



CITY OF PORT WENTWORTH

CITY COUNCIL
MARCH 19, 2026

Council Meeting Room

Regular Session

7:00 PM

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

- 1. CALL MEETING TO ORDER**
- 2. ROLL CALL - CLERK OF COUNCIL**
- 3. PRAYER AND PLEDGE OF ALLEGIANCE**
- 4. APPROVAL OF AGENDA**
- 5. RECOGNITION OF SPECIAL GUESTS & ELECTIONS and APPOINTMENTS**
- 6. COMMUNICATIONS & PETITIONS**
 - A. Women's History Month Proclamation**
 - B. National Social Work Month Proclamation**
 - C. Developmental Disabilities Awareness Month Proclamation**
 - D. National Women in Construction Week Proclamation**
 - E. National Reading Month Proclamation**
 - F. St. Patrick's Day Proclamation**
 - G. Girl Scouts 114th Birthday Proclamation**
 - H. City Manager Update**
- 7. PUBLIC COMMENTS - REGISTERED SPEAKERS**
- 8. ADOPTION OF MINUTES**
 - A. Regular Council Meeting Minutes - February 19, 2026**
- 9. CONSENT AGENDA**
 - A. Annual Renewal of Emergency Debris Removal and Management Services
 - B. Renewal of the agreement between the City of Port Wentworth and EOM for Operations and Maintenance.
- 10. UNFINISHED BUSINESS**
- 11. NEW BUSINESS**
 - A. Consideration of the 1st Reading of a Zoning Map Amendment Application submitted by City of Port Wentworth, requesting to rezone 3.317 of 61.82 acres from R-4 to C-1, to allow for a medical center. PIN # 70978 05013, located in the 3rd Council District, on Anchor Park Boulevard.
 - **PUBLIC HEARING**
 - B. Consideration of the 1st Reading for a Zoning Map Amendment Application submitted by Phillip R.

McCorkle as Agent for PWCC Landco Main, LLC, requesting to rezone 18.58 of 33.91 acres from R-1 to I-1, to allow for industrial use. PIN #s 70976 02014, 70975 01013, 70975 01014 , located in the 1st Council District, off Wentworth Parkway.

- **PUBLIC HEARING**

12. EXECUTIVE SESSION

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

13. ADJOURNMENT



City Council
7224 GA Highway 21
Port Wentworth, GA 31407

Meeting: 03/19/26
Department: Fire Department
Category: Agreement
Prepared By: Zahnay Smoak
Department Head:

SCHEDULED

AGENDA ITEM (ID)

DOC ID:

Annual Renewal of Emergency Debris Removal and Management Services

Issue/Item: Annual renewal of the City's contract for emergency debris removal and management services.

Background: Effective and timely debris removal is critical to maintaining public safety, ensuring continuity of essential services, and supporting community recovery after severe weather events, natural disasters, or other emergencies. The City maintains a standing agreement with a qualified contractor to provide emergency debris clearance, collection, reduction, and disposal in accordance with federal, state, and local requirements. This arrangement ensures that, in the event of a declared emergency, the contractor can mobilize quickly without delay caused by procurement procedures.

Facts and Finding:

The current contract for emergency debris removal and management is set to expire May 5, 2026. Annual renewal is necessary to maintain uninterrupted readiness and compliance with FEMA reimbursement guidelines. The contractor's performance during previous emergency weather incidents has been satisfactory, meeting all required response times, safety standards, and reporting obligations. Renewing the contract will preserve the City's ability to:

- Rapidly deploy debris removal resources following a disaster.
- Coordinate with local, state, and federal agencies for recovery operations.
- Ensure eligibility for potential FEMA cost recovery under the Public Assistance Program.

City staff recommend continuing with the current contractor based on demonstrated capability, cost-effectiveness, and familiarity with the City's emergency response plans

Recommendation: Approval of the annual renewal of the emergency debris removal and management services contract, to ensure continuous preparedness and compliance with disaster response and recovery standards through May 5, 2027.

Funding: Costs are only incurred upon activation during an emergency event. Funding is provided through the City's Emergency Management budget, with potential reimbursement from FEMA or other applicable sources following a declared disaster.

Recommendation:

February 24, 2026

Chief Lance Moore
City of Port Wentworth
317 Cantyre Street
Port Wentworth, GA 31407

via email: lmoore@portwentworthga.gov

Re: Contract Renewal for Disaster Recovery Assistance Following a Natural or Manmade Disaster

Dear Chief Moore:

CrowderGulf has been providing the City of Port Wentworth, Disaster Recovery Assistance Following a Natural or Manmade Disaster per the contract that commenced on May 06, 2022. The term of this Agreement shall be for a period of three (3) years with the option to renew for two (2) additional years. At the direction of the City, CrowderGulf agrees to renew this contract for one (1) year increments.

If the City of Port Wentworth is in agreement to renew the contract, please sign the renewal acceptance below and return to CrowderGulf. Upon execution of this acknowledgement the contract will continue under the same terms and conditions until its new expiration date of May 05, 2027.

We appreciate the opportunity to renew this contract and stand ready to respond immediately in the event the community of the City of Port Wentworth requests our services. If you have any questions or if we can be of any further assistance, please do not hesitate to contact me at the Disaster Administration Office (DAO) at 800-992-6207 or by e-mail to jramsay@crowderygulf.com.

Best regards,

A handwritten signature in blue ink that reads "Ashley Ramsay-Naile".

Ashley Ramsay-Naile
President

RENEWAL ACCEPTANCE – City of Port Wentworth, GA

Signature

Name/Title

Date



City Council
7224 GA Highway 21
Port Wentworth, GA 31407

SCHEDULED

AGENDA ITEM (ID)

Meeting: 03/19/26
Department: Administration
Category: Agreement
Prepared By: Omar Senati Martinez
Department Head: Omar Senati-Martinez

DOC ID:

Renewal of the agreement between the City of Port Wentworth and EOM for Operations and Maintenance.

Issue/Item: Renewal of the agreement between The City of Port Wentworth and EOM for Operations, Maintenance, and Management Services of the Wastewater Treatment Plant, Wastewater Pump Stations, Water Treatment, Municipal Separate Storm System (MS4) & Long-Term Monitoring for Watershed Protection Plan (WPP)

Background: The City of Port Wentworth currently has an agreement with EOM Operations for the operations, maintenance, and management services of the Wastewater Treatment Plant, Wastewater Pump Stations, Water Treatment and Municipal Separate Storm System (MS4) & Long-Term Monitoring for Watershed Protection Plan (WPP). Maintaining an agreement for these facilities and the included assets is vital in successful operation of wastewater and stormwater management.

Facts and Finding: EOM agrees under the agreement listed to provide operation, maintenance, and management services for the wastewater treatment plant, Wastewater Pump Stations, Water Treatment and Municipal Separate Storm System (MS4) & Long-Term Monitoring for Watershed Protection Plan (WPP). Within the agreement, EOM accepts responsibility for the operations and monitoring of the wastewater treatment plant 24 hours per day, 7 days per week. Ensuring that staffing levels will be sufficient to always meet safety requirements and all regulatory agency requirements. This includes all responses to emergency calls 24 hours per day, 7 days per week, within (1) hour of their occurrence. The agreement shall be for forty-eight (48) months commencing on July 1st, 2026, and ending on June 30th, 2030. The agreement shall automatically renew for an additional forty-eight (48) month period, unless notice of nonrenewal is provided 90 days prior to the date of renewal.

Funding: Budget item

Recommendation: Approval

MASTER SERVICE AGREEMENT

CITY OF PORT WENTWORTH



This Master Service Agreement (this “Agreement”) entered on this ____ day of July, 2026 (the “Effective Date”), by and between EOM Public Works, LLC (“EOM”) and the **City of Port Wentworth**, an incorporated municipality existing under the Laws of the State of Georgia (“Owner” together with EOM, the “Parties”, and each a “Party”).

RECITALS

This Agreement provides for EOM to furnish to the Owner certain professional services and to receive compensation from the Owner for those services rendered, all in accordance with the following terms and conditions.

NOW, THEREFORE, in consideration of mutual covenants and agreements herein contained, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

1 SCOPE OF SERVICES

- 1.1 Each Task Order will describe services to be performed, compensation for those services and deliverables, if any, to be provided. EOM shall not be obligated to perform any prospective Task Order unless and until Owner and EOM agree as to the scope of services, compensation and time of performance. Each duly executed Task Order shall be subject to the terms and conditions of this Agreement.
- 1.2 Services described in a specific Task Order approved by Owner shall be commenced promptly and not later than the beginning date specified in the Task Order.

2 OWNER’S OBLIGATIONS

- 2.1 Designate one of its employees to serve as its primary contact with respect to this Agreement and to act as its authorized representative with respect to matters pertaining to this Agreement (the “Owner Contract Manager”), with such designation to remain in force unless and until a successor Owner Contract Manager is appointed and provide notice to EOM with the Owner Contract Manager’s email address and telephone number.
- 2.2 Cooperate with EOM in its performance of the Services and provide timely access to Owner’s premises, employees, contractors, and equipment as required to enable EOM to provide the Services. Further, Owner shall ensure the safety of EOM and its employees, contractors, subcontractors, representatives, or agents while on Owner’s premises/facility. Owner shall establish security devices on the facility and ensure that such devices remain utilized at all times to protect against losses from theft, damage, unauthorized access, and safety of personnel at the facility. Safety devices may include but not be limited to fencing, locking devices on fences, doors and access points, alarms, and cameras.
- 2.3 Comply with all applicable laws and regulations at all times and take all steps necessary, including obtaining and maintaining any licenses, consents, permits, warranties, guarantees, easements, authorizations and certifications. Take all steps necessary to prevent Owner-caused delays in EOM’s provision of the Services. Pay all property, franchise and/or other taxes associated with the facilities, systems and properties.
- 2.4 The Owner agrees to not offer employment or other compensation to Personnel of EOM directly working on this project for a period of two (2) years after the end date of this Agreement or said employees' reassignment from this project without the mutual consent of EOM and the Owner. This section excludes employees transitioned from Owner to EOM for the services contained herein, if applicable.
- 2.5 Owner will provide to EOM all data in Owner’s possession relating to the services specified in each Task Order. EOM will reasonably rely upon the accuracy and completeness of the information provided by the Owner.

3 OPINION OF PROBABLE COST

- 3.1 EOM's opinion on probable construction costs, if included in services of a specific Task Order, shall be based on reasonable judgement as a professional engineer. Owner acknowledges EOM has no control over cost of labor, materials, equipment, services furnished by others or over contractors' methods of determining prices, or over competitive bidding or market conditions. EOM cannot and does not warranty or guarantee that proposals, bids or actual construction costs will not vary from EOM's opinion of probable cost.

4 STATUS DURING CONSTRUCTION

- 4.1 If construction observation is included in services of a specific Task Order, the EOM shall visit the project site at intervals appropriate to the stage of construction or as agreed in writing by the Owner and the EOM in order to observe the progress and quality of work completed by Contractor. Visits and observations performed by EOM are not intended to be an exhaustive check or a detailed inspection of Contractor's work but rather allow EOM to become familiar with the work in progress and to determine if the work is proceeding in accordance with the construction documents.
- 4.2 EOM shall keep Owner informed of progress of work and shall notify Owner of any observed deficiencies in work.
- 4.3 EOM shall not supervise, direct, control or have charge or authority over the Contractor's work nor shall EOM have authority over or be responsible for the means, methods, techniques, sequences or procedures of construction selected or used by any contractor, or the safety precautions and programs in connection with the work, security or safety at the site, nor failure of any contractor to comply with laws and regulations applicable to such contractor's furnishing and performing of its work.
- 4.4 EOM shall not be responsible for any acts or omissions of the Contractor, subcontractor, any entity performing any portions of the work, or any agents or employees of any of them. The EOM does not guarantee the performance of the Contractor and shall not be responsible for the Contractor's failure to perform its work in accordance with the construction contract documents or any applicable laws, codes, rules or regulations.

5 PAYMENT OF COMPENSATION

- 5.1 EOM shall prepare invoices in accordance with the terms established in the specific Task Order and shall submit its invoices to Owner on a monthly basis.
- 5.2 All other compensation to EOM is due on receipt of EOM's invoice and payable within thirty (30) days.
- 5.3 All amounts owed EOM shall bear interest at the lesser of (a) the rate of five percent (5%) per month or (b) highest rate permissible under applicable law, calculated daily and compounded monthly. Owner shall reimburse EOM for all costs and expenses incurred in collection efforts including, without limitation, attorney's fees, costs of court, and expenses of any kind. In addition to all other remedies available under this Agreement or at law (which EOM does not waive by the exercise of any rights hereunder), EOM shall be entitled to suspend the provision of any Services or Terminate this Agreement as set forth herein if the Owner fails to pay any amounts when due EOM.

6 TERM & TERMINATION

- 6.1 **Term.** This Agreement shall commence as of the Effective Date and shall continue for a period of four (4) years with an automatic four (4) year renewal unless sooner terminated ("Initial Term").
- 6.2 **Termination.** Either Party may terminate this Agreement and any Task Order, effective upon written notice to the other Party (the "Defaulting Party") if the Defaulting Party:
- 6.2.1.1 Breaches this Agreement, and the Defaulting Party does not cure such breach within thirty (30) days after receipt of written notice of such breach, or such breach is incapable of cure.

- 6.2.1.2 The facility and/or persons or equipment involved or related in anyway to Services poses safety risk to EOM or its employees, contractors, subcontractors, representatives, or agents.
- 6.2.1.3 Becomes insolvent or admits its inability to pay its debts generally or specifically as to EOM as they become due. EOM may terminate this Agreement before the expiration date of the Initial Term or anytime thereafter on written notice if Owner fails to pay any amount when due hereunder: (a) and such failure continues for ten (10) days after Owner's receipt of written notice of nonpayment; or (b) more than two (2) times in any rolling twelve (12) month period.
- 6.2.1.4 Further, either Party may terminate this Agreement and any Task Order then in effect, for convenience, ninety (90) days after providing written notice to the Other Party.
- 6.2.1.5 Any right or obligation of the Parties in this Agreement which, by its nature, should survive termination or expiration of this Agreement, will survive any such termination or expiration of this Agreement. Notwithstanding anything to the contrary, upon termination of this Agreement or any Task Order(s), if the Parties continue to perform the Services, the terms and conditions of this Agreement and the Task Order(s) shall continue to govern.

7 INDEMNIFICATION

- 7.1 EOM shall indemnify, defend and hold harmless Owner, its officers, directors, agents, employees, successors and assigns from and against any and all actions, causes of action, claims, liabilities, losses, damages, costs and expenses, including reasonable attorney's fees, for loss or destruction of or damage to any tangible property or for bodily injury, sickness, disease or death sustained by any person, if such damage, destruction, injury, sickness, disease or death was caused by, arose out of or was connected with the performance of its obligations under this Agreement, but only if and to the extent and proportion that the negligence of EOM or its employees or agents caused or contributed to such injury or damage, whether or not such damage, destruction, injury, sickness, disease or death was caused in part by the negligence of Owner.
- 7.2 Owner shall indemnify, defend and hold harmless EOM, its officers, directors, agents, employees, successors and assigns from and against any and all actions, causes of action, claims, liabilities, losses, damages, costs and expenses, including reasonable attorney's fees, for loss or destruction of or damage to any tangible property or for bodily injury, sickness, disease or death sustained by any person, if such damage, destruction, injury, sickness, disease or death was caused by, arose out of or was connected with the performance of its obligations under this Agreement, but only if and to the extent and proportion that the negligence of Owner or its employees or agents caused or contributed to such injury or damage, whether or not such damage, destruction, injury, sickness, disease or death was caused in part by the negligence of EOM.

8 LIMITATION OF LIABILITY

- 8.1 IN NO EVENT SHALL EITHER PARTY SHALL BE LIABLE TO THE OTHER PARTY FOR ANY LOSS OF USE, REVENUE, , OR FOR ANY CONSEQUENTIAL, , INDIRECT, EXEMPLARY, SPECIAL, OR PUNITIVE DAMAGES REGARDLESS OF WHETHER SUCH DAMAGE WAS FORESEEABLE AND WHETHER OR NOT THE PARTY HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES, AND NOTWITHSTANDING THE FAILURE OF ANY AGREED OR OTHER REMEDY OF ITS ESSENTIAL PURPOSE.

9 INSURANCE

- 9.1 EOM shall provide the following insurances throughout the term of the Agreement, and shall provide to Owner Certificates of Insurance demonstrating compliance with this provision, showing the City of Port Wentworth as "Additional Insured" except for Workers Compensation:
 - 9.1.1 Statutory Worker's Compensation and Employer's Liability Insurance, as required by the State in which the project is performed.
 - 9.1.2 Comprehensive Automobile and Vehicle Liability Insurance with One Million Dollars (\$1,000,000.00) combined single limits, covering claims for injuries to members of the public and/or

damages to property of others arising from the use of EOM-owned or -leased motor vehicles, including onsite and offsite operations.

9.1.3 Commercial General Liability Insurance with limits of Five Million Dollars (\$5,000,000.00) per occurrence and in the aggregate, covering claims for injuries to members of the public or damages to property of others arising out of any covered act or omission of EOM or any of its employees or subcontractors.

9.1.4 Owner will maintain the following insurances throughout the term of the Agreement, and shall provide EOM with Certificates of Insurance to demonstrate compliance with this provision:

9.1.5 Property Damage Insurance for all property the full fair market value of such property.

9.2 Owner and EOM hereby waive any right of subrogation against the other for all coverages and policies of insurance required to be carried under this Agreement and further waive any claims against the other for all damages and claims covered under such insurance policies.

10 LABOR DISPUTES

10.1 In the event activities by Owner's employee groups or unions causes disruption in EOM's ability to perform the Project, Owner, with EOM's assistance, or EOM, at its own option, may seek appropriate injunctive court orders during any such disruption. EOM shall operate the facilities on a best efforts basis until any such disruptions cease, but EOM cannot assure compliance with all contract conditions during such disruptions.

11 FORCE MAJEURE

11.1 EOM shall be liable for damages, delays or failure to perform its obligations under this Agreement if performance is made impractical, abnormally difficult or abnormally costly, which is beyond the control due to any force majeure event or unforeseen occurrence as a result of: (i) fire, flood, strike, acts of God, acts of public enemy, acts of terrorism, war blockage, sabotage, electronic attack, insurrection, riot or civil disturbance or a pandemic event; (ii) change in law, regulation, rule, requirement, interpretation or statute adopted, promulgated, issued or otherwise specifically modified or changed by any local, state, federal or other government body; (iii) labor disputes, strikes, work slowdowns or work stoppages, but excluding labor disputes, strikes, work slowdowns or stoppages by employees or EOM; (iv) the presence of Biologically Toxic Substances in the influent or the presence of hazardous wastes, materials or liquids in the influent or raw water supply which detrimentally affect the machinery, infrastructure or processes at the Project; and (v) loss or inability to obtain service from a utility necessary to furnish power for the operation and maintenance of the Project. Should such event occur, the party declaring the event will notify the other party immediately by verbal communication and in writing of the nature and extent of the contingency within ten (10) working days after its occurrence, and shall take reasonable measures to mitigate any impact of Force Majeure.

12 INDEPENDENT CONTRACTOR

12.1 It is hereby agreed and understood that EOM is entering into this Agreement as an independent contractor and that all of EOM's personnel engaged in work to be done under the terms of this Agreement are to be considered as employees of EOM and under no circumstances shall they be construed or considered to be employees of Owner. EOM shall supervise the performance of its own employees in providing services for Owner and shall have control over the manner and means by which the Services are performed, subject to the terms of this Agreement as well as any written and mutually agreed upon amendments thereto. Nothing in this Agreement will be interpreted as creating any relationship of principal and agent, partnership or joint venture between the parties. Neither EOM nor Owner will represent in any manner to any third party that EOM is an agent of, or affiliated with, Owner in any capacity other than as an independent contractor, and nothing in this Agreement shall be construed to be inconsistent with such status.

Both parties indicate their approval of this Agreement by their signatures below.

**EOM OPERATIONS,
a division of EOM PUBLIC WORKS, LLC**

CITY OF PORT WENTWORTH

Authorized Signature:

Authorized Signature:

Name: _____

Name: _____

Title: _____

Title: _____

Date: _____

Date: _____

TASK ORDER 1

Municipal Separate Storm System (MS4) & Long Term Monitoring for Watershed Protection Plan (WPP)



This Task Order entered into this 1st day of July, 2026 (the “Effective Date”), by and between **EOM Public Works, LLC** (“EOM”) and the **City of Port Wentworth**, an incorporated municipality existing under the Laws of the State of Georgia (“Owner” together with EOM, the “Parties”, and each a “Party”). The services described herein shall be performed in accordance with and shall be subject to the terms and conditions of the Master Services Agreement (hereinafter referred to as “Agreement”) executed by and between The **City of Port Wentworth** and **EOM Public Works, LLC** entered into this 1st day of July, 2026 and all subsequent amendments to the Agreement.

1. SCOPE OF SERVICE

1.1. Municipal Separate Storm Sewer System (MS4)

1.1.1. Structural and Source Control Measures

1.1.1.1. EOM shall:

- Review the existing MS4 control structure inventory and map
- Review and provide recommendations, as needed, on the City’s stormwater maintenance program and documentation.
- Review the existing municipal owned facility inventory
- Conducting inspections of City facilities in accordance with the approved SWMP.
- Distribute information regarding Georgia Department of Agriculture licensing program to commercial applicators of pesticides, fertilizer and herbicides on an as-needed basis.
- Review the City’s Standard Operating Procedure for pesticide, fertilizer and herbicide application and provide any recommendations for procedure updates.
- Provide City with a list of necessary updates to the City’s GIS platform as identified during field inspections.
- Provide City with a list of any deficiencies identified during field inspections.

1.1.1.2. City shall:

- Inspect all MS4 structures and documenting inspections in accordance with the approved SWMP
- Maintaining a log of all stormwater related citizen concerns and work performed for maintenance and repairs of the stormwater system.
- Review and update, as needed, the Comprehensive Plan
- Perform litter pickup, debris removal, and street sweeping.
- Provide the current inventory and map and reporting the number of plans reviewed for any new flood management projects
- Assess proposed flood management projects for water quality impacts.
- Evaluate existing flood control devices as required by the SWMP for potential retrofitting to address water quality impacts and feasibility.
- Ensure required current licenses and certificates related to pesticide, fertilizer and herbicide application are kept up to date.
- Provide an inventory of pesticides, fertilizers, and herbicides

1.1.2. Illicit Discharge Detection and Elimination Program (IDDE)

1.1.2.1. EOM shall:

- Review the existing MS4 outfall inventory and map and provide necessary updates in the annual report.
- Perform dry weather screening inspections as outlined in the IDDE Plan. The City must provide a list of all systems and drainage plans for those systems that cannot be dry tested and would require alternative screening methods. If a dry weather discharge is present, a visual observation of the flows odor, color, turbidity, and floatables will be noted. Also, a sample will be collected and tested per the City’s approved IDDE Plan for temperature,

pH level, chlorine, surfactants, and specific conductivity utilizing an in-situ water quality meter. Finally, a sample will be collected and analyzed for surfactants by a laboratory. If the in-situ measurement or visual observations indicated potential sewage, a fecal coliform grab sample will be collected and analyzed by a laboratory.

- Provide additional educational material, as needed, for publication by the City.
- Collect data from City personnel for inclusion in the annual report.

1.1.2.2. City shall:

- Promote public reporting and maintaining a list of citizen complaints received.
- Report IDDE activities performed to eliminate identified illicit discharges and enforcement actions taken for annual reporting period.
- Provide documentation of any spills and clean up response during the reporting year.
- Document any visual inspections, dye testing or sewage spills from sanitary sewer system and providing details.
- Promote and publish proper management and disposal of used oil and toxic materials.

1.1.3. Industrial Facility Stormwater Discharge Control

1.1.3.1. EOM shall:

- Review the existing industrial facility inventory and provide necessary updates
- Conduct inspections of industrial facilities as required by the SWMP
- Create and distribute an education handout to facilities during inspection
- Submit notification to the City and the facility for any problems found during the inspection per the Enforcement Response Plan. A follow up inspection will be conducted per the ERP to determine if the proper corrections have been made. If the issue(s) have not been corrected, the City will be responsible for any additional enforcement measures and documentation associated with those measures.

1.1.4. Construction Site Management

- 1.1.4.1. The City is currently not a Local Issuing Authority for LDA permits and is not required to implement requirements for construction site structural and non-structural programs.

1.1.5. High Visibility Pollutant Sources (HVPS)

1.1.5.1. EOM shall:

- Review the existing HVPS facility inventory and provide necessary updates
- Conduct HVPS facility inspections as required by the SWMP
- Create and distribute an education handout to facilities during inspection
- Submit notification to the City and the facility for any problems found during the inspection per the Enforcement Response Plan. A follow up inspection will be conducted per the ERP to determine if the proper corrections have been made. If the issue(s) have not been corrected, the City will be responsible for any additional enforcement measures and documentation associated with those measures.

1.1.6. Enforcement Response Plan

- 1.1.6.1. EOM will provide notification for any violations found during inspections of facilities and structures only. EOM will conduct a follow up inspection per the ERP to determine if the proper corrections have been made. If the issue(s) have not been corrected, the City will be responsible for any additional enforcement measures and documentation of those measures. Any updates to the ERP or enforcement actions taken during the reporting period will be included in the annual report.

1.1.7. Impaired Waterbodies

- 1.1.7.1. At this time there are no impaired waterways located within the City's jurisdictional boundary and therefore an Impaired Waterbody Monitoring and Implementation Plan is not required.

1.1.8. Municipal Employee Training

- 1.1.8.1. EOM shall provide stormwater-related employee training annually for those employees who work in a municipal facility or function that has the potential to contribute pollutants to the MS4.

1.1.9. Public Education

1.1.9.1. EOM shall:

- Review the City's stormwater webpage and provide recommended updates and educational information.
- Provide stormwater-related educational material in printable formats to be placed in the City Hall and/or during City outreach events.

1.1.9.2. City shall:

- Implement the recommended website updates
- Including stormwater related educational information in the public utility bill

1.1.10. Public Involvement Program

1.1.10.1. EOM shall:

- Participate in one outreach event and provide educational material for distribution.

1.1.10.2. City shall:

- Promote and document public input on water quality concerns through the City's website and work order database.
- Implement a recycling program for residents. Information regarding the items accepted and schedule are posted on the City's webpage.

1.1.11. Post-Construction Stormwater Controls

1.1.11.1. EOM shall:

- Review and provide recommendations for updates to the Stormwater Management Ordinance

1.1.11.2. City shall:

- All post-construction site inspections and enforcement of the ordinance.

1.1.12. GI/LID Structure Inventory

- 1.1.12.1. If any revisions are made to the City's Code related to GI/LID those updated will be included in the annual report. The City or its contracted consultant will be responsible for identifying new GI/LID structures through the plan review process. EOM will include the new structures in the annual report submission and inspections will be conducted per the SWMP.

1.1.13. Annual Report Compilation

- 1.1.13.1. EOM shall systematically manage and organize all internally collected and City supplied data and submit the Annual Permit Compliance Report to GA EPD by May 15th of each term year.

1.2. **Long Term Monitoring for Watershed Protection Plan (WPP)**

1.2.1. Water Quality Monitoring

1.2.1.1. Water quality will be monitored as required according to the City’s current Watershed Protection Plan. The monitoring for all parameters except bacteria will be four (4) times per year during three (3) dry weather days (after a 72 hour period with less than 0.1 inches of rain) and one (1) wet weather day (within 24 hours of rainfall greater than 0.2 inches). Bacteria sampling, including fecal coliform and enterococci, will be based on a geometric mean (geomean) requiring the collection of four (4) samples over a thirty-day period. The City’s Watershed Protection Plan requires bacteria sampling to be collected quarterly.

1.2.2. Biological Monitoring

1.2.2.1. Biological monitoring will be conducted based on the current Georgia DNR guidelines. Monitoring activities will include physical habitat assessments and benthic macroinvertebrate sampling for all four monitoring sites. Benthic macroinvertebrate sampling will generally be completed by dip netting within different habitat types based on protocols established by Georgia DNR. Macroinvertebrate samples will be preserved and analyzed in the laboratory.

1.2.3. Annual Report and Certification

1.2.3.1. As a part of implementing the WPP, a certification including summary of work and EPD’s Excel Watershed Assessment and Protection Plan Data Submittal Form will be completed and submitted to the City. The annual certification and report will be submitted to EPD by June 30th of each term year.

2. COMPENSATION

- 2.1. Owner shall pay to EOM as compensation for services performed under this Task Order a Base Fee of Forty-Three Thousand Eight Hundred Dollars (\$43,800.00).
- 2.2. Services will be billed on a monthly basis at one-twelfth of the base fee listed above.
- 2.3. Additional efforts, including fees and services outside the Scope of Services will be coordinated directly with the Owner prior to proceeding. Additional fees will be billed at the hourly rates.

3. TERM

3.1. This Task Order shall commence on the Effective Date and shall continue for a period of four (4) years with an automatic four (4) year renewal unless sooner terminated.

4. AUTHORITY

4.1 Both parties represent and warrant to the other party that the execution, delivery, and performance of this Task Order has been duly authorized by the responsible parties thereof. Both parties warrant that all required approvals have been obtained and the executing party below has such authority to bind the party.

Both parties indicate their approval of this Task Order by their signatures below.

**EOM OPERATIONS,
a division of EOM PUBLIC WORKS, LLC**

CITY OF PORT WENTWORTH

Authorized Signature:

Authorized Signature:

Name: _____

Name: _____

Title: _____

Title: _____

Date: _____

Date: _____



City Council
7224 GA Highway 21
Port Wentworth, GA 31407

Meeting: 03/19/26
Department: Development Services
Category: Ordinance
Prepared By: Katie Dunnigan
Department Head: Katie Dunnigan

SCHEDULED

AGENDA ITEM (ID)

DOC ID:

Consideration of the 1st Reading of a Zoning Map Amendment Application submitted by City of Port Wentworth, requesting to rezone 3.317 of 61.82 acres from R-4 to C-1, to allow for a medical center. PIN # 70978 05013, located in the 3rd Council District, on Anchor Park Boulevard.

- **PUBLIC HEARING**

Issue/Item: Consideration of the 1st Reading of a Zoning Map Amendment Application submitted by City of Port Wentworth, requesting to rezone 3.317 of 61.82 acres from R-4 to C-1, to allow for a medical center. PIN # 70978 05013, located in the 3rd Council District, on Anchor Park Boulevard.

Background:

- The parcel is within Anchor Park; a City-owned development proposing a variety of recreational, entertainment, institutional, and commercial uses.
- Port Wentworth City Council voted to approve the transfer of this property to the Port Wentworth Development Authority on February 19, 2026.
- Adjacent properties are within the R-1 and R-4 zoning districts.
- The current R-4 (mixed residential) zoning of the parcel does not permit commercial medical uses.

Facts and Finding:

- Section 25.70.F(4) of the City of Port Wentworth Code of Ordinances, Zoning Ordinances describes outpatient medical facilities as a use which falls under General Offices and Services.
- Table 4.30 of the City of Port Wentworth Code of Ordinances, Zoning Ordinances shows that General Office and Services are permitted uses within the C-1 (Neighborhood Commercial) zoning district.
- This item was heard by the Planning Commission on April 6, 2026.

Funding: N/A

Recommendation:

APPLICATION TO AMEND THE ZONING MAP OF PORT WENTWORTH, GEORGIA

Applicant: City of Port Wentworth Phone # 912-999-2084

Mailing Address: 7224 Hwy 21, Port Wentworth GA, 31407

Property Owner: Same as Applicant Phone # _____
Use back if more than one owner

Owner Address: _____

PIN #(s): 70978 05013 # of Acres 3.32 of 61.82

Zoning Classification: Present R-4 Requested C-1

Use of Property: Present vacant Requested medical/surgical center

_____ 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?)

Anchor Park is a dynamic, mixed use destination with current R-1, R-4, and C-2 zoning. As the park becomes defined by a variety of uses, the zoning must be changed appropriate to use. C-1 allows for a medical center.

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 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 26th day of January, 2026

[Signature]
Signature of Applicant

[Signature]
Notary Public



25412.1012 Survey DWG 0412 1012045 Parcel Easement Feb 11, 2024 2:15:53 PM

THIS SPACE RESERVED FOR THE CLERK OF SUPERIOR COURT

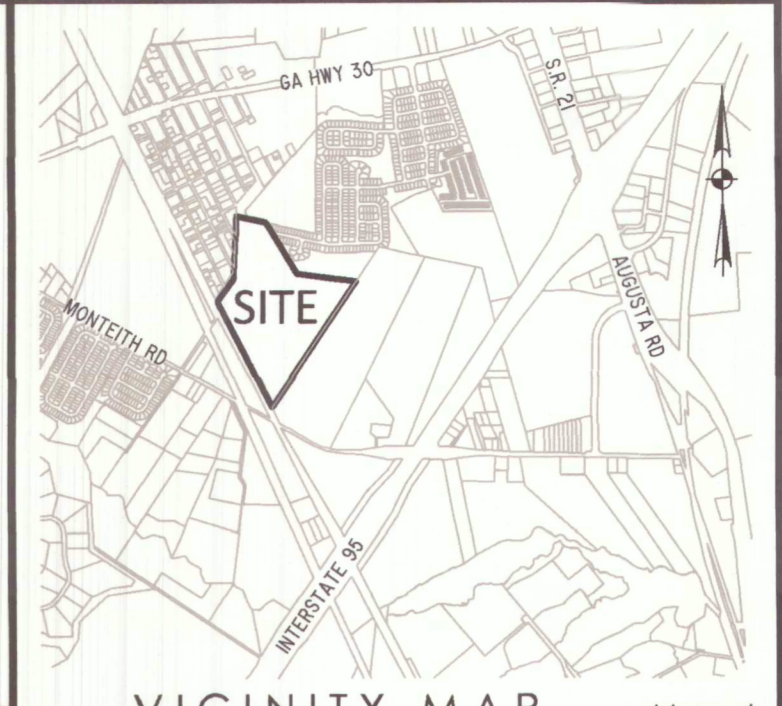
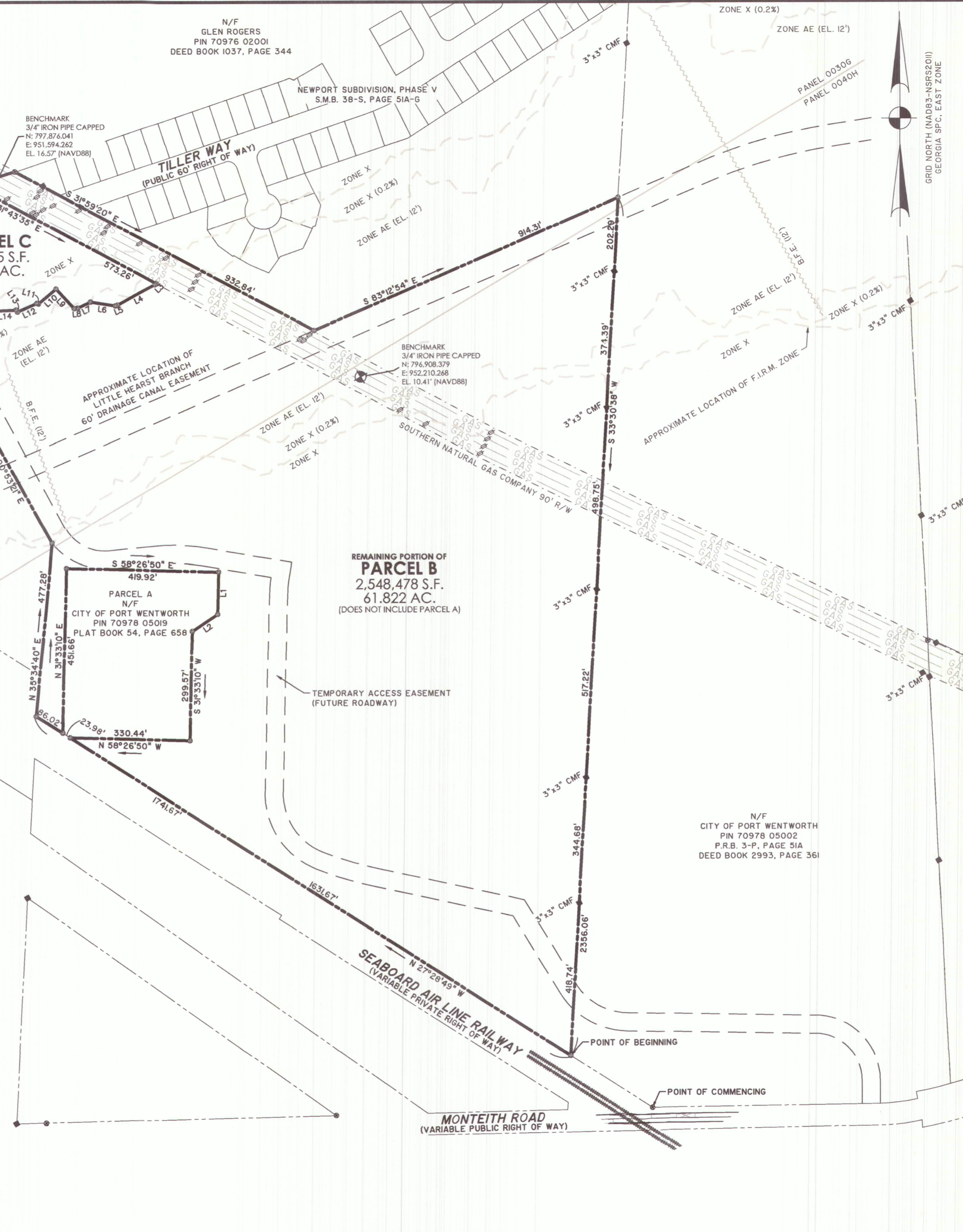
REFERENCES
1. RECOMBINATION PLAT OF TRACT 2-B, MEADOW LAKES II, PREPARED FOR THE CITY OF PORT WENTWORTH, BY THOMAS AND HUTTON, DATED DECEMBER 18, 2024, RECORDED IN PLAT BOOK 54, PAGE 658, CHATHAM COUNTY RECORDS.

LEGEND
● BENCHMARK
○ MEANDER POINT (NO MONUMENT)
■ CONCRETE MONUMENT (FOUND)
□ CONCRETE MONUMENT (SET)
● IRON PIPE (FOUND)
○ IRON PIPE (SET)
● IRON REBAR (FOUND)
○ IRON REBAR (SET)
— UNDERGROUND UTILITY LINE MARKER

LINE TABLE

LINE	BEARING	LENGTH
L1	S 31°33'10" W	116.18'
L2	S 86°33'19" W	84.13'
L3	S 75°14'50" W	4.52'
L4	N 88°47'56" W	117.07'
L5	N 81°40'14" W	6.03'
L6	N 50°36'31" W	69.75'
L7	N 85°29'49" W	38.91'
L8	N 67°16'54" W	9.87'
L9	N 13°07'40" W	73.77'
L10	S 79°31'01" W	62.75'
L11	N 43°38'53" W	5.22'
L12	N 83°21'04" W	58.74'
L13	N 02°47'49" W	6.77'
L14	N 62°23'40" W	61.75'
L15	N 51°54'12" W	62.11'
L16	S 83°07'53" W	64.12'
L17	S 77°00'57" E	61.78'
L18	N 77°00'57" W	123.10'

NOTES
1. FIELD EQUIPMENT USED FOR THIS SURVEY: GEOMAX ZOOM90 R2
2. THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE RATIO OF 1 FOOT IN 58,287 FEET, AN ANGULAR ERROR OF 6" PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE METHOD.
3. ALL CORNERS MARKED WITH 3/4" IRON PIPE, 24" LONG WITH CAP STAMPED "T&H" UNLESS OTHERWISE NOTED.
4. THIS PLAT HAS A PRECISION OF ONE FOOT IN 793,237 FEET.
5. ELEVATIONS ARE BASED ON NAVD88, UNLESS OTHERWISE NOTED.
6. COORDINATES AND DIRECTIONS ARE BASED ON GEORGIA STATE PLANE COORDINATE SYSTEM (NAD83), EAST ZONE.
7. ACCORDING TO F.I.R.M. MAP NO. 13051C, PANELS 0030G AND 0040H, REVISED AUGUST 16, 2018, THE PROPERTY SHOWN ON THIS PLAT LIES WITHIN SPECIAL FLOOD HAZARD AREA ZONE AE (BASE FLOOD ELEVATION 12') AND IN AN AREA OF 0.2% ANNUAL CHANCE FLOOD IN ZONE X (SHADED). PLAT SHALL NOT BE USED FOR FLOOD ZONE DETERMINATION. FLOOD ZONE LINE SHOWN HEREON SHOULD BE CONSIDERED APPROXIMATE. IT IS THE RESPONSIBILITY OF THE OWNER TO REFERENCE CURRENT FEMA FLOOD INSURANCE RATE MAPS (F.I.R.M.) THE FEMA MAPS CHANGE PERIODICALLY AND MAY VARY FROM WHAT IS SHOWN HEREON.
8. WETLANDS THAT MAY EXIST ON THE PROPERTY ARE UNDER THE JURISDICTION OF THE CORPS OF ENGINEERS AND/OR THE DEPARTMENT OF NATURAL RESOURCES. LOT OWNERS AND THE DEVELOPER ARE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE PROTECTED AREAS WITHOUT PROPER PERMIT AND APPROVAL.
9. THE POSITION OF UNDERGROUND UTILITIES SHOWN ON THIS DRAWING IS BASED UPON THE LOCATION OF SURFACE APPURTENANCES AND/OR SURFACE MARKINGS AND SHOULD BE CONSIDERED APPROXIMATE. THE EXACT LOCATION, SIZE, TYPE AND DEPTH OF UNDERGROUND UTILITIES SHOWN HEREON OR ANY OTHER UTILITIES THAT MAY EXIST, CAN ONLY BE DETERMINED VIA AN EXCAVATION OF THE UTILITY.
10. TAX MAP NUMBER: 70978 05013
PROPERTY OWNER: CITY OF PORT WENTWORTH (PER TAX RECORDS)
TITLE REFERENCE: DEED BOOK 971, PAGE 710
11. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH AND IS SUBJECT TO ANY EASEMENTS AND RESTRICTIONS OF RECORD.
12. THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE. WHERE A CONFLICT EXISTS BETWEEN THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND O.C.G.A. 15-6-67, THE REQUIREMENTS OF LAW PREVAIL.



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CITY OF PORT WENTWORTH APPROVAL
THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS MAP, PLAT, OR PLAN FOR FILING:
APPROVED BY THE PORT WENTWORTH CITY MANAGER
Oliver Scott Murray 2/19/2024
CITY MANAGER DATE
OR APPROVED REPRESENTATIVE

SURVEYOR'S CERTIFICATION
AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

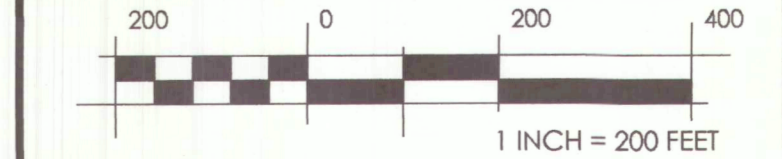
GEORGIA REGISTERED LAND SURVEYOR No. 3338 MATTHEW D. JONES
MATTHEW D. JONES
GEORGIA REGISTERED LAND SURVEYOR
RLS #3338 / LSF #145
jones.m@thomasandhutton.com

MINOR SUBDIVISION OF
PARCEL B
BEING A PORTION OF
TRACT 2B, MEADOW LAKES II

8TH G.M. DISTRICT, CITY OF PORT WENTWORTH,
CHATHAM COUNTY, GEORGIA
prepared for
CITY OF PORT WENTWORTH

No.	Revision	By	Date

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



plot drawn reviewed field crew
02/11/2026 MDJ MDJ 8/14/2023 BJ/JH
job 25412.1012 SHEET 1 OF 1



City Council
7224 GA Highway 21
Port Wentworth, GA 31407

Meeting: 03/19/26
Department: Development Services
Category: Ordinance
Prepared By: Katie Dunnigan
Department Head: Katie Dunnigan

SCHEDULED

AGENDA ITEM (ID)

DOC ID:

Consideration of the 1st Reading for a Zoning Map Amendment Application submitted by Phillip R. McCorkle as Agent for PWCC Landco Main, LLC, requesting to rezone 18.58 of 33.91 acres from R-1 to I-1, to allow for industrial use. PIN #s 70976 02014, 70975 01013, 70975 01014 , located in the 1st Council District, off Wentworth Parkway.

- **PUBLIC HEARING**

Issue/Item: Consideration of the 1st Reading for a Zoning Map Amendment Application submitted by Phillip R. McCorkle as Agent for PWCC Landco Main, LLC, requesting to rezone 18.58 of 33.91 acres from R-1 to I-1, to allow for industrial use. PIN #s 70976 02014, 70975 01013, 70975 01014 , located in the 1st Council District, off Wentworth Parkway.

Background:

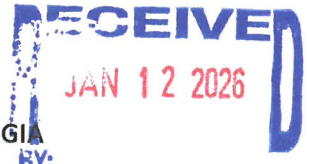
- The applicant requests I-1 zoning to "enhance access and development" of an approved industrial park.
- Adjacent properties are within the R-1 and I-1 zoning districts.

Facts and Finding:

- In order for these parcels to act as buffering between the industrial park and adjacent residential properties they must be considered as part of the developable site. For inclusion in to the developable site, the parcels must first have harmonious zoning with the existing industrial property.
- The Future Land Use map identifies these parcels as residential. However, it should be considered that no specific industrial development is proposed for these parcels.

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 Tattnell Street, Savannah, Georgia 31401

Property Owner: PWCC Landco Main, LLC Phone # (404) 358-1178

Use back if more than one owner

Owner Address: 5500 Equity Avenue, Reno, Nevada 89502

PIN #(s): 7-0976-02-014 & portions of 7-0975-01-014 & 7-0975-01-013 # of Acres 18.58

Zoning Classification: Present R-1 Requested I-I

Use of Property: Present Vacant Requested Addition to Industrial Development

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?)

Both the Jeffers Road Parcel and the Thomas Parcel are adjacent to property being developed as the Port Wentworth Commerce Center. The additional land will enhance access and development of the Center without interfering with established neighborhoods.

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 7 day of January, 2026.

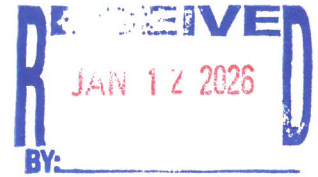
[Handwritten Signature]

Signature of Applicant

[Handwritten Signature]
Notary Public



260026

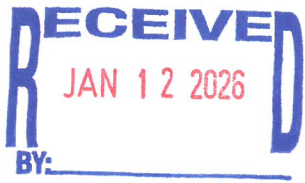


FORMER THOMAS TRACT

LEGAL DESCRIPTION

ALL THAT CERTAIN LOT, PARCEL, OR TRACT OF LAND, LYING AND BEING IN THE 8TH G.M.D. OF CHATHAM COUNTY, GEORGIA, AND BEING IN 6.49 ACRE PORTION OF THE LAND NEAR THE BERRIEN ROAD, WEST OF AUGUST ROAD NEAR MONTIETH. SAID 6.49 ACRE TRACT IS MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON REBAR SET WITH CAP, BEARING THE HORIZONTAL COORDINATES OF NORTH:800,460.814', EAST:949,899.219'; THENCE N 15°31'35" E A DISTANCE OF 865.47' TO A 3X3" CONCRETE MONUMENT FOUND DISTURBED; THENCE N 86°44'28" E A DISTANCE OF 220.17' TO A 3X3" CONCRETE MONUMENT FOUND; THENCE N 44°44'58" E A DISTANCE OF 675.06' TO A 3X3" CONCRETE MONUMENT FOUND; THENCE S 30°17'01" W A DISTANCE OF 1516.53' TO A 3X3" CONCRETE MONUMENT FOUND; THENCE S 84°08'25" W A DISTANCE OF 22.33' TO A 3X3" CONCRETE MONUMENT FOUND; THENCE S 84°17'52" W A DISTANCE OF 140.45' TO A 5/8" IRON REBAR SET WITH CAP; WHICH IS THE POINT OF BEGINNING, HAVING AN AREA OF 282,952.6 SQUARE FEET, 6.496 ACRES.



NEW PARCEL JONES

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF CHATHAM, STATE OF GEORGIA, 8TH G.M.D., AND IS DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" REBAR FOUND W/CAP (P.O.B.), BEARING THE GEORGIA STATE PLANE EAST HORIZONTAL COORDINATES OF NORTH: 806,796.04', EAST:952,758.69';

THENCE S 56°16'46" E A DISTANCE OF 433.96' TO A 5/8" REBAR FOUND W/CAP;

THENCE S 12°43'02" E A DISTANCE OF 5.97' TO A 1.5" OPEN TOP PIPE;

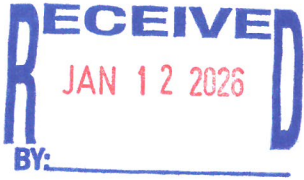
THENCE S 12°43'02" E A DISTANCE OF 294.56' TO A CALCULATED POINT;

THENCE S 76°48'35" W A DISTANCE OF 299.92' TO A CALCULATED POINT;

THENCE N 12°38'19" W A DISTANCE OF 617.47' TO A 5/8" REBAR FOUND W/CAP;

WHICH IS THE POINT OF BEGINNING,

HAVING AN AREA OF 137531.4 SQUARE FEET, 3.157 ACRES



NEW PARCEL BOWERS

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF CHATHAM, STATE OF GEORGIA, 8TH G.M.D., AND IS DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" REBAR FOUND W/CAP (P.O.B.), BEARING THE GEORGIA STATE PLANE EAST HORIZONTAL COORDINATES OF NORTH: 806,796.04', EAST:952,758.69';

THENCE S 12°38'19" E A DISTANCE OF 617.47' TO A CALCULATED POINT;

THENCE S 76°48'35" W A DISTANCE OF 448.23' TO A CALCULATED POINT;

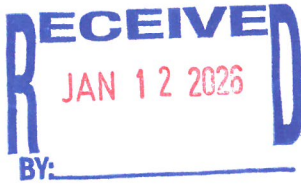
THENCE N 13°11'25" W A DISTANCE OF 372.41' TO A 5/8" REBAR FOUND;

THENCE N 13°11'25" W A DISTANCE OF 730.56' TO A 6X6" CONCRETE MONUMENT FOUND DISTURBED (AXLE FOUND ADJACENT);

THENCE S 56°16'46" E A DISTANCE OF 664.84' TO A 5/8" REBAR FOUND W/CAP (P.O.B.);

WHICH IS THE POINT OF BEGINNING,

HAVING AN AREA OF 388851.2 SQUARE FEET, 8.927 ACRES



Properties Within 300 Feet

Former Thomas Parcels

3rd St

Pin # 70976D03003

Property Address:

3rd St

Port Wentworth, Georgia 31407

Mailing Address:

Hines Frank & Irene

18 Fluke St

Savannah, Georgia 31405

3rd St

Pin # 70976D04005

Property Address:

3rd St

Port Wentworth, Georgia 31407

Mailing Address:

SPH 21, LLC

5 Concourse Parkway Ste 200

Atlanta, Georgia 30328

Punkin Bridge Rd

Pin # 70976 02007

Property Address:

Punkin Bridge Rd

Port Wentworth, Georgia 31407

Mailing Address:

Willie Steele Place, LLC

4 Marsh Harbor Dr N

Savannah, Georgia 31401

4th St

Pin # 70976D05001 & 70976D06001

Property Address:

4th St

Port Wentworth, Georgia 31407

Mailing Address:

Gaulden Charmel & Chacana

2402 AP Tureaud Avenue

New Orleans, Louisiana 70119

Saussy Rd

Pin # 70976 02014A

Property Address:

Saussy Rd

Port Wentworth, Georgia 31407

Mailing Address:

Jackson Matthew Jerome Sr

3 Winoka Dr

Garden City, Georgia 31408

Jeffers Road Parcels

206 Grant Rd

Pin # 70975 01012C

Property Address:

206 Grant Rd

Port Wentworth, Georgia 31407

Mailing Address:

Steele Willie Lee

206 Grant Rd

Savannah, Georgia 31407

202 Grant Rd

Pin # 70975 01012

Property Address:

202 Grant Rd

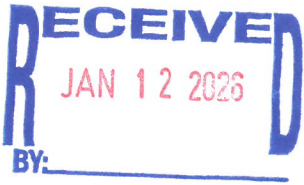
Port Wentworth, 31407

Mailing Address:

Steele Fred Jr

202 Grant Rd

Savannah, Georgia 31407



AUTHORIZATION OF PROPERTY OWNER
Application for Rezoning or Variance

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

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

Name of Applicant: Phillip R. Mccorkle

Address: 319 Tattnall Street, Savannah, Georgia 31401

Telephone Number: **(912) 232-7416**

PWCC Landco Main, LLC

By: [Signature]
Signature of Owner

Its: **C. Douglas Lanning**
Chief Financial Officer

Personally appeared before me
MCKAY KLONICKE

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

01/05/2026
Date

