map or plat made by Warren E. Poythress, R.L.S. #1953, dated February 11, 2016, recorded in Plat Book 50, Page 422, in the records of the Clerk of the Superior Court of Chatham County, Georgia. For a more particular description reference is hereby made to the aforesaid plat, which is specifically incorporated herein and made a part hereof.

This being the same property conveyed by Warranty Deed from Martha Jackson and Bessie Williams to Jimmy Neal Thompson and Amelia A. Thompson, dated September 30, 1993, recorded in Deed Book 162 P, Page123, aforesaid records.

**THIS CONVEYANCE is made subject to all zoning ordinances, easements and restrictions of record affecting said bargained premises.**

**TO HAVE AND TO HOLD** the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoove of the said Grantees, as joint tenants and not as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them in **FEE SIMPLE**, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor.

**THIS CONVEYANCE** is made pursuant to Official Code of Georgia Section 44-6-190, and it is the intention of the parties hereto to hereby create in Grantees a joint tenancy estate with right of survivorship and not as tenants in common.

**AND THE SAID** Grantor will warrant and forever defend the right and title to the above described property unto the said Grantees against the claims of all persons whomsoever.

**IN WITNESS WHEREOF**, the Grantor has hereunto set grantor's hand and seal this day and year first above written.

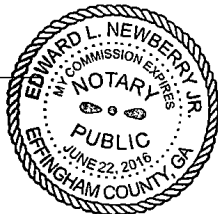
Signed, sealed and delivered in the presence of:

Amy R. Hughes  
Witness

Jimmy Neal Thompson  
Jimmy Neal Thompson

[Signature]  
Notary Public

Amelia A. Thompson  
Amelia A. Thompson



4/24/2008 09:14am

PAID: 10.00

Daniel W. Massey, Clerk  
Superior Court of Chatham County  
Chatham County, Georgia

Real Estate Transfer Tax

PAID \$\*153.00

*R. Jindal*  
For Clerk of Superior Court

BOOK PAGE  
3400 048

Record and Return to:  
McManamy Law Firm  
6600 Abercorn Street, Suite 104  
Savannah, Georgia 31405  
1-080109 THOMPSON/Thompson

WARRANTY DEED

STATE OF GEORGIA  
COUNTY OF Chatham

THIS INDENTURE, Made the 17th day of April, 2008, between

Eddie McCarr,

of the County of Chatham, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and

Jimmy Neal Thompson and Amelia A Thompson,  
as joint tenants, with rights of survivorship

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor for and in consideration of the sum of TEN AND 00/100 (\$10.00) DOLLARS in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

All that certain lot, tract or parcel of land situate, lying and being in the 8th G.M. District of Chatham County, Georgia, in the City of Port Wentworth, and being known upon a map or plan of said County as a portion of the Rice Hope Plantation, containing 5.0 acres, more or less, as shown on a map of subject property recorded in the Office of the Clerk of Superior Court of Chatham County, Georgia, in Subdivision Map Book AA, Page 198. Said map is incorporated herein by specific reference for a more complete description of the property conveyed. Said property containing improvements thereon known as 125 Rice Hope Road, Port Wentworth, Georgia.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

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

Signed, sealed and delivered in presence of:

*Eddie McCarr*  
Eddie McCarr  
*James M. ...*  
Official Witness

Notary



Record and Return to:  
Law Office of Douglas P. McManamy, PC  
(3rd Fl. Courthouse Box)  
6600 Abercorn St., Suite 104  
Savannah, Georgia 31406

1-080109

Clock#: 1054337  
FILED FOR RECORD  
4/24/2008 09:13am  
PAID: 22.00  
Daniel W. Massey, Clerk  
Superior Court of Chatham County  
Chatham County, Georgia

STATE OF GEORGIA )  
 )  
COUNTY OF CHATHAM )

DURABLE POWER OF ATTORNEY  
(Including both Business and Health Care Provisions)

I, EDDIE McCARR, of Savannah, Chatham County, Georgia, do hereby execute this Durable Power of Attorney with the intention that my attorney-in-fact hereinafter named shall be able to act in my place in all matters.

SECTION 1. Designation of Attorney.

1.01 I constitute and appoint my Brother, JESSE McCARR, to be my attorney-in-fact to act for me, in my name and in my place.

SECTION 2. Effective Date of Power of Attorney.

2.01 This Power of Attorney shall be effective as of the date of execution by me.  
2.02 This Power of Attorney shall not be affected by my disability, it being my specific intention that my attorney-in-fact shall continue to act as such even though I may not be competent to ratify the actions of my attorney-in-fact.

2.03 This Power of Attorney and the authorizations granted to my attorney-in-fact by virtue hereof are continuing and shall remain in full force and effect until revoked by the undersigned by written notice recorded in the land records of Chatham County, Georgia, or by operation of law.

SECTION 3. Powers.

3.01 My attorney-in-fact shall have all of the powers, discretions, elections and authorities granted by statute, common law and under any rule of court in Georgia or any other state. My attorney-in-fact shall have full and complete power and authority in and about my business and premises, generally to do and perform all and every act and acts, thing and things, in the law

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3400 041

whatsoever needful and necessary to be done in and about my business and premises. In addition thereto, and not in limitation thereof, my attorney-in-fact shall also have the powers set forth below.

3.02 My attorney-in-fact may collect and receive, with or without the institute non-judicial foreclosure, suit or other legal process, all debts, monies, gifts, objects, interest, dividends, annuities and demands that now are due or may hereafter become due, owing or otherwise payable or belonging to me. My attorney-in-fact may use and take all lawful actions in my name otherwise to recover the same and to compromise the same.

3.03 My attorney-in-fact shall have the power to compromise, settle, abandon or adjust any claim or demand by or against me on any property or in any matter in which I have an interest, and to agree to any rescission or modification of any contract or agreement affecting me or my property.

3.04 My attorney-in-fact may contract for, purchase, sell convey, lease, exchange, mortgage, pledge, release, hypothecate, or otherwise deal with, dispose of, exchange or encumber, in my name, for my account or on my behalf, property of any kind, real or personal, tangible or intangible. This shall include the power to borrow money or otherwise obtain credit, upon such terms, conditions and covenants as my attorney-in-fact considers to be appropriate. In connection with these powers, my attorney-in-fact is empowered to execute, seal, acknowledge and deliver any warranty deeds, quit claim deeds, bills of sale, stock transfers and certificates, certificates of deposits, leases, promissory notes, mortgages, financing statements, closing statements, bills of sale to secure debt, security deeds, satisfactions, releases, cancellations, foreclosure deeds, discharges, consents, receipts, and other instruments in my behalf for property in the State of Georgia and any other State.

3.05 My attorney-in-fact may appear in my behalf in any litigation in which I am or may become a party during the duration of this Power of Attorney.

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3.06 My attorney-in-fact may waive any or all Year's Support, curtesy, dower or homestead rights which I may have in real or personal property in Georgia or any other State.

3.07 My attorney-in-fact shall have the power to endorse all checks and other papers drawn to my order for deposit in my name in any banking or savings institution or in any money market account, whether or not insured.

3.08 My attorney-in-fact shall have the power to pay any and all bills, accounts, claims and demands now due by me or becoming due by me subsequent to the execution of this Power of Attorney. In connection therewith, my attorney-in-fact may withdraw funds from, and draw and sign checks in my name upon any bank or trust company, savings institution or money market fund in which I may have any funds on deposit.

3.09 My attorney-in-fact shall have the power to hold, invest, reinvest, develop, subdivide, partition and otherwise deal with and manage all property in which I have any interest.

3.10 My attorney-in-fact shall have the power to transfer or surrender any stock or other securities which I may own to any person, firm, partnership, corporation, estate or trust. In connection therewith, my attorney-in-fact may execute in my name or on my behalf any stock power or other instrument in order to effect any such transfer or surrender.

3.11 My attorney-in-fact shall have the power to enter into or renew any agency or custodian agreement with any bank or trust company at my expenses for the investment or safekeeping of any property. This shall include the power to revoke any agency or custodian agreement, whether the agreement is entered into by me, by my attorney-in-fact or by any other person.

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3.12 My attorney-in-fact shall have unrestricted access to, and the right to enter into, any safety deposit box, vault, storage warehouse or other depository which I may own or rent, which may be registered in my name, or in which any property may be held for me.

3.13 My attorney-in-fact shall have the power to prepare, make, execute and file any and all federal, state, local or other income, gift, payroll, property, intangible or other tax returns, claims for refunds, or declarations of estimated tax for the years 1990 to 2040. This power shall include the power to execute related tax documents, including any tax elections I may have, and to represent me (directly or through attorneys, accountants or other agents) in any matter before the Internal Revenue Service or any other federal, state, or local agency. In connection with such representation, my attorney-in-fact may execute consents extending the statutory period for the assessment or collection of taxes, may pay all taxes and interest thereon which I may properly owe or which may be assessed against me, and may contest the validity of any proposed assessment.

3.14 My attorney-in-fact shall have the power to renounce or disclaim, in whole or in part, and in accordance with applicable federal and state law, any property or the succession to any property, or part thereof, or interest therein, of every kind, character and description, wherever located, expressly including any property over which I may have a power of appointment or any power, or part thereof, with respect to any property in the same capacity and manner in which I could have effectively renounced or disclaimed said property, interest and power.

3.15 My attorney-in-fact shall have the power to use attorneys, stock brokers, real estate brokers, investment counselors, accountants, appraisers or other such persons, firms or organizations, including any of my said attorneys and any firm of which any of my said attorneys may be a member or employee, as deemed necessary or desirable, and to pay such persons, firms or organizations such compensation as is deemed reasonable and to determine whether or not to act

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upon the advice of any such agent without liability for acting or failing to act thereon, if my attorney-in-fact deems such employment necessary or desirable, and to pay reasonable compensation for such services.

3.16 My attorney-in-fact shall have the power to transfer my cash, tangible and intangible personal property and real property without consideration in trust to the trustee of any Trust Agreement established by me or my attorney-in-fact during my lifetime or the lifetime of my attorney-in-fact for the benefit of me, so as to subject such property transferred to all the terms and conditions of the Trust Agreement or to create a trust for my benefit transferring to such trust such assets as my attorney-in-fact shall determine to be appropriate, with the income and the principal if needed of the trust to be used for my support, care and maintenance during my lifetime.

3.17 My attorney-in-fact shall have the power to continue or participate in the operation of any business or other enterprise, including the power to vote in person or by proxy on my behalf.

3.18 My attorney-in-fact shall have the power to make gifts for estate and tax planning purposes to my children or grandchildren and to such charities as I have traditionally supported.

3.19 My attorney-in-fact shall have the power to give consent for such medical treatment to be performed on me as my attorney-in-fact, based on medical advice, has determined in good faith to be necessary for my well-being or to withhold such consent.

3.20 My attorney-in-fact shall have the power to arrange for my entrance to and care at any hospital, nursing home, health center, convalescent home, retirement, or similar institution, and to authorize, arrange for, consent to, waive and terminate any and all medical and surgical procedures on my behalf, including life support systems, and to pay all bills for my care. My

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attorney-in-fact shall not have the power to withhold or withdraw nourishment, pain medications or hydration.

3.21 My attorney-in-fact shall have the power to change, alter, or modify, transfer or to make withdrawals from any IRA account that I may have, as well as any other similar retirement account. Without limiting the generality of the foregoing, the aforesaid authority shall also apply and extend to a 401-K account, SEP account, or any other similar type retirement account.

3.22 My attorney-in-fact may act on my behalf in my name in all matters with respect to all of the powers described herein as freely, fully and effectively as I could or might do personally if present and of sound and disposing mind.

SECTION 4. Ratification; Use of Photocopy; Revocation of Prior Powers.

4.01 I hereby ratify, allow, acknowledge and hold firm and valid all acts heretofore or hereafter taken by my attorney-in-fact by virtue of these presents.

4.02 I hereby authorize the use of a photocopy of this power of attorney, in lieu of the original copy executed by me, for the purpose of effectuating the terms and provisions hereof.

4.03 I hereby revoke, annul and cancel any and all powers of attorney previously executed by me, if any, and the same shall be of no further force and effect. However, I do not intend in any way in this instrument to affect, modify or terminate any special, restricted or limited power or powers of attorney I previously may have granted in connection with any banking, borrowing or commercial transaction.

4.04 If my above named attorney-in-fact should die, resign or for any reason become unable to act (and be certified to that effect by a physician) as my attorney-in-fact, then I name, constitute and appoint RUTH McCARR, as my substitute attorney-in-fact, and my said substitute attorney-in-fact shall have all powers, authorities and exemptions set forth in this Power of Attorney.

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All decisions made by my substitute attorneys-in-fact shall be binding so long as the decision(s) is made by a majority of my substitute attorneys-in-fact. I hereby declare that there is no requirement for my substitute attorneys-in-fact to unanimously reach any decisions.

SECTION 5. Designation of Guardian.

5.01 I request that no guardianship proceeding for my property be instituted in the event of my disability, it being my intention that this durable power of attorney shall permit my attorney-in-fact to act on my behalf.

5.02 Notwithstanding the provisions of 5.01, in the event that it becomes necessary for any court to appoint a guardian for my property, I direct that my herein named attorney-in-fact shall serve as such guardian and my attorney-in-fact shall be excused from the necessity of giving bond.

SECTION 6. Liability of Attorney-in-fact

6.01 My attorney-in-fact shall not be liable to me or any of my successors in interest for any action taken or not taken in good faith, but shall be liable for any willful misconduct or gross negligence.

WITNESS my hand and seal this 9 day of January, 2007.

Eddie McCarr (L.S.)  
EDDIE MCCARR

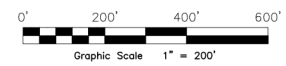
Signed, sealed and delivered this 9 day of January 2007 in the presence of:

Alma J. Clark  
Unofficial witness

[Signature]  
Notary Public



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WEITZ, GREENBERG  
& SHAW, LLP  
P.O. BOX 10125  
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31412



Parcel No.	Tax ID No.	Deed Book/Page
2	70906 04004	86-Q/277
3	70906 04005A	149-L/209
4	70906 04003	86-Q/277
5	70906 02005	102-L/549
6 & 8	70906 03026	245-Y/712
7	70906 03022	109-E/575
9	70906 03013	351-K/757
11	70906 03014	351-K/757
12	70906 03027	761/153
13	70906 04008A	340-D/48
Johnson Parcel	70906 04008B	372-E/329
Lovett Parcel	70906 04006	297-D/143

The Following Plats Were Used In The Assembly Of The Parcels:

Plat Record Book R, Pg. 266	(Parcels 2, 4)
Plat Record Book P, Pg. 151	(Parcels 2, 4)
Plat Record Book 15-P, Pg. 57	(Parcel 4)
Plat Record Book 15-P, Pg. 76	(Parcel 4)
Plat Record Book P, Pg. 150	(Parcels 3, 5)
Plat Record Book F, Pg. 151	(Parcel 5)
Subdivision Map Book 19-S, Pg. 17	(Parcels 5, 6 & 8, 9)
Subdivision Map Book 20-S, Pg. 33A	(Parcels 5, 6 & 8, 7)
Subdivision Map Book 27-S, Pg. 5	(Parcels 5, 7)
Plat Record Book 42-P, Pg. 61	(Parcels 5, 9)
Plat Record Book S, Pg. 92	(Parcels 5, 7)
Plat Book 50, Pg. 422	(Parcels 5, 7, 12)
Subdivision Map Book 19-S, Pg. 19A	(Parcel 7)
Plat Book 51, Pg. 213	(Parcel 9)
Plat Record Book AA, Pg. 198	(Parcel 13, Johnson Parcel)
Plat Record Book O, Pg. 12	(Lovett Parcel)
Plat Record Book P, Pg. 155	(Lovett Parcel)
Plat Record Book M, Pg. 173	(Lovett Parcel)

Additionally, The Following Deed And Right Of Way Plans Were Used To Establish The Right Of Way Line Of State Route 21:

Deed Book 131-G

Department Of Transportation Right Of Way Map  
Project EDR-041-2(36) Chatham  
Dated September 13, 1985  
Sheets 5, 6 and 7

Adjoining Owners Property Information As Shown On The Drawing

**Notes and Disclaimer:**

1. This Composite Map does not represent a field run survey of the properties. It is an exhibit whose express purpose is to show the assembly of the properties of the various owners on one map. All property information shown hereon was taken from title research performed by Charles Dove, Title Abstractor, and from information provided by the owners. No field surveys were performed by Yain Land Surveys on these properties, and the resulting areas and property lines have not been verified by survey methods. This Composite Map does not address matters of title and the existence of easements or other restrictions of record. Existing improvements, utilities, structures, driveways, and other appurtenances exist on the properties, but are outside of the scope of this drawing, and are not shown. This drawing does not constitute a recombination of these parcels into one parcel, and this drawing cannot be used to transfer title of any of the properties shown. This drawing cannot be recorded.
2. Some of the older plats and deeds upon which this Composite Map is based do not form a mathematically closed geometric figure. Accordingly, the parcels were placed together in a "best fit" location relative to each other. In addition, some of the older plats show the property lines running to and along the centerlines of Old Augusta Road (Old State Route 21), and Rice Hope Plantation Road. Some of the more recent plats show the property boundaries at the margins of these roads. No right of way quitclaim information was found in the title research documents. In the absence of any quitclaim information, the property lines on this drawing were run to the centerlines of the roads. Therefore, the acreage shown on this drawing may differ from the acreage shown on the various plats and deeds of record, and from the Tax Assessor's acreage information. It is highly recommended that the properties be surveyed to determine accurate parcel areas, particularly those areas taken from the older plats.
3. The parcel numbers as shown correspond to the title search numbers as shown on the title examination files provided by Charles Dove, Title Abstractor.
4. No warranty or guarantee is made as to the accuracy or completeness of the information taken from documents provided by others.

**Exhibit  
Composite Map of Properties  
Located In The Rice Hope Plantation Area**

Being Portions Of The Jimmy Neal Thompson Tract,  
The Elton O. Zettler Tract, The Rice Hope Plantation Tract,  
And The Julian Chisholm Tract

Sited In The 8th C. M. District  
City Of Port Wentworth  
Chatham County, Georgia

Prepared For:  
**Trent Thompson**

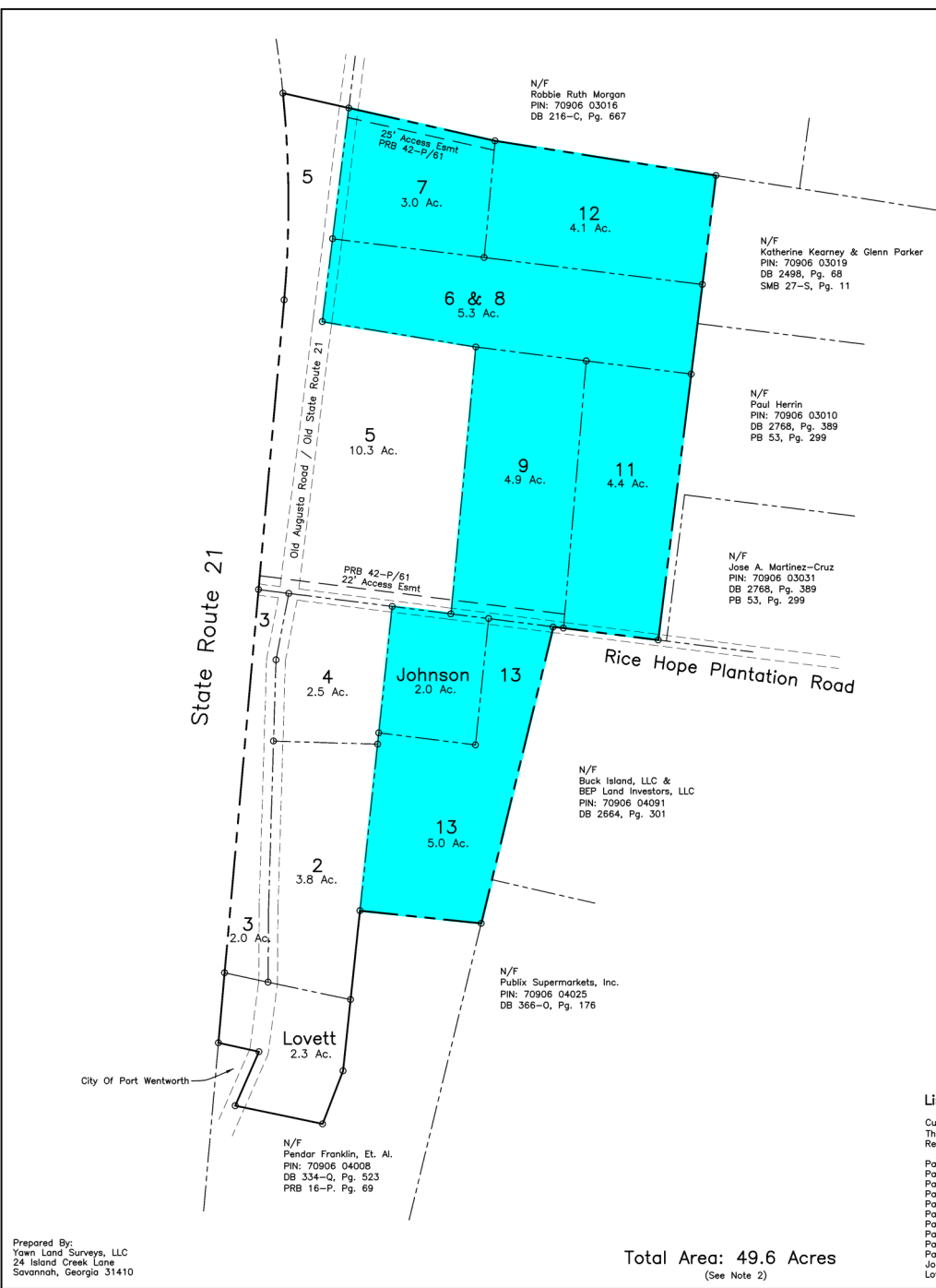
Date: November 14, 2023

**List Of Owners**

Current Ownership As Taken From  
The Chatham County Tax Assessor's  
Records As Of The Date Of The Drawing

Parcel 2	Jimmy Neal Thompson
Parcel 3	Jimmy Neal Thompson
Parcel 4	Jimmy Neal & Amelita Thompson
Parcel 5	Jimmy Neal & Amelita Thompson
Parcels 6 & 8	Trent & Jeanine Thompson
Parcel 7	Julia & Vincent Thompson
Parcel 9	Latonya & Wayne Baker
Parcel 11	Jimmy Neal & Amelita Thompson
Parcel 12	Jason & Tiffany Todd
Parcel 13	Jimmy Neal & Amelita Thompson
Johnson Parcel	Carol Johnson
Lovett Parcel	Old Highway 21 Properties, LLC

**Total Area: 49.6 Acres**  
(See Note 2)



Prepared By:  
Yain Land Surveys, LLC  
24 Island Creek Lane  
Savannah, Georgia 31410

This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.



**City Council**  
7224 GA Highway 21  
Port Wentworth, GA 31407

Meeting: 11/20/25  
Department: Development Services  
Category: Ordinance  
Prepared By: Katie Dunnigan  
Department Head: Katie Dunnigan

## SCHEDULED

### AGENDA ITEM (ID )

DOC ID:

**A Zoning Map Amendment Application has been submitted by Phillip R. McCorkle as Agent for JACP Properties, LP and Angela J. Anderson, Andrea J. Anderson, & Sparkman Properties, LLC, requesting to rezone +/- 96.99 of 568.26 acres from R-1 to I-1, to allow for future industrial development. PIN # 709076 01016 and 70975 01033, located in the 1st Council District, off Highway 30.**

- **PUBLIC HEARING**

**Issue/Item:** A Zoning Map Amendment Application has been submitted by Phillip R. McCorkle as Agent for JACP Properties, LP and Angela J. Anderson, Andrea J. Anderson, & Sparkman Properties, LLC, requesting to rezone +/- 96.99 of 568.26 acres from R-1 to I-1, to allow for future industrial development. PIN # 709076 01016 and 70975 01001, located in the 1st Council District, off Highway 30.

- **PUBLIC HEARING**

### **Background:**

- The applicant requests I-1 zoning for the future development of an outdoor material storage yard with rail spur.
- The proposed use will also require a Special Use Permit, which has been applied for and is scheduled to be heard during the December Planning Commission and City Council meetings, as it cannot be voted on until action is taken on the Rezoning request.
- On June 20, 2024, Council voted unanimously to approve 200.9 acres in PIN# 70975 01033 to I-1 while denying the rezoning to I-1 of the remaining 22.4 acres
- Adjacent parcels to the east are within the I-1 zoning district and the R-1 zoning district to the west. The southern tip of the combined parcels ends at the convergence of two railways. The northern boundary is adjacent to property owned by the Effingham Board of Education, there are wetlands on either side of the shared property line.

### **Facts and Finding:**

- The I-1 zoning district is described in Section 4.20.C of the City of Port Wentworth Code of Ordinances, Zoning Ordinances as: *"...intended for large and intensive warehousing, distribution, and manufacturing, as well as heavier commercial uses and support services that provide the backbone for economic development and job creation. Sites in this district should have ready access to necessary utilities and direct access to major truck transportation routes with significant separation and buffering from residential areas. Characteristics of uses and land in I-1 may include outdoor storage areas, truck traffic, manufacturing, large buildings, and multiple worker shifts."*
- The Future Land Use Map identifies these parcels as Conservation.
  - The description for Conservation includes that: *"If development is to occur, it should be of the lowest intensity possible to achieve the project and conditioned to preserve and promote existing habitat."*
- These land proposed to be rezoned is effectively landlocked by railway and

wetlands, causing unique access challenges for future development. The applicant proposed to create a looped track, connecting the surrounding railways and allowing movement of material on/offsite.

- Approval of this rezoning request would shift approximately 1% of total land use from R-1 (Single-Family Residential) to I-1 (Industrial) zoning.
- The Planning Commission will hear this application at the November 20, 2025 meeting.

#### Recommendations

Staff recommends that approval be with the following conditions:

1. Non-rail access to/from the parcels shall be limited to the Eastern boundary, via Port Wentworth Commerce Center.
2. An undisturbed vegetative buffer of not less than 150' shall be left between the existing railway(s) on the western boundary and any future development.
3. No development applications will be accepted without a City-approved and recorded recombination plat which separates the industrial portion of PIN 70976 01016

**Funding:** N/A

**Recommendation:**

APPLICATION TO AMEND THE ZONING MAP OF PORT WENTWORTH, GEORGIA



Applicant: Phillip R. McCorkle

Phone # (912) 232-7416

Mailing Address: 319 Tattnall Street, Savannah, Georgia 31401

Property Owner: JACP Properties, LP

Phone # (912) 656-4887

Use back if more than one owner

Owner Address: 475 Butler Avenue, Savannah, Georgia 31406

PIN #(s): A portion of 7-0976-01-016

# of Acres 74.56

Zoning Classification: Present R-1 Requested I-1

Use of Property: Present Vacant Requested Outdoor Storage, Principal Use

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

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

The property is adjacent to a large tract zoned for industrial use located on the east side of the CSX Railroad right of way. It is between two active rail lines, making it ideal for outdoor material storage.

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 15 day of September, 2025

[Signature]
Notary Public



[Signature]

Signature of Applicant

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

Name(s): Phillip R. McCorkle

Mailing Address: 319 Tattnall Street

City, State, Zip: Savannah, Georgia 31401

Telephone: (912) 232-7416

E-Mail Address: prm@mccorklejohnson.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  
15 day of September, 2025.

E L B

Notary Public



[Handwritten Signature]

Signature of Applicant

**Saussy Rd**

**Pin #** 70976 02044

**Property Address:**

Saussy Rd  
Port Wentworth, Georgia 31407

**Mailing Address:**

SPH 21, LLC  
6 Concourse Parkway, Suite 200  
Atlanta, Georgia 30328

**Saussy Rd**

**Pin #** 70975 01001

**Property Address:**

Saussy Rd  
Port Wentworth, Georgia 31407

**Mailing Address:**

Anderson Angela A.  
Anderson Andrea A.  
120 Danbury Court  
Pooler, Georgia 31322

**700 Monteith Rd**

**Pin #** 70976 01012

**Property Address:**

700 Monteith Rd  
Port Wentworth, Georgia 31407

**Mailing Address:**

Orr Brian P. & Newton Allen  
204 Wiley Bottom Road  
Savannah, Georgia 31411

**Highway 30**

**Pin #** 70976 01045

**Property Address:**

Highway 30  
Port Wentworth, Georgia 31407

**Mailing Address:**

Norfolk Southern Copr  
650 W Peachtree St NW  
Atlanta, Georgia 30308

**Squirrel Run**

**PIN #** 04520002A00

**Property Address:**

Squirrel Run

**Mailing Address:**

Effingham County Board of Education  
405 N Ash St.  
Springfield, Georgia 31329

**Beaver Ct**

**PIN #** 04520002B00

**Property Address:**

Beaver Ct

**Mailing Address:**

Effingham County Board of Education  
405 N Ash St.  
Springfield, Georgia 31329

**181 Beaver Ct**

**PIN #** 0452A011

**Property Address:**

181 Beaver Ct

**Mailing Address:**

Bruce Richard B and Patricia L  
181 Beaver Ct  
Port Wentworth, Georgia 31407

**Turkey Trl**

**PIN #** 0452A010

**Property Address:**

Turkey Trl

**Mailing Address:**

Evans Fred E and Thu L  
1310 Lavista Cr  
Pooler, Georgia 31322

**607 Keller Rd**

**PIN #** 0452A023

**Property Address:**

607 Keller Rd

**Mailing Address:**

Scott Larry Bernard  
607 Keller Rd  
Port Wentworth, Georgia 31407

**597 Keller Rd**

**PIN # 0452A024**

**Property Address:**

597 Keller Rd

**Mailing Address:**

Kevin A. Martin

597 Keller Rd

Port Wentworth, Georgia 31407

**497 Keller Rd**

**PIN # 0452A025**

**Property Address:**

497 Keller Rd

**Mailing Address:**

Dampier William D and Beverly G

497 Keller Rd

Port Wentworth, Georgia 31407

**Seaboard Coast Line Railroad**

**CSX Transportation, Inc.**

**Registered Agent:**

C T Corporation System

289 S Culver St.

Lawrenceville, Georgia 30046

**Principal Office Address:**

500 Water Street

Jacksonville, Florida 32202

251127



APPLICATION TO AMEND THE ZONING MAP OF PORT WENTWORTH, GEORGIA

Applicant: Phillip R. McCorkle

Phone # (912) 252-7416

Mailing Address: 319 Tattnall Street, Savannah, Georgia 31401

Property Owner: Angela J. Anderson, Andrea J. Anderson, and Sparkman Properties, LLC

Phone #

Use back if more than one owner

Owner Address: See attached Exhibit A

PIN #'s: A portion of 7-0975-01-001

# of Acres 22.437

Zoning Classification: Present R-1 Requested I-1

Use of Property: Present Vacant Requested Outdoor Storage, Principal Use

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

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

The property is adjacent to a large tract zoned for industrial use located on the east side of the CSX Railroad right of way. It is between two active rail lines, making it ideal for outdoor material storage.

Attach the following documents:

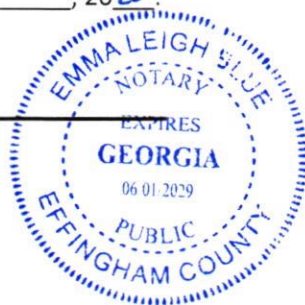
- 1. Written legal description of the property (e.g. copy of deed) - full metes and bounds description rather than plat reference.
2. Name, PIN #, property address and mailing address of property owners within 300 feet of this property.
3. Plat showing property lines with lengths and bearings, adjoining 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 15 day of September, 2015.

[Signature]
Notary Public



[Signature]
Signature of Applicant

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

Name(s): Phillip R. McCorkle

Mailing Address: 319 Tattnall Street

City, State, Zip: Savannah, Georgia 31401

Telephone: (912) 232-7416

E-Mail Address: prm@mccorklejohnson.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  
15 day of September, 2025.

E L B

Notary Public



[Handwritten Signature]

Signature of Applicant

**0 Jeffers Rd**

**Pin #** 70976 01016

**Property Address:**

0 Jeffers Rd  
Port Wentworth, Georgia 31407

**Mailing Address:**

Capallo David V et al  
475 Butler Ave  
Savannah, Georgia 31406

**700 Monteith Rd**

**Pin #** 70976 01012

**Property Address:**

700 Monteith Rd  
Port Wentworth, Georgia 31407

**Mailing Address:**

Orr Brian P. & Newton Allen  
204 Wiley Bottom Road  
Savannah, Georgia 31411

**Seaboard Coast Line Railroad**

**CSX Transportation, Inc.**

**Registered Agent:**

C T Corporation System  
289 S Culver St.  
Lawrenceville, Georgia 30046

**Principal Office Address:**

500 Water Street  
Jacksonville, Florida 32202

**Highway 30**

**Pin #** 70976 01045

**Property Address:**

Highway 30  
Port Wentworth, Georgia 31407

**Mailing Address:**

Norfolk Southern Copr  
650 W Peachtree St NW  
Atlanta, Georgia 30308

AUTHORIZATION OF PROPERTY OWNER

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

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

Name of Applicant: Sparkman Properties, LLC

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

Telephone Number: 843-639-9370

*Diana D. Cohen*  
Signature of Owner  
Sparkman Properties, LLC

Personally appeared before me

*Darion N. Wiggins*

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

*Darion N. Wiggins*  
Notary Public

10.30.23  
Date



Attachment: ZMA Sparkman-Anderson Tract Saussy Rd 2024-Application (2988 : 3. Sparkman-Anderson Rezoning 1of3)

AUTHORIZATION OF PROPERTY OWNER

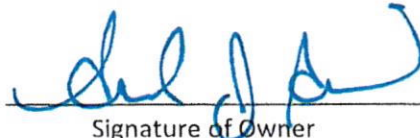
I swear that I am the owner of the property which is the subject matter of the attached application, as is shown in the records of Port Wentworth, Georgia.

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

Name of Applicant: Angela J. Anderson

Address: 120 Danbury Court, Pooler, Georgia 31322

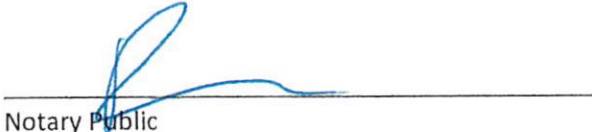
Telephone Number: \_\_\_\_\_

  
Signature of Owner

Personally appeared before me

\_\_\_\_\_

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

  
Notary Public

10-31-2023  
Date



Attachment: ZMA Sparkman-Anderson Tract Saussy Rd 2024-Application (2988 : 3. Sparkman-Anderson Rezoning 1of3)

AUTHORIZATION OF PROPERTY OWNER

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

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

Name of Applicant: Andrea J. Anderson

Address: 120 Danbury Court, Pooler, Georgia 31322

Telephone Number: \_\_\_\_\_

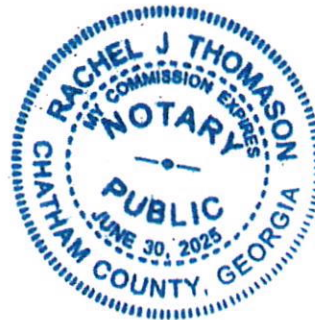
Andrea J. Anderson  
Signature of Owner

Personally appeared before me  
\_\_\_\_\_

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

[Signature]  
Notary Public

10-31-23  
Date



Attachment: ZMA Sparkman-Anderson Tract Saussy Rd 2024-Application (2988 : 3. Sparkman-Anderson Rezoning 1 of 3)

**COLDBROOK TRACT**

ALL THOSE CERTAIN LOTS, TRACTS, OR PARCELS OF LAND, SITUATE, LYING AND BEING IN THE 9TH G.M. DISTRICT, CHATHAM COUNTY, GEORGIA, KNOWN AS CHATHAM COUNTY PARCEL 70976 01016 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT A POINT COMMON WITH THE NORTHWEST CORNER OF DESCRIBED TRACT AND THE EASTERN RIGHT OF WAY OF NOW OR FORMERLY SOUTHERN RAILWAY AND FURTHER DESCRIBED AS:

THENCE N 49° 05' 45" E FOR A DISTANCE OF 1702.76 FEET TO A POINT;  
THENCE S 08° 18' 17" E FOR A DISTANCE OF 2671.29 FEET TO A POINT;  
THENCE S 18° 48' 23" W FOR A DISTANCE OF 1283.07 FEET TO A POINT;  
THENCE, N 24° 39' 29" W FOR A DISTANCE OF 3018.10 FEET TO **THE POINT OF BEGINNING.**

**SAID AREA CONTAINS 74.56 ACRES MORE OR LESS**

PARCEL B

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

Packet Pg. 174



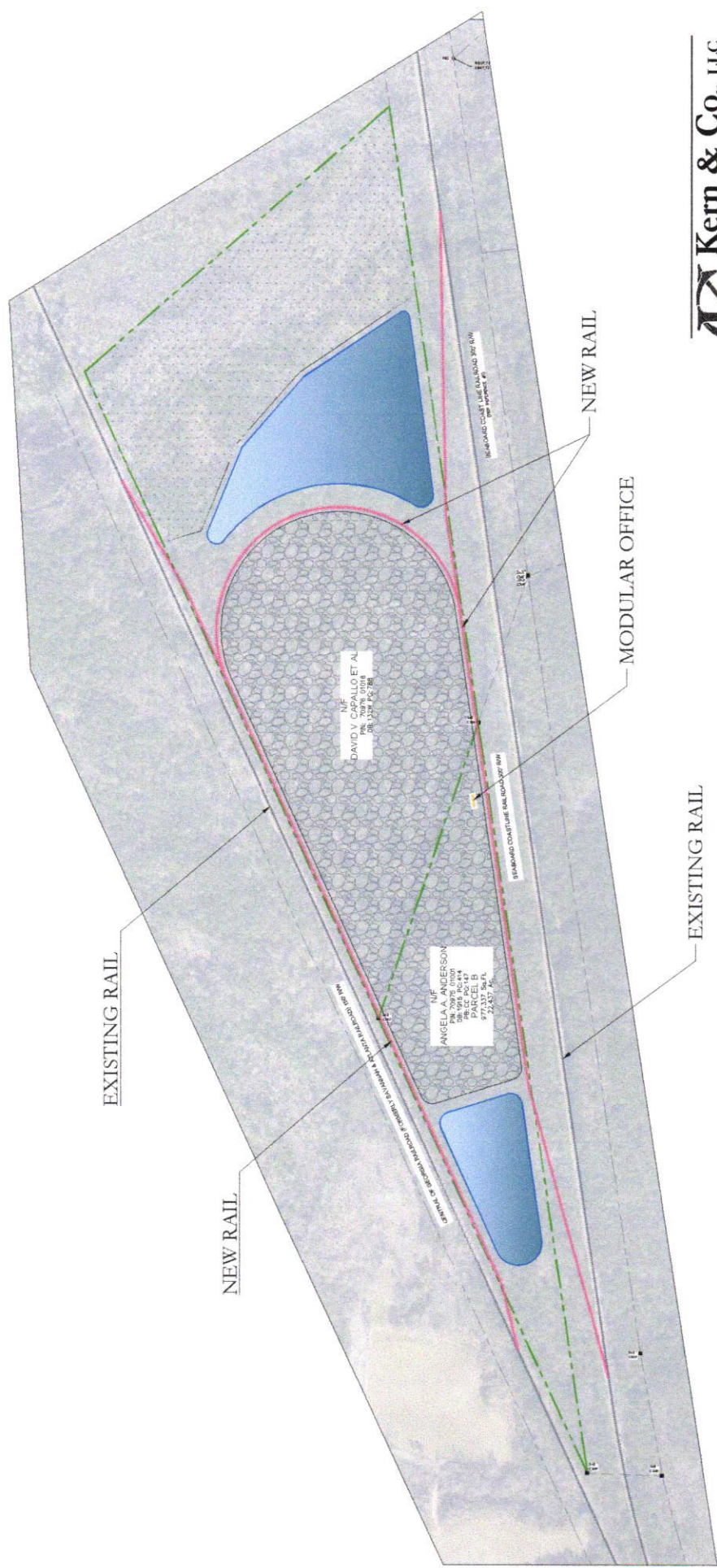


CONCEPT PLAN OF

SPARKMAN-ANDERSON TRACT  
 &  
 WYNN-CAPELLO TRACT

PORT WENTWORTH, GA

SEPTEMBER 10, 2025



**Kern & Co., LLC**  
 Consulting Engineers • Land Surveyors • Land Planners  
 Architects • Landscape Architects • Environmental Scientists  
 7 Mt. Crest (3400) • P.O. Box 11379 • Lithwick, Georgia 31416  
 Phone: (912) 334-4400 Fax: (912) 334-1600 Email: [info@kernandco.com](mailto:info@kernandco.com)



**City Council**  
7224 GA Highway 21  
Port Wentworth, GA 31407

Meeting: 11/20/25  
Department: Public Works  
Category: Agreement  
Prepared By: Omar Senati-Martinez  
Department Head: Omar Senati-Martinez

**SCHEDULED**  
**AGENDA ITEM (ID )**

DOC ID:

**Contract Award for the Coldstream Force Main Upgrade Project**

**Issue/Item:** Contract Award for the Coldstream Force Main Upgrade Project

**Background:** This project is part of the correction plan submitted to EPD following the Consent order WP-9162. The work to be done consists of construction of approximately 4,541 L.F. of 12-inch force main, 635 L.F. of 12-inch fusible PVC by Slip-line, 2,440 L.F. of 12-inch fusible PVC directional bore, 255 L.F. of 12-inch ductile iron force main, 360 L.F. of 16-inch fusible PVC casing by directional bore, 245 L.F. of 16-inch steel casing by jack and bore, 5 combination vacuum and air release valve manholes with appurtenances and storm water monitoring. Time allotted for this work is 240 consecutive calendar days for substantial completion and 270 days for final completion.

**Facts and Finding:** The City of Port Wentworth received forth responsible bids for the Coldstream Force Main Upgrade Project. The bidders and amounts are as follows:  
1) Tyson Utilities Construction, Inc., bid the total amount of \$1,988,044.21  
2) Barnett Southern Corporation, bid the total amount of \$2,241,939.39  
3) Vertical Earth, bid the total amount of \$2,345,860.00  
4) Dustcom Limited, bid the total amount of \$3,157,497.93

The apparent low bidder is Tyson Utilities Construction, Inc, with a total bid of \$1,988,044.21, and Turnipseed Engineers recommends awarding the contract to Tyson Utilities Construction, Inc., in the amount of \$1,988,044.21

The construction phase is scheduled to begin in **July 2026**.

**Funding:** Budgeted Line Item (FY27)

**Recommendation:** APPROVAL of the contract award to Tyson Utilities Construction, INC., in the amount of \$1,988,044.21 based upon the bids and recommendation of Turnipseed Engineers. And, that City Council authorize the City Manager to execute the contract documents awarding the contract to Tyson Utilities Construction, Inc.



ATLANTA  
AUGUSTA  
ST. SIMONS ISLAND

October 14, 2025

Mayor and Council  
City of Port Wentworth  
7224 GA-21  
Port Wentworth, Georgia 31407

Via Electronic Mail: [osenati@portwentworthga.gov](mailto:osenati@portwentworthga.gov)

Re: City of Port Wentworth, Georgia  
Coldstream Force Main Upgrade  
Project No. 212469.002A

We have checked the bids received September 23, 2025 on subject project. Below is a tabulation of the bids received:

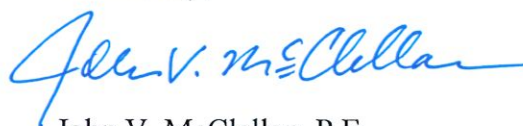
<i><b>Contractor</b></i>	<i><b>Total Amount Bid</b></i>
1. Tyson Utilities Construction, Inc. Metter, Georgia	\$1,988,044.21
2. Barnett Southern Corporation Washington, Georgia	\$2,241,939.39
3. Vertical Earth Rincon, Georgia	\$2,345,860.00
4. Dustcom Limited Savannah, Georgia	\$3,157,497.93

As indicated, the low bidder is Tyson Utilities Construction, Inc. of Metter, Georgia, with a bid in the amount of \$1,988,044.21. Since the low bidder appears to have adequate experience, technical ability and financial capability to complete the project, we recommend contract award be made to Tyson Utilities Construction, Inc. of Metter, Georgia.

We have enclosed a certified tabulation of the bids received and a sample resolution the City should consider adopting. Please forward us a copy of the City's signed resolution to award. A project cost summary is enclosed and shows project funding for this award.

If you have any questions concerning our recommendations, please call us.

Yours truly,



John V. McClellan, P.E.

JVM:ms  
Attachments

## RESOLUTION

WHEREAS bids were received by the City of Port Wentworth on September 23, 2025, for Coldstream Force Main Upgrade, and

WHEREAS the low, responsible, responsive bidder is Tyson Utilities Construction, Inc. of Metter, Georgia with a bid in the amount of \$1,988,044.21, and

WHEREAS the low bidder, Tyson Utilities Construction, Inc., appears to have the necessary financial and technical ability to complete the project,

BE IT THEREFORE resolved the City of Port Wentworth hereby makes contract award of the construction contract to the low bidder, Tyson Utilities Construction, Inc. of Metter, Georgia, in the amount of \$1,988,044.21.

THIS RESOLUTION was passed by a vote of \_\_\_\_\_ to \_\_\_\_\_ at a regular meeting of the Mayor and Council on \_\_\_\_\_.

### CITY OF PORT WENTWORTH

\_\_\_\_\_  
Gary Norton, *Mayor*

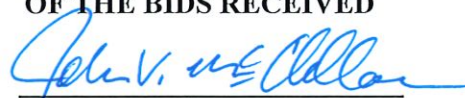
Attest: \_\_\_\_\_  
*City Clerk*

TURNIPSEED ENGINEERS  
Augusta, Georgia

THIS IS TO CERTIFY THAT  
THIS IS A CORRECT TABULATION  
OF THE BIDS RECEIVED

BID TABULATION

BIDS RECEIVED: SEPTEMBER 23, 2025



John V. McClellan, P.E.

CITY OF PORT WENTWORTH, GEORGIA  
COLDSTREAM FORCE MAIN UPGRADE

ITEM NO.	QTY.	UNIT	DESCRIPTION	Tyson Utilities Construction, Inc. Metter, Georgia		Barnett Southern Corporation Washington, Georgia	
				UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
1	1	LS	MOBILIZATION	\$80,480.00	\$80,480.00	\$194,727.54	\$194,727.54
2.	1	LS	GRADING COMPLETE	\$56,710.00	\$56,710.00	\$94,898.25	\$94,898.25
3.	0.54	ACRE	CLEARING & GRUBBING	\$157,500.00	\$85,050.00	\$145,110.81	\$78,359.84
4.			DUCTILE IRON PIPE				
a.	255	L.F.	12" Pipe Line	\$140.72	\$35,883.60	\$182.17	\$46,453.35
5.			PVC PIPE				
a.	5183	L.F.	12" Force Main PVC C900 (DR 18, Class 235)	\$63.18	\$327,461.94	\$78.83	\$408,575.89
b.	2440	L.F.	12" Fusable PVC C900 (DR 18, Class 235) by Directional Bore	\$233.38	\$569,447.20	\$220.90	\$538,996.00
c.	800	L.F.	12" Fusable PVC C900 (DR 18, Class 235) by Slipline	\$124.41	\$99,528.00	\$138.79	\$111,032.00
d.	360	L.F.	16" Fusable PVC C900 Casing (DR 18, Class 235) by Directional Bore	\$304.50	\$109,620.00	\$330.31	\$118,911.60
6.			RESILIENT SEATED GATE VALVE & VALVE BOX				
a.	2	EA.	12" G.V. & V.B.	\$6,215.00	\$12,430.00	\$6,745.49	\$13,490.98
7.	1.08	TON	M.J., D.I., or C.I. FITTINGS	\$126,225.00	\$136,323.00	\$114,319.60	\$123,465.17
8.			STEEL CASING				
a.	390	L.F.	16" Casing (.312" W.T.) by Jack & Bore	\$664.70	\$259,233.00	\$620.90	\$242,151.00
9.	5	EA.	VACUUM & AIR RELEASE VALVE COMPLETE W/ MANHOLE	\$11,039.55	\$55,197.75	\$15,708.62	\$78,543.10
10.	1	EA.	CONNECT TO EXISTING MAIN	\$20,536.80	\$20,536.80	\$15,689.33	\$15,689.33
11.	1	EA.	CONNECT TO EXISTING MANHOLE	\$32,651.50	\$32,651.50	\$6,738.62	\$6,738.62
12.	51.92	C.Y.	ABANDON EXISTING 8" FM - FLOWABLE FILL	\$352.00	\$18,275.84	\$801.35	\$41,606.09
13.			REMOVE & REPLACE DRIVEWAY				
a.	38	L.F.	Concrete	\$67.25	\$2,555.50	\$238.56	\$9,065.28
b.	87	L.F.	Gravel	\$31.00	\$2,697.00	\$44.13	\$3,839.31
c.	199	L.F.	Asphalt	\$116.26	\$23,135.74	\$139.96	\$27,852.04

ITEM NO.	QTY.	UNIT	DESCRIPTION	Tyson Utilities Construction, Inc. Metter, Georgia		Barnett Southern Corporation Washington, Georgia	
				UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
14.			SOIL EROSION & SEDIMENT CONTROL				
a.	6296	L.F.	Silt Fence, Sensitive (Type C)	\$2.85	\$17,943.60	\$7.38	\$46,464.48
b.	294	L.F.	Silt Fence, Non-Sensitive (Type A)	\$2.38	\$699.72	\$3.11	\$914.34
15.	4946	L.F.	GRASSING OF DISTURBED AREAS	\$3.37	\$16,668.02	\$2.31	\$11,425.26
16.			STORM WATER MONITORING				
a.	6	EA.	Establishing Monitoring Site and Complete Monthly Reports	\$1,250.00	\$7,500.00	\$1,084.72	\$6,508.32
b.	12	EA.	Sampling Event	\$250.00	\$3,000.00	\$241.05	\$2,892.60
<b>EXTRA WORK, IF ORDERED BY ENGINEER</b>							
17.			CONCRETE WORK				
a.	10	C.Y.	Class "A" Concrete	\$400.00	\$4,000.00	\$473.48	\$4,734.80
b.	10	C.Y.	Class "B" Concrete	\$375.00	\$3,750.00	\$466.97	\$4,669.70
c.	10	C.Y.	Class "C" Concrete	\$350.00	\$3,500.00	\$466.97	\$4,669.70
18.	20	C.Y.	CRUSHED STONE STABILIZATION OF BEDDING (INCLUDING EXCAVATION AND REMOVAL OF UNSUITABLE MATERIAL)	\$150.80	\$3,016.00	\$213.54	\$4,270.80
19.	20	C.Y.	SELECT BACKFILL (INCL. HAUL & PLACEMENT)	\$37.50	\$750.00	\$49.70	\$994.00
<b>TOTAL AMOUNT BID, ITEMS 1 THRU 18, INCLUSIVE IN THE AMOUNT OF:</b>					<u>\$1,988,044.21</u>		<u>\$2,241,939.39</u>
D-1	For Furnishing materials, equipment and labor to install 58.7 C.Y. of flowable fill to abandon existing 10" force main not included in item 12 and credit for apurtenances not needed. The lump sum amount of:				(\$2,386.56)		(\$43,455.61)

## TURNIPSEED ENGINEERS

Augusta, Georgia

## BID TABULATION

BIDS RECEIVED: SEPTEMBER 23, 2025

## CITY OF PORT WENTWORTH, GEORGIA

## COLDSTREAM FORCE MAIN UPGRADE

ITEM NO.	QTY.	UNIT	DESCRIPTION	Vertical Earth Rincon, Georgia		Dustcom Limited Savannah, Georgia	
				UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
1	1	LS	MOBILIZATION	\$45,000.00	\$45,000.00	\$75,000.00	\$75,000.00
2.	1	LS	GRADING COMPLETE	\$112,000.00	\$112,000.00	\$280,000.00	\$280,000.00
3.	0.54	ACRE	CLEARING & GRUBBING	\$34,000.00	\$18,360.00	\$50,000.00	\$27,000.00
4.			DUCTILE IRON PIPE				
	a. 255	L.F.	12" Pipe Line	\$500.00	\$127,500.00	\$205.13	\$52,308.15
5.			PVC PIPE				
	a. 5183	L.F.	12" Force Main PVC C900 (DR 18, Class 235)	\$92.00	\$476,836.00	\$123.80	\$641,655.40
	b. 2440	L.F.	12" Fusable PVC C900 (DR 18, Class 235) by Directional Bore	\$265.00	\$646,600.00	\$260.42	\$635,424.80
	c. 800	L.F.	12" Fusable PVC C900 (DR 18, Class 235) by Slipline	\$153.00	\$122,400.00	\$300.00	\$240,000.00
	d. 360	L.F.	16" Fusable PVC C900 Casing (DR 18, Class 235) by Directional Bore	\$312.00	\$112,320.00	\$500.00	\$180,000.00
6.			RESILIENT SEATED GATE VALVE & VALVE BOX				
	a. 2	EA.	12" G.V. & V.B.	\$6,565.00	\$13,130.00	\$7,950.00	\$15,900.00
7.	1.08	TON	M.J., D.I., or C.I. FITTINGS	\$75,750.00	\$81,810.00	\$106,376.00	\$114,886.08
8.			STEEL CASING				
	a. 390	L.F.	16" Casing (.312" W.T.) by Jack & Bore	\$785.00	\$306,150.00	\$1,200.00	\$468,000.00
9.	5	EA.	VACUUM & AIR RELEASE VALVE COMPLETE W/ MANHOLE	\$31,175.00	\$155,875.00	\$29,500.00	\$147,500.00
10.	1	EA.	CONNECT TO EXISTING MAIN	\$7,040.00	\$7,040.00	\$26,000.00	\$26,000.00
11.	1	EA.	CONNECT TO EXISTING MANHOLE	\$13,120.00	\$13,120.00	\$32,471.00	\$32,471.00
12.	51.92	C.Y.	ABANDON EXISTING 8" FM - FLOWABLE FILL	\$525.00	\$27,258.00	\$990.00	\$51,400.80
13.			REMOVE & REPLACE DRIVEWAY				
	a. 38	L.F.	Concrete	\$110.00	\$4,180.00	\$527.00	\$20,026.00
	b. 87	L.F.	Gravel	\$22.50	\$1,957.50	\$125.00	\$10,875.00
	c. 199	L.F.	Asphalt	\$88.50	\$17,611.50	\$205.00	\$40,795.00

ITEM NO.	QTY.	UNIT	DESCRIPTION	Vertical Earth Rincon, Georgia		Dustcom Limited Savannah, Georgia	
				UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
14.			SOIL EROSION & SEDIMENT CONTROL				
a.	6296	L.F.	Silt Fence, Sensitive (Type C)	\$5.50	\$34,628.00	\$7.50	\$47,220.00
b.	294	L.F.	Silt Fence, Non-Sensitive (Type A)	\$3.00	\$882.00	\$6.00	\$1,764.00
15.	4946	L.F.	GRASSING OF DISTURBED AREAS	\$1.00	\$4,946.00	\$1.45	\$7,171.70
16.			STORM WATER MONITORING				
a.	6	EA.	Establishing Monitoring Site and Complete Monthly Reports	\$375.00	\$2,250.00	\$1,500.00	\$9,000.00
b.	12	EA.	Sampling Event	\$338.00	\$4,056.00	\$1,500.00	\$18,000.00
<b>EXTRA WORK, IF ORDERED BY ENGINEER</b>							
17.			CONCRETE WORK				
a.	10	C.Y.	Class "A" Concrete	\$245.00	\$2,450.00	\$350.00	\$3,500.00
b.	10	C.Y.	Class "B" Concrete	\$220.00	\$2,200.00	\$350.00	\$3,500.00
c.	10	C.Y.	Class "C" Concrete	\$200.00	\$2,000.00	\$350.00	\$3,500.00
18.	20	C.Y.	CRUSHED STONE STABILIZATION OF BEDDING (INCLUDING EXCAVATION AND REMOVAL OF UNSUITABLE MATERIAL)	\$140.00	\$2,800.00	\$190.00	\$3,800.00
19.	20	C.Y.	SELECT BACKFILL (INCL. HAUL & PLACEMENT)	\$25.00	\$500.00	\$40.00	\$800.00
<b>TOTAL AMOUNT BID, ITEMS 1 THRU 18, INCLUSIVE IN THE AMOUNT OF:</b>					<b>\$2,345,860.00</b>	<b>\$3,157,497.93</b>	
D-1	For Furnishing materials, equipment and labor to install 58.7 C.Y. of flowable fill to abandon existing 10" force main not included in item 12 and credit for apurtenances not needed. The lump sum amount of:				<b>(\$31,615.50)</b>	<b>(\$54,000.00)</b>	

**CITY OF PORT WENTWORTH, GEORGIA  
PROJECT COST SUMMARY  
COLDSTREAM FORCE MAIN UPGRADE  
OCTOBER 14, 2025**

**Project Cost**

<b>Total Estimated Construction Cost Tyson Utilities Construction, Inc.</b>	<b>\$1,988,044.21</b>
Contingency	\$198,804.42
Engineering	\$323,250.47
Inspection	\$59,641.33
Permits	\$40,000.00
<hr/>	
<b>Total Estimated Project Cost</b>	<b>\$2,609,740.43</b>

*Turnipseed Engineers  
Augusta, Georgia  
Project No. 212469.002A*



**City Council**  
7224 GA Highway 21  
Port Wentworth, GA 31407

Meeting: 11/20/25  
Department: Administration  
Category: Presentation  
Prepared By: Zahnay Smoak  
Department Head:

**SCHEDULED**

**AGENDA ITEM (ID )**

DOC ID:

**Alcoholic Beverage License Application submitted by Dilan Sanjay Bhakta for a Malt Beverage/ Wine Package Retail Sales License for SHRIMI Swamp Fox LLC, DBA Swamp Fox Food Mart (101 Hodgeville Road) located in a C-2 (General Commercial) Zoning District**

**Issue/Item:** Alcoholic Beverage License Application submitted by Dilan Sanjay Bhakta for a Malt Beverage / Wine Package Retail Sales License for Shrimi Swamp Fox LLC DBA Swamp Fox Food Mart (101 Hodgeville Road, Port Wentworth GA) located in a C-2 (General Commercial) Zoning District.

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

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

**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:

New License

LICENSE TYPE:

- |   |   |
|---|---|
| <input type="checkbox"/> \$1,631.09 Distilled Spirits Consumption on premises within the Central Business District  | <input checked="" type="checkbox"/> \$543.70 Malt Beverage Package Retail |
| <input type="checkbox"/> \$4,349.59 Distilled Spirits Consumption on premises outside the Central Business District | <input type="checkbox"/> \$543.70 Malt Beverage Consumption on premises   |
| <input type="checkbox"/> \$2,174.79 Distilled Spirits Wholesale   | <input type="checkbox"/> \$271.85 Malt Beverage Wholesale                 |
| <input type="checkbox"/> \$4,349.59 Distilled Spirits Manufacturer  | <input type="checkbox"/> \$815.55 Malt Beverage Manufacturer              |
| <input type="checkbox"/> \$5,436.99 Distilled Spirits by the Package Retail   |   |
| <input checked="" type="checkbox"/> \$543.70 Wine Package Retail  |   |
| <input type="checkbox"/> \$326.22 Wine Consumption on Premises  |   |
| <input type="checkbox"/> \$271.85 Wine Wholesale  |   |
| <input type="checkbox"/> \$271.85 Wine Manufacturer   |   |
| <input type="checkbox"/> \$217.48 Wine Importer   |   |
- \$50.00 Administrative Fee (Applied to all NEW licenses) - \$35.00 Publishing Fee (Applied to all NEW licenses)

TOTAL ALCOHOL PERMIT FEE \$ \_\_\_\_\_

ALCOHOL LICENSE REGISTRATION:

_____ 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>
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## APPLICANT INFORMATION

APPLICANT FULL LEGAL NAME (Last, First, Middle): <b>Bhaktar, Dilan, Sanjay</b>				ISSUING STATE/DRIVER LICENSE NUMBER: [REDACTED]	
SOCIAL SECURITY NUMBER: [REDACTED]		DATE OF BIRTH (mm/dd/yyyy): [REDACTED]		PLACE OF BIRTH (City, State, Country): <b>Atlanta, GA, USA</b>	
RACE: <b>Asian</b>	SEX: <b>M</b>	HEIGHT: <b>5' 9"</b>	WEIGHT: <b>170</b>	HAIR COLOR: <b>Black</b>	EYE COLOR: <b>Brown</b>
PHYSICAL HOME ADDRESS: [REDACTED]		CITY: [REDACTED]	STATE: [REDACTED]	ZIP CODE: [REDACTED]	
MAILING ADDRESS: (if different) [REDACTED]		CITY: [REDACTED]	STATE: [REDACTED]	ZIP CODE: [REDACTED]	
HOME PHONE NUMBER:	MOBILE NUMBER: <b>912 230 8514</b>	EMAIL ADDRESS: <b>bhaktadilans@gmail.com</b>			

## RESIDENT STATUS

Are you a U.S. citizen?  YES  NO If YES, answer the following:  Native Born  Naturalized

If Naturalized, provide Alien Registration Number \_\_\_\_\_ Issued from the U.S. Citizenship & Immigration Services (USCIS)

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]	Brunswick, GA, 31525	07/2005	07/2023
[REDACTED]	Pooler, GA, 31322	07/2023	Present

### 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)
Chevron Pump n Go	306 US HWY 80	Gas station/owner	08/2021	Current
The Vape Store	1014 Pooler Parkway	Smoke shop/owner	11/2022	Current
Best Western	126 Venture Dr.	Hotel/Manager	05/2018	08/2021

### 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)
Brunswick High School	3555 Altman Ave	High School	05/2010	05/2014

### MILITARY SERVICE

List branch of service, serial numbers, type of discharge if applicable 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	N/A	N/A	N/A	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:

- Ever been convicted of any crime or violation of law in any locality?  
If yes, was conviction for other than a traffic violation? \_\_\_ Yes  No
- Ever served time in prison or other correctional institution? \_\_\_ Yes  No
- Ever had an alcoholic beverage license suspended or revoked at any time in any locality? \_\_\_ Yes  No
- Ever been cited for an alcoholic beverage violation?  
If yes, list on separate sheet of paper. \_\_\_ Yes  No

If the answer to any part of the above questions is yes for the applicant or any person connected with or having an interest in said business, describe the circumstances for each person. For convictions 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 alcoholic beverage license suspensions and revocations 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? \_\_\_ Yes \_\_\_ No, such convictions, license suspensions or revocations.

BUSINESS INFORMATION			
LEGAL BUSINESS NAME: (As filed with Clerk of Superior Court Chatham Co.) <b>Shriji Swamp Fox LLC</b>		DOING BUSINESS AS (DBA) NAME If applicable: <b>Swamp Fox Food Mart</b>	
BUSINESS TYPE: <input checked="" type="checkbox"/> Convenience Store <input type="checkbox"/> Hotel <input type="checkbox"/> Package Shop <input type="checkbox"/> Restaurant <input type="checkbox"/> Wholesale <input type="checkbox"/> Supermarket <input type="checkbox"/> Other (Explain) _____			
FEDERAL EMPLOYMENT ID NUMBER (FEIN): <b>39 3315563</b>		GEORGIA SALES TAX ID NUMBER (STIN): <b>30 90092 266</b>	
BUSINESS ADDRESS (Physical Location): <b>101 Hedgeville Rd</b> CITY: <b>Port Wentworth</b> STATE: <b>GA</b> ZIP CODE: <b>31407</b>			
BUSINESS MAILING ADDRESS: <b>Same</b>			
DISTANCE FROM NEAREST SCHOOL OR CHURCH (Distance in miles or feet): <b>church 6.6 miles</b>		ZONING DISTRICT:	
PRIMARY PHONE NUMBER: <b>912 444 7963</b>		SECONDARY PHONE NUMBER:	
BUSINESS EMAIL ADDRESS: <b>SwampfoxfoodMart@gmail.com</b>			

OWNER INFORMATION If business has more than one owner, attach additional sheet with the information below.					
LEGAL STRUCTURE OF OWNERSHIP ENTITY: <input type="checkbox"/> Sole Proprietor <input type="checkbox"/> Corporation <input checked="" type="checkbox"/> LLC <input type="checkbox"/> Partnership					
OWNER FULL LEGAL NAME (Last, First, Middle): <b>Bhakti Dhan Sanjay</b>			ISSUING STATE/DRIVER LICENSE NUMBER: [REDACTED]		
SOCIAL SECURITY NUMBER: [REDACTED]		DATE OF BIRTH (mm/dd/yyyy): [REDACTED]	PLACE OF BIRTH (City, State, Country): <b>Atlanta, GA, USA</b>		
RACE: <b>Asian</b>	SEX: <b>M</b>	HEIGHT: <b>5' 9"</b>	WEIGHT: <b>170</b>	HAIR COLOR: <b>Black</b>	EYE COLOR: <b>Brown</b>
PHYSICAL HOME ADDRESS: <b>[REDACTED]</b> CITY: <b>Porter</b> STATE: <b>GA</b> ZIP CODE: <b>31322</b>					
MAILING ADDRESS: (if different) <b>Same</b>					
HOME PHONE NUMBER:		MOBILE NUMBER: <b>912 230 8514</b>		EMAIL ADDRESS: <b>bhaktidhan@gmail.com</b>	

FINANCING			
Please provide investment details, including notes, loans, gifts, cash, services or equipment, and operating capital. If additional space is needed, please attach a list with the information shown below.			
INVESTOR	Owner	AMOUNT INVESTED	\$ <b>250,000</b>
INVESTOR	Party Other Than the Owner	AMOUNT INVESTED	\$
INVESTOR	Any Party / Parties	AMOUNT INVESTED	\$
TOTAL AMOUNT OF INVESTMENT			\$ <b>250,000</b>

BORROWED CAPITAL			
Name of Lender	Date Borrowed	Amount Borrowed	Interest Rate
<b>None</b>		\$	%
		\$	%
		\$	%
Please list the names all of parent, affiliates, or subsidiary corporations who own more than 10% of the business who have received or will receive, as a result of your operation under the requested license, any financial gain, loss or payment derived from any interest or income from the operation. If additional space is needed, please attach a list with the information shown below.			

Alvin Blakely	[REDACTED]	017 31554202	[REDACTED]	M	25%
Individual/Business Name	Social Security Number	Issuing State/Driver License Number	Date of Birth	Sex	% of Ownership
Parvesh Patel	[REDACTED]	GA	[REDACTED]	M	25%
Individual/Business Name	Social Security Number	Issuing State/Driver License Number	Date of Birth	Sex	% of Ownership
Jay Patel	[REDACTED]	GA	[REDACTED]	M	25%
Individual/Business Name	Social Security Number	Issuing State/Driver License Number	Date of Birth	Sex	% of Ownership
Nayan Kumar Patel	[REDACTED]	GA	[REDACTED]	M	25%
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
Carmen Lopez	7 Colerine Dr	912 298 7200
Jennifer Smith	1 Blackberry Ln	912 295 5867
Alford Jones	66 Noble Jones Ct	478 544 0217

**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**

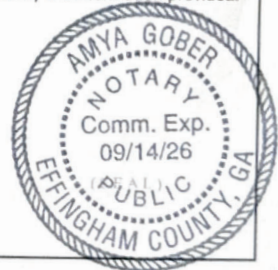
**WARNING – Georgia Code Title 16. Crimes and Offenses § 16-10-20**

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.

Alvin Blakely  
 APPLICANT SIGNATURE  
 10 / 03 / 2025  
 DATE SIGNED BY APPLICANT

SUBSCRIBED AND SWORN BEFORE ME ON THIS THE  
 3rd DAY OF October, 20 25.  
[Signature]  
 NOTARY PUBLIC  
 My Commission Expires: 09/14/2026



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.

Dilan Bhakta 10/3/2025  
Full Name (Please Print) Date

[Redacted] Dr. Pooler, GA 31322  
Address City, State Zip

M Asian [Redacted] [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 3 day of October, 2025 in Port Wentworth (City), GA (State).

Dilan Bhakta  
Printed Name and Title of Authorized Officer or Agent

[Signature]  
Signature of Authorized Officer or Agent

SUBSCRIBED AND SWORN BEFORE ME THIS  
3rd DAY OF October, 2025.

[Signature]  
NOTARY PUBLIC  
My Commission Expires: 09/14/2026



**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

Shriji Swamp Fox LLC / Dilan Bhakta  
 Name of Private Employer (Business)

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

- 1)  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:

\_\_\_\_\_

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 Port Wentworth (City), GA (State).

Dilan Bhakta  
 Printed Name of Applicant

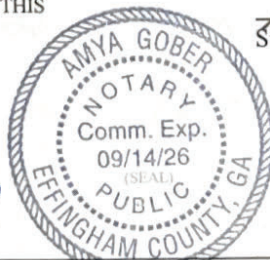
[Signature] 10/31/2025  
 Signature of Applicant Date

SUBSCRIBED AND SWORN BEFORE ME THIS

3rd DAY OF October, 2025


[Signature]  
 Notary Public

My Commission Expires: 09/14/2026



\*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: \_\_\_\_\_

**GEORGIA**  
DRIVER'S LICENSE

DRIVER'S LICENSE DL 

Governor: *B. Perdue*

3. DOB [REDACTED]

9 CLASS C [REDACTED]

2 DILAN SANJAY

1 BHAKTA

3 [REDACTED]

CHAHDAM

12 REST A

8a END NONE



4a ISS 06/07/2024

15 SEX M 18 EYES BRO

16 HGT 5'-09" 17 WGT 150 lb

5 DO 566097371070020000

♥ ORGAN DONOR



Commissioner: *James L. Moore*

**CITY OF PORT WENTWORTH  
OCCUPATIONAL TAX CERTIFICATE**



**SHRIJI SWAMP FOX LLC SWAMP FOX FOOD  
MART  
101 HODGEVILLE ROAD  
PORT WENTWORTH GA 31407**

**Certificate No.: 1906  
Issue Date: 9/05/2025  
Expiration Date: 12/31/2025**

**This certifies that SHRIJI SWAMP FOX LLC 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: \$ 148.79**

**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---**

November 13, 2025


Fee Description	# of Employees	Fee Amount
# OF EMPLOYEES 0-9	2	98.79
ADMINISTRATIVE FEE		50.00
	Penalties	\$ 0.00
	Total Fees	\$ 148.79

Your Business License for the period September 5, 2025 - December 31, 2025 is attached.

Total Fees paid for this year are: \$ 148.79

**SHRIJI SWAMP FOX LLC SWAMP FOX FOOD MART  
101 HODGEVILLE ROAD  
PORT WENTWORTH GA 31407**

Dilan Bhakta

 Leighan Owens  
To  Rosemary Ghigliotti

Hi Rosemary,

Dilan Bhakta's fingerprints came back with no history.

Thanks,  
Leighan

  Reply  Reply All  Forward  

Mon 11/3/2025 4:46 PM

---

**PUBLIC HEARING NOTICE**

The City of Port Wentworth will have a Public Hearing on Thursday, November 20, 2025, at 7:00 P.M at the regular City Council Meeting to hear questions and/or comments on the following:

1. Alcoholic Beverage License Application submitted by Dilan Sanjay Bhakta, for Malt Beverage and Wine Package Retail for SHRIJI SWAMP FOX LLC DBA Swamp Fox Food Mart (101 Hodgeville Road, Port Wentworth GA 31407) located in a C-2 (General Commercial) Zoning District.

The above meeting will be held at the City Hall 2<sup>nd</sup> Floor Council Chambers at 7224 Highway 21, Port Wentworth GA 31407. Please check the City website at <https://portwentworthga.gov/> for more information on how to attend each meeting.

---

**PLEASE RUN THIS AD IN THE SAVANNAH MORNING  
NEWS LEGAL SECTION, MONDAY, NOVEMBER 10, 2025**

**THANKS, ROSEMARY GHIGLIOTTI**



**City Council**  
7224 GA Highway 21  
Port Wentworth, GA 31407

Meeting: 11/20/25  
Department: Administration  
Category: Presentation  
Prepared By: Zahnay Smoak  
Department Head:

**SCHEDULED**

**AGENDA ITEM (ID )**

DOC ID:

**Alcoholic Beverage License Application submitted by Shelby N. Harrison for a Malt Beverage/ Wine Package Retail Sales License for Gregory M. Parker, Inc DBA Parker’s #128 (132 Highway 30) located in a C-2 (General Commercial) Zoning District**

**Issue/Item:** Alcoholic Beverage License Application submitted by Shelby N. Harrison for a Malt Beverage / Wine Package Retail Sales License for Gregory M. Parker, Inc DBA Paker’s #128 (132 Highway 30, Port Wentworth GA) located in a C-2 (General Commercial) Zoning District.

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

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

**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 _____ \$1,631.09 Distilled Spirits Consumption on premises within the Central Business District _____ \$4,349.59 Distilled Spirits Consumption on premises outside the Central Business District _____ \$2,174.79 Distilled Spirits Wholesale _____ \$4,349.59 Distilled Spirits Manufacturer _____ \$5,436.99 Distilled Spirits by the Package Retail <input checked="" type="checkbox"/> \$543.70 Wine Package Retail _____ \$326.22 Wine Consumption on Premises _____ \$271.85 Wine Wholesale _____ \$271.85 Wine Manufacturer _____ \$217.48 Wine Importer \$50.00 Administrative Fee (Applied to all NEW licenses) - \$35.00 Publishing Fee (Applied to all NEW licenses)					
_____ <input checked="" type="checkbox"/> \$543.70 Malt Beverage Package Retail _____ \$543.70 Malt Beverage Consumption on premises _____ \$271.85 Malt Beverage Wholesale _____ \$815.55 Malt Beverage Manufacturer					
TOTAL ALCOHOL PERMIT FEE \$ <u>1,172.40</u>					
ALCOHOL LICENSE REGISTRATION:  <table style="width: 100%; border: none;"> <tr> <td style="width: 33%; border: none;">                     _____                      Georgia Alcoholic Beverage License Number  <small>Issued by the Georgia Department of Revenue</small> </td> <td style="width: 33%; border: none;">                     _____                      Occupational Tax Number  <small>Issued by the City of Port Wentworth</small> </td> <td style="width: 33%; border: none;">                     _____                      Alcohol License Number  <small>Issued by the City of Port Wentworth</small> </td> </tr> </table>			_____ 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>
_____ 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>			

<b>APPLICANT INFORMATION</b>					
APPLICANT FULL LEGAL NAME (Last, First, Middle): <b>Harrison, Shelby N.</b>				ISSUING STATE/DRIVER LICENSE NUMBER: <b>GA</b>	
SOCIAL SECURITY NUMBER: [REDACTED]		DATE OF BIRTH (mm/dd/yyyy): [REDACTED]		PLACE OF BIRTH (City, State, Country): <b>Carrollton, GA</b>	
RACE: <b>W</b>	SEX: <b>F</b>	HEIGHT: <b>5'-04"</b>	WEIGHT: <b>125 lbs</b>	HAIR COLOR: <b>Blonde</b>	EYE COLOR: <b>Blue</b>
PHYSICAL HOME ADDRESS: [REDACTED] <b>Pooler, GA 31322</b>		CITY:		STATE:      ZIP CODE:	
MAILING ADDRESS: (if different) [REDACTED]		CITY: <b>Savannah</b>		STATE:      ZIP CODE: <b>Georgia      31407</b>	
HOME PHONE NUMBER: [REDACTED]		MOBILE NUMBER: [REDACTED]		EMAIL ADDRESS: <b>vjohnson@parkersav.com</b>	

<b>RESIDENT STATUS</b>	
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 &amp; 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]	Pooler, GA 31322	03/2024	PRESENT Present
[REDACTED]	Sarasota FL , 34234	12/2021	02/2024

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)
Parker's Kitchen	171 Crossroads Parkway Savannah, GA 31407	Regional Manager	01/2024	Present
Circle K	Tampa, FL	Regional Operations Director	01/2017	01/2024

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)
Haralson County High	Tallapoosa, GA 30176	Diploma	08/2005	05/2009

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)

CRIMINAL HISTORY	
<b>WARNING – Failure to make full disclosure in responses to these questions may result in denial or subsequent revocation of the license.</b>	
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? If yes, was conviction for other than a traffic violation? ___ Yes <input checked="" type="checkbox"/> No	___ Yes <input checked="" type="checkbox"/> No
b. Ever served time in prison or other correctional institution?	___ Yes <input checked="" type="checkbox"/> No
c. Ever had an alcoholic beverage license suspended or revoked at any time in any locality?	<input checked="" type="checkbox"/> Yes ___ No
d. Ever been cited for an alcoholic beverage violation? If yes, list on separate sheet of paper.	<input checked="" type="checkbox"/> Yes ___ No
If the answer to any part of the above questions is yes 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 ___ No, such convictions, license suspensions or revocations.	

BUSINESS INFORMATION			
LEGAL BUSINESS NAME: <i>A. Trade Name, B. Type of Business, C. Street Address</i> Gregory M. Parker, Inc.		DOING BUSINESS AS (DBA) NAME <i>if applicable</i> : Parker's #128	
BUSINESS TYPE: <input checked="" type="checkbox"/> Convenience Store <input type="checkbox"/> Hotel <input type="checkbox"/> Package Shop <input type="checkbox"/> Restaurant <input type="checkbox"/> Wholesale <input type="checkbox"/> Supermarket <input type="checkbox"/> Other (Explain) _____			
FEDERAL EMPLOYMENT ID NUMBER (FEIN): 58-1808864		GEORGIA SALES TAX ID NUMBER (STIN): 309097672	
BUSINESS ADDRESS (Physical Location): 132 GA Hwy 30		CITY: Port Wentworth	STATE: Georgia ZIP CODE: 31407
BUSINESS MAILING ADDRESS: 171 Crossroads Parkway		CITY: Savannah	STATE: Georgia ZIP CODE: 31407
DISTANCE FROM NEAREST SCHOOL OR CHURCH ( <i>Distance in miles or feet</i> ): .5 miles from Port Wentworth Elementary School		ZONING DISTRICT:	
PRIMARY PHONE NUMBER: 912-231-1001		SECONDARY PHONE NUMBER:	
BUSINESS EMAIL ADDRESS: vjohnson@parkersav.com			

OWNER INFORMATION <i>If business has more than one owner, attach additional sheet with the information below.</i>					
LEGAL STRUCTURE OF OWNERSHIP ENTITY: <input type="checkbox"/> Sole Proprietor <input checked="" type="checkbox"/> Corporation <input type="checkbox"/> LLC <input type="checkbox"/> Partnership					
OWNER FULL LEGAL NAME (Last, First, Middle): Parker, Gregory M.				ISSUING STATE/DRIVER LICENSE NUMBER: Georgia - 055155517	
SOCIAL SECURITY NUMBER: [REDACTED]		DATE OF BIRTH (mm/dd/yyyy): [REDACTED]		PLACE OF BIRTH (City, State, Country): Reidsville, GA, USA	
RACE: W	SEX: M	HEIGHT: 5'9"	WEIGHT: 180	HAIR COLOR: Black	EYE COLOR: Brown
PHYSICAL HOME ADDRESS: [REDACTED] Savannah, GA 31401		CITY:	STATE:	ZIP CODE:	
MAILING ADDRESS: (if different) [REDACTED] Savannah, GA 31407		CITY:	STATE:	ZIP CODE:	
HOME PHONE NUMBER: [REDACTED]		MOBILE NUMBER: [REDACTED]		EMAIL ADDRESS: vjohnson@parkersav.com	

FINANCING			
Please provide investment details, including notes, loans, gifts, cash, services or equipment, and operating capital. If additional space is needed, please attach a list with the information shown below.			
INVESTOR	Owner /Applicant	AMOUNT INVESTED	\$ All necessary funds from Operating Capital
INVESTOR	Party Other Than the Owner	AMOUNT INVESTED	\$ _____
INVESTOR	Any Party / Parties	AMOUNT INVESTED	\$ _____
TOTAL AMOUNT OF INVESTMENT			\$ _____

BORROWED CAPITAL			
N/A			
Name of Lender	Date Borrowed	Amount Borrowed	Interest Rate
		\$ _____	% _____
		\$ _____	% _____
		\$ _____	% _____
Please list the names all of parent, affiliates, or subsidiary corporations who own more than 10% of the business who have received or will receive, as a result of your operation under the requested license, any financial gain, loss or payment derived from any interest or income from the operation. If additional space is needed, please attach a list with the information shown below.			

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
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

**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.

[Signature]  
 APPLICANT SIGNATURE  
10, 22, 2025  
 DATE SIGNED BY APPLICANT

SUBSCRIBED AND SWORN BEFORE ME ON THIS THE  
22 DAY OF October, 2025.  
Mary Frances Greenwood  
 NOTARY PUBLIC  
 My Commission Expires: 9/18/2029



**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 Planning & Zoning      \_\_\_\_\_ 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

NO  
CRIMINAL  
HISTORY  
  
10-30-85  
Graham

I hereby authorize the City of Port Wentworth to receive any information pertaining to me which may be in files of any state or local jurisdiction.

Shelby N. Harrison

Full Name (Please Print)

[Redacted] Pooler, GA 31322  
Address City, State Zip

F W [Redacted] [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 22 day of October, 2025 in Savannah (City), Georgia (State).

Shelby N. Harrison, Region Manager  
Printed Name and Title of Authorized Officer or Agent

[Signature]  
Signature of Authorized Officer or Agent

SUBSCRIBED AND SWORN BEFORE ME THIS

22 DAY OF October, 2025.  
Mary Frances Greenwood

NOTARY PUBLIC  
My Commission Expires: 9/18/2029



**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.

Shelby N. Harrison  
Full Name (Please Print) \_\_\_\_\_ Date \_\_\_\_\_

[Redacted] Pooler, GA 31322  
Address \_\_\_\_\_ City, State \_\_\_\_\_ Zip \_\_\_\_\_

F W [Redacted] [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 22 day of October, 2025 in Savannah (City), Georgia (State).

Shelby N. Harrison, Region Manager  
Printed Name and Title of Authorized Officer or Agent

[Signature]  
Signature of Authorized Officer or Agent

SUBSCRIBED AND SWORN BEFORE ME THIS

22 DAY OF October, 2025.

Mary Frances Greenwood

NOTARY PUBLIC  
My Commission Expires: 9/18/2029



**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 Gregory M. Parker, Inc. dba Parker's #128

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:  
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 Savannah (City), Georgia (State).

Shelby N. Harrison  
Printed Name of Applicant

SUBSCRIBED AND SWORN BEFORE ME THIS

22 DAY OF October, 2025.

Mary Frances Greenwood  
Notary Public

My Commission Expires: 9/18/2029



[Signature] Signature of Applicant 10/22/2025 Date

\*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:** \_\_\_\_\_

**GEORGIA** DRIVER'S LICENSE DL USA GA


CLASS C  
SHELBY NICOLE  
MURKIN

DOB: [REDACTED]  
SEX: F  
EYES: BLU  
HT: 5-04 WT: 135 lb

RES: [REDACTED]  
CHAPEL HILL, GA 31206-9209

EXPIRES: 05/10/2024

ORGAN DONOR



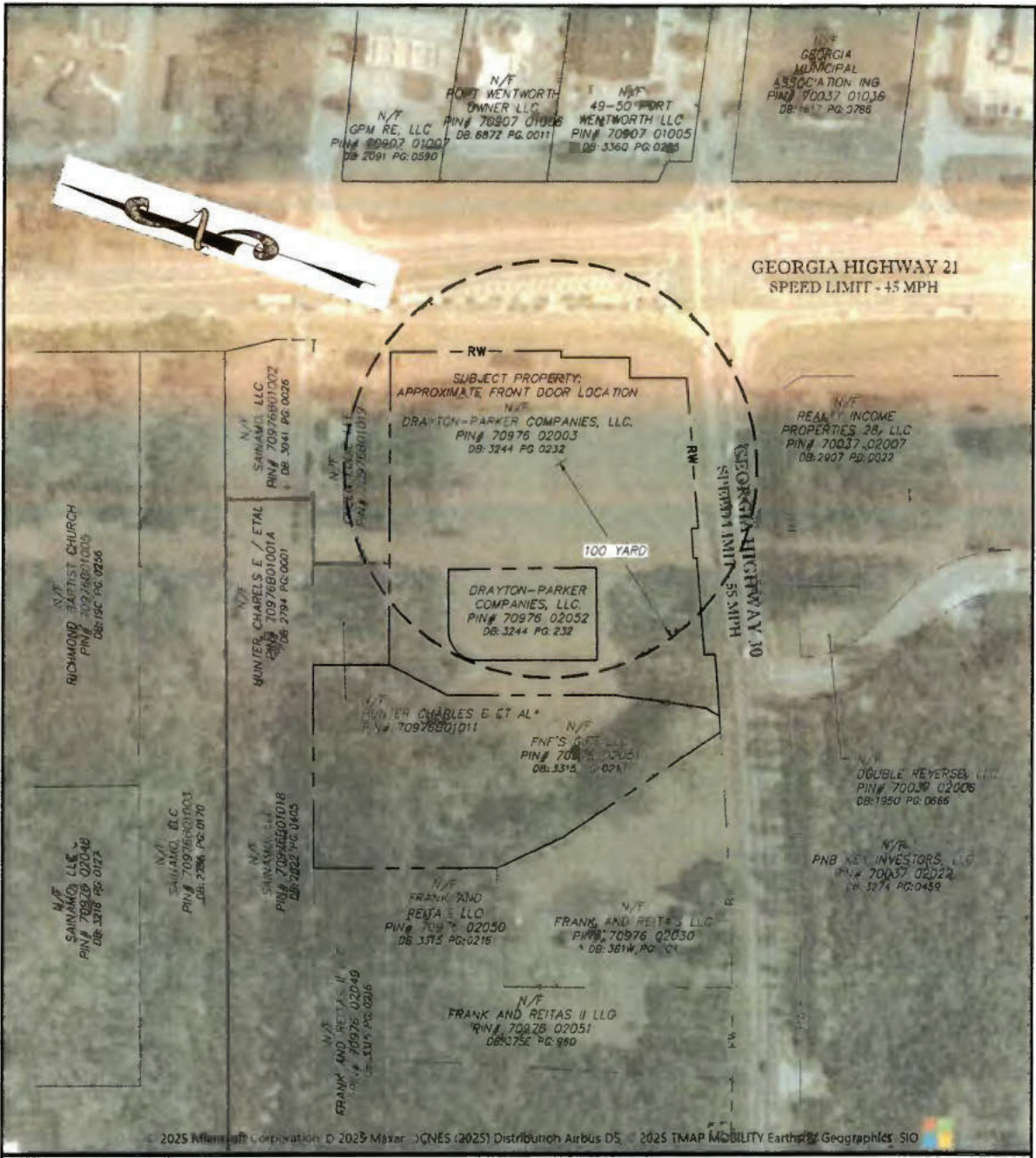
VEHICLE INFORMATION

CLASS: [REDACTED]

ENDORSEMENTS: NONE

RESTRICTIONS: D-Converted lamps required





© 2025 Intel Corporation. © 2025 Maxar. © 2025 CNES (2025) Distribution Airbus DS. © 2025 TMAP MOBILITY Earthstar. © 2025 Geopix. SIO

**SITE INFORMATION**  
 Business: Parker's Kitchen  
 Property Address: 132 Hwy 30  
 Port Wentworth GA 31407  
 Zoning: C2 (General Business)

**PROXIMITY REQUIREMENTS**  
 Proximity Requirements shall be in conformance with the State of Georgia Code O.C.G.A. § 3-3-21 & the City of Port Wentworth Code of Ordinances (Chapter 3 - Alcohol Beverages, Sec. 3-56). These regulations measured from the primary entrance (front door) and as stated by the rules and regulations promulgated by the Georgia Department of Revenue.

No license to sell malt beverages or wine for package sales shall be issued by the city council to or for a location within one hundred (100) yards of any school, college, public park, or church provided such distances shall be measured from the property line of the business premises along the most direct route of travel to the property line of school, college, park, or church at the point where the property lines are nearest each other.

**CERTIFICATION**  
 I CERTIFY THAT ALL STATE AND LOCAL PROXIMITY REQUIREMENTS FOR THE PROPOSED LOCATION HAVE BEEN MET.

*Wesley P. Wetman*  
 WESLEY P. WETMAN, RLS  
 GA. REG. L.S. LIC. NO. 003343  
 09/11/2025  
 DATE

150' 75' 0' 150'  
 GRAPHIC SCALE: 1" = 150'

<p>EMC ENGINEERING SERVICES, INC.          PO Box 2085          1211 Merchant Way, Ste 201          Statesboro, GA 30458          Ph: (912) 784-7022          Fax: (912) 233-4590          statesboro@emc-eng.com          www.emc-eng.com</p>	<p><b>PROXIMITY REQUIREMENTS MAP</b></p> <p><b>PARKER'S KITCHEN - HWY 21 &amp; 30</b></p> <p>132 HWY 30</p> <p>PORT WENTWORTH, CHATHAM COUNTY, GEORGIA</p> <p>Prepared for:  <b>DRAYTON-PARKER COMPANIES, LLC.</b></p>	<p>PROJECT NO. 22-2059          DRAWN BY AA          DESIGNED BY AA          SURVEYED BY EMC          SURVEY DATE 11/09/2022          CHECKED BY CPR          SCALE 1" = 150'          DATE 09/11/25</p>	<p><b>SHEET</b></p> <p><b>01</b></p> <p><b>OF 01</b></p>
	<p>ALBANY - ATLANTA - AUGUSTA - BRUNSWICK          COLUMBUS - GREENVILLE - SAVANNAH          STATESBORO - THOMASTON - VALDOSTA</p>		

## **PUBLIC HEARING NOTICE**

The City of Port Wentworth will have a Public Hearing on Thursday, November 20, 2025, at 7:00 P.M at the regular City Council Meeting to hear questions and/or comments on the following:

1. Alcoholic Beverage License Application submitted by Shelby N. Harrison, for Malt Beverage and Wine Package Retail for GREGORY M. PARKER INC. DBA Parker's #128 (132 Highway 30, Port Wentworth GA 31407) located in a C-2 (General Commercial) Zoning District.

The above meeting will be held at the City Hall 2nd Floor Council Chambers at 7224 Highway 21, Port Wentworth GA 31407. Please check the City website at <https://portwentworthga.gov/> for more information on how to attend each meeting.

**CITY OF PORT WENTWORTH  
OCCUPATIONAL TAX CERTIFICATE**



**GREGORY M. PARKER, INC.**  
**dba PARKER'S #128**  
**132 HIGHWAY 30**  
**PORT WENTWORTH GA 31407**

**Certificate No.:** 1918  
**Issue Date:** 11/13/2025  
**Expiration Date:** 12/31/2025

This certifies that GREGORY M. PARKER, 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/ CONVENIENCE STORE.

**Fee:** \$ 163.72

**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---

November 13, 2025

Fee Description	# of Employees	Fee Amount
ADMINISTRATIVE FEE		50.00
# OF EMPLOYEES 10-99	10	113.72
	Penalties	\$ 0.00
	Total Fees	\$ 163.72

Your Business License for the period November 13, 2025 - December 31, 2025 is attached.

Total Fees paid for this year are: \$ 163.72

GREGORY M. PARKER, INC. dba PARKER'S #128  
 171 CROSSROADS PARKWAY  
 SAVANNAH GA 31407

**From:** [Mary Frances Greenwood](#)  
**To:** [Rosemary Ghigliotti](#)  
**Cc:** [Blake Greco](#); [Veronica Johnson](#); [Daniel Ben-Yisrael](#)  
**Subject:** Re: 132 Hwy 30, Port Wentworth GA 31407 Parkers Fees  
**Date:** Friday, November 14, 2025 11:48:38 AM  
**Attachments:** [image003.png](#)  
[image004.png](#)  
[Outlook-uehd32q5.png](#)

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**CAUTION:** This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Rosemary,

Good morning! Below are the 3 City of Port Wentworth references:

- Josh Cohen | 18 Old Mill Road, Port Wentworth, GA 31407 | 912-231-1001
- Britt Davidson | 7450 Highway 21, Apt 1315, Port Wentworth, GA. 31407 | 912-231-1001 ext. 3076
- Joe Sebold | 9001 Georgia Highway 21 Apt 614, Port Wentworth, Georgia 31407 | 912-721-7074

Please let me know if you need anything else. Thank you!



**MaryFrances C. Greenwood**  
Corporate Paralegal  
171 Crossroads Parkway  
Savannah, GA 31407  
Office: 912-721-7468

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**From:** Rosemary Ghigliotti <[rghigliotti@portwentworthga.gov](mailto:rghigliotti@portwentworthga.gov)>  
**Sent:** Thursday, November 13, 2025 4:06 PM  
**To:** Mary Frances Greenwood <[mgreenwood@parkersav.com](mailto:mgreenwood@parkersav.com)>  
**Subject:** RE: 132 Hwy 30, Port Wentworth GA 31407 Parkers Fees