



CITY OF PORT WENTWORTH

PLANNING COMMISSION

MARCH 8, 2021

Via Teleconference GoToMeeting

Regular Meeting

6:30 PM

7224 GA HIGHWAY 21
PORT WENTWORTH, GA 31407

1. CALL MEETING TO ORDER

2. PRAYER AND PLEDGE OF ALLEGIANCE

3. ROLL CALL - SECRETARY

4. APPROVAL OF AGENDA

5. ADOPTION OF MINUTES

A. Planning Commission - Regular Meeting - Jan 11, 2021 6:30 PM

6. ZONING MAP AMENDMENTS (REZONING)

A. Zoning Map Amendment Application submitted by Phillip McCorkle, McCorkle, Johnson, McCoy, LLP., of behalf of Anthony Steele, Glenn Steele, Gary Wiggin, Lynn Jeffers, Sr., James Steele-Executor of the Estate of Fred Steele, Donnelly Marks-attorney-in-fact for Samuel Varnedoe, Jr., Comer Varnedoe Meadows, for PIN's # 7-0976-02-017, 7-0975-01-015, 7-0906-01-001B, portion of 7-0975-01-025, 7-0975-01-017A, 7-0975-01-026Y, 7-0975-01-026Z, 7-0975-01-016, 7-0976-02-041, portion of 7-0976-02-043 (Highway 21 & Jeffers Road) to Rezone from RA (Residential Agriculture) to P-I-1 (Planned Industrial) Zoning District for the purpose of Warehousing

➤Public Hearing
➤Action

B. Zoning Map Amendment Application submitted by Phillip McCorkle, McCorkle, Johnson, McCoy, LLP., of behalf of R&R Property Ventures, LLC., for PIN # 7-0976C-01-004 (Highway 30) to Rezone from P-C-3 (Planned General Business) to P-R-M (Planned Multi-Family Residential) Zoning District for the purpose of Multi-Family Housing

➤Public Hearing
➤Action

7. ZONING TEXT AMENDMENTS (ORDINANCES)

8. SITE PLAN/SUBDIVISION APPROVAL

A. Site Plan Review Application submitted by Phillip McCorkle, McCorkle, Johnson, McCoy, LLP., of behalf of R&R Property Ventures, LLC., for PIN # 7-0976C-01-004 (Highway 30) to allow a multi-family development in a P-R-M (Planned Multi-Family Residential) Zoning District.

➤Public Hearing
➤Action

9. NEW BUSINESS

10. ADJOURNMENT



CITY OF PORT WENTWORTH

PLANNING COMMISSION

JANUARY 11, 2021

Via Teleconference GoToMeeting

Regular Meeting

6:30 PM

7224 GA HIGHWAY 21
PORT WENTWORTH, GA 31407

1. CALL MEETING TO ORDER

Vice-Chairman CJ Neesmith called the meeting to order.

2. PRAYER AND PLEDGE OF ALLEGIANCE

Commissioner Bright led the Prayer and Pledge of Allegiance

3. ROLL CALL - SECRETARY

Attendee Name	Title	Status	Arrived
Bill Herrin	Planning Commissioner	Present	
Rufus Bright	Planning Commissioner	Present	
Rosetta Franklin	Planning Commissioner	Present	
Wanda Rollf	Planning Commissioner	Absent	
Maurice Rahn	Planning Commissioner	Absent	
Lauree Morris	Planning Commissioner	Present	
CJ Neesmith	Planning Commissioner	Present	
Gabrielle Nelson	Planning Commissioner	Present	
Brian Harvey	Director of Development Services	Present	
Melanie Ellis	Permit Technician	Present	

4. APPROVAL OF AGENDA

- Approval of Agenda

RESULT: ADOPTED [UNANIMOUS]
MOVER: Lauree Morris, Planning Commissioner
SECONDER: Bill Herrin, Planning Commissioner
AYES: Herrin, Bright, Franklin, Morris, Nelson
ABSENT: Rollf, Rahn

5. ADOPTION OF MINUTES

- Planning Commission - Regular Meeting - Dec 14, 2020 6:30 PM

RESULT: ACCEPTED AS AMENDED [UNANIMOUS]
MOVER: Lauree Morris, Planning Commissioner
SECONDER: Bill Herrin, Planning Commissioner
AYES: Herrin, Bright, Franklin, Morris, Nelson
ABSENT: Rollf, Rahn

6. ZONING MAP AMENDMENTS (REZONING)

Minutes Acceptance: Minutes of Jan 11, 2021 6:30 PM (ADOPTION OF MINUTES)

7. ZONING TEXT AMENDMENTS (ORDINANCES)**8. SITE PLAN/SUBDIVISION APPROVAL**

- A. Alcoholic Beverage License Application submitted by Bijalkumar Patel, ADI Shakti Trading OF Inc., for a Package Shop and Sunday Sales License for ADI Shakti Trading OF Inc., dba Dons Package (1116 Hwy 30 #102) located in a P-C-1 (Planned Neighborhood Business) Zoning District

Mr. Harvey stated the application was complete. Bijalkumar Patel was present and offered to answer any questions. After several minutes of discussion, Commissioner Bright made a motion to approve. Commissioner Herrin seconded the motion to approve. The vote was unanimous.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Rufus Bright, Planning Commissioner
SECONDER:	Bill Herrin, Planning Commissioner
AYES:	Herrin, Bright, Franklin, Morris, Nelson
ABSENT:	Rollf, Rahn

- B. Alcoholic Beverage License Application submitted by Bijalkumar Patel, ADI Shakti Trading OG Inc., for a Beer / Wine and Sunday Sales License for ADI Shakti Trading OG Inc., dba Sunco (1116 Hwy 30 #101) located in a P-C-1 (Planned Neighborhood Business) Zoning District

Mr. Harvey stated the application was complete. Bijalkumar Patel was present and offered to answer any questions. After several minutes of discussion, Commissioner Herrin made a motion to approve. Commissioner Bright seconded the motion to approve. The vote was unanimous.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Bill Herrin, Planning Commissioner
SECONDER:	Rufus Bright, Planning Commissioner
AYES:	Herrin, Bright, Franklin, Morris, Nelson
ABSENT:	Rollf, Rahn

- C. Site Plan Review Application submitted by Neil McKenzie, Coleman Company Inc., of behalf of Gary Wiggin for PIN # 7-0975-01-025 Tract B (Highway 21 / Jeffers Rd) for a General Development Site Plan to allow a Multi-Family Residential Development in a P-R-M (Planned Residential Multifamily) Zoning District

Mr. Harvey stated the application was complete. Neil McKenzie, Coleman Company Inc., was present. Mr. McKenzie gave a brief presentation of the project and offered to answer any questions. Commissioner Bright asked about Police and Fire access. Mr. McKenzie stated that the Police and Fire would have full emergency access. Mr. Herrin expressed traffic concerns on Highway 21. After several minutes of discussion, Commissioner Bright made a motion to approve. Commissioner Herrin seconded the motion to approve. The vote was unanimous.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Rufus Bright, Planning Commissioner
SECONDER:	Bill Herrin, Planning Commissioner
AYES:	Herrin, Bright, Franklin, Morris, Nelson
ABSENT:	Rollf, Rahn

9. NEW BUSINESS

Minutes Acceptance: Minutes of Jan 11, 2021 6:30 PM (ADOPTION OF MINUTES)

A. OFFICER ELECTIONS

1. Chairman

Commissioner Rosetta Franklin nominated CJ Neesmith for the position of Chairman. The vote was unanimous.

2. Vice-Chairman

Commissioner Neesmith nominated Rufus Bright for the position of Vice-Chairman. The vote was unanimous.

3. Secretary

Commissioner Bright nominated Brian Harvey for the position of Secretary. The vote was unanimous.

10. ADJOURNMENT

A. Adjournment

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Rufus Bright, Planning Commissioner
SECONDER:	Lauree Morris, Planning Commissioner
AYES:	Herrin, Bright, Franklin, Morris, Nelson
ABSENT:	Rollf, Rahn

Chairman

The foregoing minutes are true and correct and approved by me on this _____ day of _____, 2021.

Secretary

Minutes Acceptance: Minutes of Jan 11, 2021 6:30 PM (ADOPTION OF MINUTES)



Planning Commission
305 South Coastal Highway
Port Wentworth, GA 31407

Meeting: 03/08/21 06:30 PM
Department: Development Services
Category: Planning/Zoning Item
Prepared By: Melanie Ellis
Department Head: Brian Harvey

SCHEDULED

AGENDA ITEM (ID # 2390)

DOC ID: 2390

Zoning Map Amendment Application submitted by Phillip McCorkle, McCorkle, Johnson, McCoy, LLP., of behalf of Anthony Steele, Glenn Steele, Gary Wiggin, Lynn Jeffers, Sr., James Steele-Executor of the Estate of Fred Steele, Donnelly Marks-attorney-in-fact for Samuel Varnedoe, Jr., Comer Varnedoe Meadows, for PIN's # 7-0976-02-017, 7-0975-01-015, 7-0906-01-001B, portion of 7-0975-01-025, 7-0975-01-017A, 7-0975-01-026Y, 7-0975-01-026Z, 7-0975-01-016, 7-0976-02-041, portion of 7-0976-02-043 (Highway 21 & Jeffers Road) to Rezone from RA (Residential Agriculture) to P-I-1 (Planned Industrial) Zoning District for the purpose of Warehousing

Issue/Item: Zoning Map Amendment Application submitted by Phillip McCorkle, McCorkle, Johnson, McCoy, LLP., of behalf of Anthony Steele, Glenn Steele, Gary Wiggin, Lynn Jeffers, Sr., James Steele-Executor of the Estate of Fred Steele, Donnelly Marks-attorney-in-fact for Samuel Varnedoe, Jr., Comer Varnedoe Meadows, for PIN's # 7-0976-02-017, 7-0975-01-015, 7-0906-01-001B, portion of 7-0975-01-025, 7-0975-01-017A, 7-0975-01-026Y, 7-0975-01-026Z, 7-0975-01-016, 7-0976-02-041, portion of 7-0976-02-043 (Highway 21 & Jeffers Road) to Rezone from RA (Residential Agriculture) to P-I-1 (Planned Industrial) Zoning District for the purpose of Warehousing

Background: The subject property is currently vacant woodland. There are no buildings or structures on the subject property.

Facts and Findings: The subject property is composed of 5 separate property owners. The assemblage of the property is 362.15 acres of which approximately 150 acres is wetland areas. The proposed project consists of 2,629,000 square feet of warehouse space associated auto parking, trailer parking, drainage, utility, access and infrastructure improvements. This project's Development Impact Assessment is under review by City Engineer's T.R. Long Engineering, P.C.

Funding: N/A

Recommendation: The Planning Commission will hear this application on Monday, March 8, 2021 at 6:30 PM.

ATTACHMENTS:

- ZMA VARNEDOE-WIGGINS TRACT HWY 21 RA-PI1 MARCH 2021-APPLICATION (PDF)
- ZMA VARNEDOE-WIGGINS TRACT HWY 21 RA-PI1 MARCH 2021-PROP EXHIBIT 1.7.21 (PDF)
- ZMA VARNEDOE-WIGGINS TRACT HWY 21 RA-PI1 MARCH 2021-GSITE PLAN 2.1.21 (PDF)
- ZMA VARNEDOE-WIGGINS TRACT HWY 21 RA-PI1 MARCH 2021-DIA TR LONG REVIEW LETTER 1 3.2.2021 (PDF)

210048

6.A.a

APPLICATION TO AMEND THE ZONING MAP OF PORT WENTWORTH, GEORGIA

RECEIVED
FEB 05 2020
KS

Name of Applicant: Phillip R. McCorkle Phone #: (912) 232-6000

Mailing Address: McCorkle, Johnson & McCoy, LLP, 319 Tattnall Street, Savannah, Georgia 31401

Name of Property Owner: please see Attachment 1 Phone #: (Use back if more than one owner)

Address of Property: Highway 21, Jeffers Road, 226 Jeffers Road

PIN #: please see Attachment 2 Number of Acres: 362.15

Zoning Classification: Present R-A Requested P-I-1
Use of Property: Present Vacant/Residential Requested Warehousing

✓ 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 adjacent property on the north is a 1,000 acre industrial park in Effingham County including a 125 acre parcel in Port Wentworth recently rezoned P-I-1. This property is a natural extension of an area already being developed for warehousing.

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 owners of all properties within 250 feet of this property.
3. Plat showing property lines with lengths and bearings, adjoining streets, locations of existing buildings, north arrow and scale. Submit fifteen (15) copies of the plat in 11"x17" or larger and one copy in 8.5"x11".
4. Site Plan of proposed use of property. Submit fifteen (15) copies in 11"x17" or larger and one copy in 8.5"x11".
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 Authorization of Attorney form.
8. Filing fee of \$356 + \$50 per acre + \$50 Administrative Fee, payable to the City of Port Wentworth.

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 4 day of February, 2021.

[Signature]

Notary Public



[Signature] Signature of Applicant - Phillip R. McCorkle

Attachment: ZMA VARNEDOE-WIGGINS TRACT HWY 21 RA-P11 MARCH 2021-APPLICATION (2390 : Zoning Map Amendment VARNEDOE-

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

Reference: Application filed on February, 2021, to rezone real property described as follows:

see Attachment 2

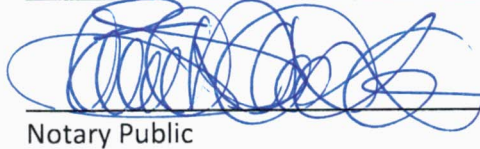
Within the two years preceding the above filing date, the applicant has made campaign contributions aggregating \$250.00 or more to each member of the City Council of the City of Port Wentworth who will consider the application and is listed below. List (1) the name and official position of the local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

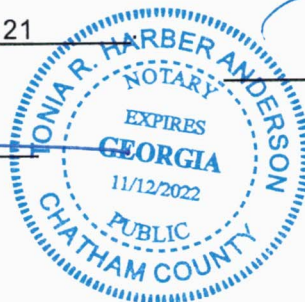
None

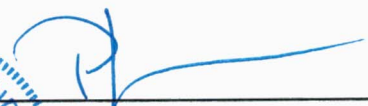
I hereby depose and say that all statements herein are true, correct and complete to the best of my knowledge and belief.

Sworn to and subscribed before me this

4 day of February, 2021


Notary Public





Signature of Applicant
Phillip R. McCorkle

Attachment: ZMA VARNEDOE-WIGGINS TRACT HWY 21 RA-PI1 MARCH 2021-APPLICATION (2390 : Zoning Map Amendment VARNEDOE-

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:

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 interest is 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 interests 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 the 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

Attachment: ZMA VARNEDOE-WIGGINS TRACT HWY 21 RA-PI1 MARCH 2021-APPLICATION (2390 : Zoning Map Amendment VARNEDOE-

Attachment 1

List of Property Owners

Anthony Steele	(912) 659-9721
Glenn Steele	(912) 596-1431
Gary Wiggin	(912) 667-0582
Lynn Jeffers, Sr.	(912) 257-1300
James Steele, Executor of the Estate of Fred Steele	(706) 358-2964
Donnelly Marks, attorney-in-fact for Samuel Varnedoe, Jr.	(646) 734-5906
Comer Varnedoe Meadows	(912) 856-6960

Attachment: ZMA VARNEDOE-WIGGINS TRACT HWY 21 RA-PI1 MARCH 2021-APPLICATION (2390 : Zoning Map Amendment VARNEDOE-

Attachment 2

List of Property Identification Numbers (PIN)

Steele II	7-0976-02-017 7-0975-01-015	
Wiggin	7-0906-01-001B 7-0975-01-025	(portion)
Jeffers	7-0975-01-017A 7-0975-01-026Y 7-0975-01-026Z	
Estate of Fred Steele	7-0975-01-016	
Varnedoe	7-0976-02-041 7-0976-02-043	(portion)

Attachment: ZMA VARNEDOE-WIGGINS TRACT HWY 21 RA-PI1 MARCH 2021-APPLICATION (2390 : Zoning Map Amendment VARNEDOE-

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) 232-6000

Glenn A. Steele
Signature of Owner
Glenn A. Steele

Anthony Steele
Signature of Owner
Anthony Steele

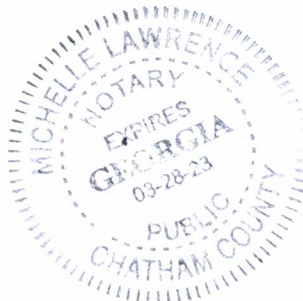
Personally appeared before me

Michelle Lawrence

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

Michelle Lawrence
Notary Public

1/28/21
Date



Attachment: ZMA VARNEDOE-WIGGINS TRACT HWY 21 RA-P11 MARCH 2021-APPLICATION (2390 : Zoning Map Amendment VARNEDOE-

AUTHORIZATION OF PROPERTY OWNER

Application for Rezoning or Variance

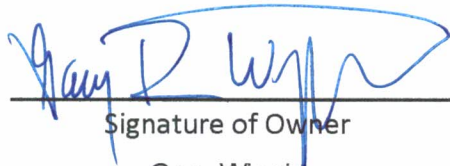
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I authorize the person named below to act as applicant in the pursuit of a variance or for the rezoning of this property.

Name of Applicant: Phillip R. McCorkle

Address: 319 Tattnell Street, Savannah, Georgia 31401

Telephone Number: (912) 232-6000



Signature of Owner
Gary Wiggins

Personally appeared before me

Michelle Lawrence

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

Michelle Lawrence
Notary Public

1/20/21
Date



Attachment: ZMA VARNEDOE-WIGGINS TRACT HWY 21 RA-PI1 MARCH 2021-APPLICATION (2390 : Zoning Map Amendment VARNEDOE-

AUTHORIZATION OF PROPERTY OWNER
Application for Rezoning or Variance

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Name of Applicant: Phillip R. McCorkle

Address: 319 Tattnall Street, Savannah, Georgia 31401

Telephone Number: (912) 232-6000

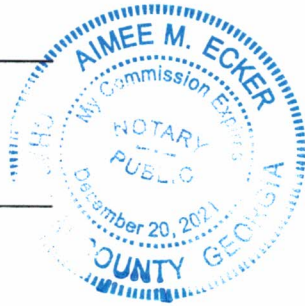
Lynn Jeffers Sr.
Signature of Owner
Lynn Jeffers, Sr.

Personally appeared before me
Lynn Jeffers, Sr.

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

Aimee Ecker
Notary Public

Jan 20, 2021
Date



Attachment: ZMA VARNEDOE-WIGGINS TRACT HWY 21 RA-P11 MARCH 2021-APPLICATION (2390 : Zoning Map Amendment VARNEDOE-

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) 232-6000



Signature of Owner

Comer Varnedoe Meadows

Personally appeared before me

Michelle Lawrence

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

Michelle Lawrence

Notary Public

1/20/21

Date



AUTHORIZATION OF PROPERTY OWNER
Application for Rezoning or Variance

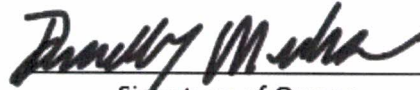
I swear that I am the owner of the property which is the subject matter of the attached application, as is shown in the records of Port Wentworth, Georgia.

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: Phillip R. McCorkle

Address: 319 Tattnell Street, Savannah, Georgia 31401

Telephone Number: (912) 232-6000



Signature of Owner
Samuel Varnedoe, Jr.

Donnelly Marks POA for Samuel Varnedoe, Jr.

Personally appeared before me

Michelle Lawrence

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

Michelle Lawrence
Notary Public

January 14, 2021
Date



Attachment: ZMA VARNEDOE-WIGGINS TRACT HWY 21 RA-P11 MARCH 2021-APPLICATION (2390 : Zoning Map Amendment VARNEDOE-

AUTHORIZATION OF PROPERTY OWNER
Application for Rezoning or Variance

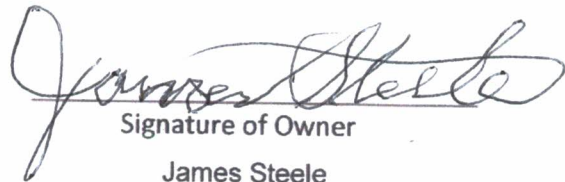
I swear that I am the owner of the property which is the subject matter of the attached application, as is shown in the records of Port Wentworth, Georgia.

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) 232-6000


Signature of Owner
James Steele

Personally appeared before me

Michelle Lawrence

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

Michelle Lawrence
Notary Public

2/4/21
Date



BEGINNING AT A POINT ON THE WESTERN RIGHT OF WAY OF GEORGIA HIGHWAY 21, VARIABLE WIDTH RIGHT OF WAY, AND BEING APPROXIMATELY 759' NORTHEASTERLY FROM THE NORTHERN PRIVATE RIGHT OF WAY OF JEFFERS ROAD (ALSO KNOWN AS COLDBROOK ROAD), THENCE N13°54'43"W A DISTANCE OF 1,881.46' TO A POINT; THENCE N80°03'34"W A DISTANCE OF 968.91' TO A POINT; THENCE S11°49'47"E A DISTANCE OF 2,317.79' TO A POINT; THENCE ALONG THE NORTHERN PRIVATE RIGHT OF WAY OF JEFFERS ROAD (ALSO KNOWN AS COLDBROOK ROAD) THE FOLLOWING FIVE COURSES AND DISTANCES: N56°42'48"W A DISTANCE OF 974.85' TO A POINT, N15°04'35"W A DISTANCE OF 13.32' TO A POINT, N57°01'23"W A DISTANCE OF 540.55' TO A POINT, S11°05'32"E A DISTANCE OF 27.84' TO A POINT, N57°01'23"W A DISTANCE OF 816.66' TO A POINT; THENCE S13°12'10"E A DISTANCE OF 1,283.45' TO A POINT; THENCE S13°11'41"E A DISTANCE OF 138.91' TO A POINT; THENCE S81°56'10"W A DISTANCE OF 1,091.13' TO A POINT; THENCE S13°32'50"E A DISTANCE OF 276.45' TO A POINT; THENCE S81°56'10"W A DISTANCE OF 399.64' TO A POINT; THENCE N11°55'55"W A DISTANCE OF 275.81' TO A POINT; THENCE N11°55'59"W A DISTANCE OF 568.91' TO A POINT; THENCE N11°55'55"W A DISTANCE OF 1,004.20' TO A POINT; THENCE N11°06'45"W A DISTANCE OF 824.16' TO A POINT; THENCE N13°44'15"W A DISTANCE OF 216.26' TO A POINT; THENCE N69°43'54"W A DISTANCE OF 1,399.65' TO A POINT; THENCE N39°47'53"W A DISTANCE OF 367.29' TO A POINT; THENCE N49°05'52"E A DISTANCE OF 2,870.54' TO A POINT; THENCE S17°08'45"E A DISTANCE OF 850.00' TO A POINT; THENCE ALONG THE CENTERLINE OF BLACK CREEK THE FOLLOWING SEVENTEEN COURSES AND DISTANCES: S87°13'09"E A DISTANCE OF 75.85' TO A POINT, S76°23'47"E A DISTANCE OF 149.61' TO A POINT, S77°46'09"E A DISTANCE OF 346.73' TO A POINT, S75°25'55"E A DISTANCE OF 147.05' TO A POINT, S75°45'31"E A DISTANCE OF 386.26' TO A POINT, S76°28'59"E A DISTANCE OF 317.47' TO A POINT, S75°56'58"E A DISTANCE OF 346.62' TO A POINT, S75°21'30"E A DISTANCE OF 213.53' TO A POINT, S72°45'46"E A DISTANCE OF 94.03' TO A POINT, S66°01'36"E A DISTANCE OF 114.28' TO A POINT, S46°08'24"E A DISTANCE OF 139.64' TO A POINT, S30°25'49"E A DISTANCE OF 450.96' TO A POINT, S38°18'06"E A DISTANCE OF 125.90' TO A POINT, S44°22'46"E A DISTANCE OF 32.78' TO A POINT, S54°56'58"E A DISTANCE OF 130.56' TO A POINT, S65°42'20"E A DISTANCE OF 35.92' TO A POINT, S67°56'03"E A DISTANCE OF 1,792.61' TO A POINT; THENCE ALONG THE WESTERN RIGHT OF WAY OF GEORGIA HIGHWAY 21, VARIABLE WIDTH RIGHT OF WAY, THE FOLLOWING THREE COURSES AND DISTANCES: S19°04'36"W A DISTANCE OF 1,334.20' TO A POINT, WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 11,325.16', AN ARC LENGTH OF 258.97', A CENTRAL ANGLE OF 01°18'37", A TANGENT LENGTH OF 129.49', A CHORD LENGTH OF 258.96' BEARING S19°43'41"W TO A POINT, S20°23'04"W A DISTANCE OF 402.25' TO THE **POINT OF BEGINNING**; AND CONTAINING 362.15 ACRES.

Surrounding Property Owners within 250 feet

Ronald A. Royal
PIN: 70975 01024

Property Address: 6510 HWY 21, Port Wentworth, GA 31407
Mailing Address: 6510 HWY 21, Port Wentworth, GA 31407

Claretha Holmes, Dolres Hicks, Patricia Bing, Joseph (J.W.) Bowers, Clarence Bowers, Jimmy Bowers and Larry Bowers.

PIN: 70975 01014

Property Address: 0 Jeffers Rd, Port Wentworth, GA 31407
Mailing Address: P.O. Box 555616, Orlando, FL 32855

James Jones

PIN: 70975 01013

Property Address: 0 Jeffers Rd, Port Wentworth, GA 31407
Mailing Address: 7542 Hwy 21, Port Wentworth, GA 31407

Willie Lee Steele

PIN: 70975 01012C

Property Address: 206 Grant Road, Savannah, GA 31407
Mailing Address: 206 Grant Road, Savannah, GA 31407

T & T EXLEY PROPERTIES, LLC

PIN: 70906 01028

PIN: 70906 01029

PIN: 70906 01030

Property Addresses: 0 Augusta Road, Port Wentworth, GA 31407
Augusta Road, Port Wentworth, GA 31407
Mailing Address: 3414 Peachtree Road NE, Atlanta, GA 30326

SFG CH Chatham Tract, LLC

PIN: 70906 01039

Property Address: 0 Augusta Road, Port Wentworth, GA 31407
Mailing Address: 3280 Peachtree RD NE, Ste. 2770, Atlanta, GA 30305

Board of Education

PIN: 70906 04026

Property Address: 100 Mulberry Park Drive, Port Wentworth, GA 31407
Mailing Address: 208 Bull Street, Savannah, GA 31401

BEP RH TRACT 2 LLC

PIN: 70906 04028

Property Address: 3 Lakeside Blvd, Port Wentworth, GA 31407
Mailing Address: 100 Lakeside Blvd, Port Wentworth, GA 31407

J RICE HOPE LLC

PIN: 70906 04029

Property Address: 2 Magnolia Blvd, Port Wentworth, GA 31407

Mailing Address: 206 E. Victory Drive, Savannah, GA 31405

PWJB, LLC

PIN: 70906 04030

Property Address: 4 Magnolia Blvd, Port Wentworth, GA 31407

Mailing Address: 124 Grays Creek Drive, Savannah, GA 31410

RIYA PROPERTIES LLC

PIN: 70906 04031

Property Address: 6 Magnolia Blvd, Port Wentworth, GA 31407

Mailing Address: 1 Palm Grove Court, Savannah, GA 31410

DOLAWK LLC

PIN: 70906 04032

Property Address: 101 Bayberry Court, Port Wentworth, GA 31407

Mailing Address: 6602 Estate Fortuna, Saint Thomas, VI 00802

Rice Hope – CJ, L.L.C.

PIN: 70906 04067

Property Address: 80 Magnolia Blvd, Port Wentworth, GA 31407

Mailing Address: P.O. Box 450223, Atlanta, GA 31145

Odessa Adams

PIN: 70975 02002A

Property Address: 7550 Highway 21, Port Wentworth, GA 31407

Mailing Address: 105 E. 9th Street, Rincon, GA 31326

Faith Gospel Temple Deliverance Center, Inc.

PIN: 70975 02001

Property Address: 7548 Highway 21, Port Wentworth, GA 31407

Mailing Address: P.O. Box 18277, Savannah, GA 31418

Evelyn Jones

PIN: 70975 02002

Property Address: 7542 Highway 21, Port Wentworth, GA 31407

Mailing Address: 7542 Highway 21, Port Wentworth, GA 31407

In Effingham County, GA:

T & T EXLEY PROPERTIES, LLC

PIN: 04660008A00

Property Address: S Hwy 21, Springfield, GA 31329

Mailing Address: P.O. Box 416, Springfield, GA 31329

Thomas L. Exley, Sr. and Thomas L. Exley, Jr.
PIN: 04670001
Property Address: Hwy 21, Springfield, GA 31329
Mailing Address: P.O. Box 416, Springfield, GA 31329

Attachment: ZMA VARNEDO-E-WIGGINS TRACT HWY 21 RA-PI1 MARCH 2021-APPLICATION (2390 : Zoning Map Amendment VARNEDO-E-

CITY OF PORT WENTWORTH
(912) 964-4379

REC#: 00302522 2/11/2021 11:04 AM
OPER: ME TERM: 011
REF#: CK 204496366

TRAN: 112.0000 BLDG PERMIT
210048 18,086.00CR
PHILLIP MCCORKLE
HIGHWAY 21
DEV-ZMA 18,086.00CR

TENDERED: 18,086.00 CHECK
APPLIED: 18,086.00-

CHANGE: 0.00

WWW.CITYOFPORTWENTWORTH.COM

CITY OF PORT WENTWORTH
(912) 964-4379

REC#: 00302521 2/11/2021 11:03 AM
OPER: ME TERM: 011
REF#: CK 1875

TRAN: 112.0000 BLDG PERMIT
210048 427.50CR
PHILLIP MCCORKLE
HIGHWAY 21
DEV-ZMA 427.50CR

TENDERED: 427.50 CHECK
APPLIED: 427.50-


CHANGE: 0.00

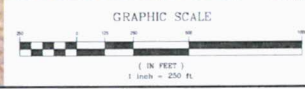
WWW.CITYOFPORTWENTWORTH.COM

Attachment: ZMA VARNEDO-E-WIGGINS TRACT HWY 21 RA-P11 MARCH 2021-APPLICATION (2390 : Zoning Map Amendment VARNEDO-E-



SITE INFO:
TOTAL ACREAGE: 362.15 AC
PROPOSED ZONING: P-I-1
TOTAL SQUARE FOOTAGE: 2,629,000 SF

UTILITIES PROTECTION CENTER

 KNOW WHAT'S BELOW.
 CALL BEFORE YOU DIG.
 DIAL 811 OR 1-800-282-7411
 WWW.GEORGIA811.COM
 CALL THREE WORKING
 DAYS BEFORE YOU DIG



NOT FOR CONSTRUCTION
 RELEASED FOR CONSTRUCTION
 DATE: _____ BY: _____



Kern & Co., LLC
 Consulting Engineers • Land Surveyors • Land Planners
 Architects • Landscape Architects • Environmental Scientists
 1401 Green Street, P.O. Box 1177, Tallahassee, Florida 32302-1177

PLANS OF
VARNEDO-WIGGINS TRACT
 AT
HWY 21 - PORT WENTWORTH, GA

DRAWING TITLE
SITE PLAN
 SCALE: _____ FT.
 PROJECT NO: _____
 DATE: _____
 DRAWN BY: _____
 CHECKED BY: _____
 SHEET NO:
C1

Attachment: ZMA VARNEDO-WIGGINS TRACT HWY 21 RA-P11 MARCH 2021-GSITE PLAN 2.1.21

T. R. Long Engineering, P.C.

114 North Commerce Street
Hinesville, Georgia 31313
(912) 368-5664 Office
(912) 368-7206 FAX



306 Commercial Drive
Savannah, Georgia 31406
(912) 335-1046 Office
(912) 335-1642 FAX

March 3, 2021

Mr. Brian Harvey
City of Port Wentworth
7224 Georgia Highway 21
Port Wentworth, Georgia 31407

Re: Varnedoe-Wiggins Tract
State Route 21
Port Wentworth, Georgia

Dear Mr. Harvey,

T. R. Long Engineering, P.C. has reviewed the “development Impact Assessment, Varnedoe-Wiggins Tract” prepared by Kern & Co., LLC dated February 1, 2021. We offer the following comments regarding this assessment:

1. The assessment indicates that the site will generate a demand on the water and sewerage system of approximately 10,000 gallons per day. Please provide the basis for this demand including all assumptions made.
2. We understand that this facility will not generate hazardous waste. Please discuss the ability of each facility to generate their own hazardous waste handling policies meeting State and Federal guidelines.
3. Please discuss how solid waste will be handled on site. (i.e. dumpsters, poly-carts, etc.) Also provide all assumptions and calculations to support the projected 10 tons of waste annually. The projected amount seems low.
4. Under stormwater management please discuss how the additional stormwater will be handled. Also please state that the design and construction of the stormwater facilities will be in conformance with the City of Port Wentworth ordinances, policies, codes and guidelines concerning drainage.
5. The assessment indicates that the project will have minimal impact on the local school system, the parks and recreation system and on public safety.
 - a. Please provide information projecting how many students are anticipated to be added to the system. This will include how many employees will be generated by this development, how many are estimated to reside in Chatham County and Effing ham County as well as neighboring areas, and an estimate of the number of school age children associated with this development. This will be a good area to also re-state the positive financial contribution of the development.
 - b. The additional traffic from this development will impact the police department. Please include a brief discussion of the impact to the police. (i.e. traffic, security)
 - c. The project will impact the fire department. The addition of 2,629,000 sq. ft. of building represents a significant amount of facility to protect. Please discuss how

fire protection will be handled. (i.e. on-site fire distribution, building fire suppression systems, etc.)

6. The information for the traffic impact study is insufficient to determine the impact of the traffic generated by this development. The information provided is a trip generation and four bullet comments. This information does not allow an opportunity to assess the proposed impacts of this development. The study should address how this development will impact the traffic along State Route 21 under existing and future conditions. Please provide a complete traffic impact analysis for this project preferably prepared by a traffic engineer.
7. The discussion regarding noise is insufficient to determine the impact of the noise generated by this development. The exhibit appears to be a copy of a page from a textbook and does not specifically address this site. Please provide calculations specific for this site as well as a more detailed discussion of the impacts of noise.

Should you have any questions, comments or need additional information please contact us.

Sincerely,



Trent R. Long, P.E.



Planning Commission
305 South Coastal Highway
Port Wentworth, GA 31407

Meeting: 03/08/21 06:30 PM
Department: Development Services
Category: Planning/Zoning Item
Prepared By: Melanie Ellis
Department Head: Brian Harvey

SCHEDULED

AGENDA ITEM (ID # 2395)

DOC ID: 2395

Zoning Map Amendment Application submitted by Phillip McCorkle, McCorkle, Johnson, McCoy, LLP., of behalf of R&R Property Ventures, LLC., for PIN # 7-0976C-01-004 (Highway 30) to Rezone from P-C-3 (Planned General Business) to P-R-M (Planned Multi-Family Residential) Zoning District for the purpose of Multi-Family Housing

Issue/Item: Zoning Map Amendment Application submitted by Phillip McCorkle, McCorkle, Johnson, McCoy, LLP., of behalf of R&R Property Ventures, LLC., for PIN # 7-0976C-01-004 (Highway 30) to Rezone from P-C-3 (Planned General Business) to P-R-M (Planned Multi-Family Residential) Zoning District for the purpose of Multi-Family Housing

Background: The subject property is currently vacant woodland. There are no buildings or structures on the subject property.

Facts and Findings: The subject property to be rezoned is approximately 20.428 acres. The proposed project consist of 5 apartment buildings with 47 units in each, and associated parking, utilities, drainage and infrastructure improvements.

Funding: N/A

Recommendation: The Planning Commission will hear this application on Monday, March 8, 2021 at 6:30 PM.

ATTACHMENTS:

- ZMA 7-0976C-01-004 HWY 30 PC3-PRM MARCH 2021-APPLICATION (PDF)
- ZMA 7-0976C-01-004 HWY 30 PC3-PRM MARCH 2021-GSITE PLAN 2.2.21 (PDF)
- ZMA 7-0976C-01-004 HWY 30 PC3-PRM MARCH 2021-TRAFFIC MEMO 2.18.21 (PDF)

210049

APPLICATION TO AMEND THE ZONING MAP OF PORT WENTWORTH, GEORGIA

Name of Applicant: Phillip R. McCorkle Phone #: (912) 232-6000

Mailing Address: McCorkle, Johnson & McCoy, LLP, 319 Tattnall Street, Savannah, Georgia 31401

Name of Property Owner: R&R Property Ventures, LLC Phone #: (305) 849-8383
(Use back if more than one owner)

Address of Property: Highway 30, Port Wentworth, Georgia 31407

PIN #: 7-0976C-01-004 Number of Acres: 20.428

Zoning Classification: Present P-C-3 Requested R-M (12 Units Per Acre)
Use of Property: Present Vacant Requested Multifamily Housing

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?)

See attached zoning justification memo.

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 owners of all properties within 250 feet of this property.
3. Plat showing property lines with lengths and bearings, adjoining streets, locations of existing buildings, north arrow and scale. Submit fifteen (15) copies of the plat in 11"x17" or larger and one copy in 8.5"x11".
4. Site Plan of proposed use of property. Submit fifteen (15) copies in 11"x17" or larger and one copy in 8.5"x11".
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 Authorization of Attorney form.
8. Filing fee of \$356 + \$50 per acre + \$50 Administrative Fee, payable to the City of Port Wentworth.

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 3 day of February, 2021.

Notary Public



Signature of Applicant - Phillip R. McCorkle

Attachment: ZMA 7-0976C-01-004 HWY 30 PC3-PRM MARCH 2021-APPLICATION (2395 : Zoning Map Amendment PIN # 7-0976C-01-004

Zoning Justification Memo

We are requesting an amendment of the zoning for the referenced parcel (PIN 7-0976C-01-004) from P-C-3 to R-M. Currently the surrounding parcels are zoned as either R-A or P-RIP.

The requested R-M (Multi-Family) zone will provide a buffer between the business uses allowed in the P-RIP zone and the residential uses allowed in the R-A zone. The future for Highway 30 is residential, but at a density greater than that allowed in the rural R-A zone.

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:

7-0976C-01-004

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 such 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

3 day of February, 2021

[Handwritten signature]

Notary Public



[Handwritten signature]

Signature of Applicant - Phillp R. McCorkle

Attachment: ZMA 7-0976C-01-004 HWY 30 PC3-PRM MARCH 2021-APPLICATION (2395 : Zoning Map Amendment PIN # 7-0976C-01-004

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:

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 interest is 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 interests 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 the 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

Attachment: ZMA 7-0976C-01-004 HWY 30 PC3-PRM MARCH 2021-APPLICATION (2395 : Zoning Map Amendment PIN # 7-0976C-01-004

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: McCorkle Johnson & McCoy, LLP

319 Tattnall Street, Savannah, Georgia 31401

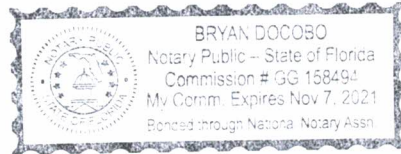
Telephone Number: (912) 232-6000

Prince A. Donahue
Signature of Owner

Personally appeared before me
Prince A. Donahue

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

Bryan Docobo
Notary Public



1-27-2021
Date

Attachment: ZMA 7-0976C-01-004 HWY 30 PC3-PRM MARCH 2021-APPLICATION (2395 : Zoning Map Amendment PIN # 7-0976C-01-004

For official use by Clerk's office only

Return to:
MCNAMARA ADAMS, PC
7370 Hodgson Memorial Drive, Suite B-11
Savannah, Georgia 31406

STATE OF GEORGIA) WARRANTY DEED
) (Individual Seller)
COUNTY OF CHATHAM)

THIS INDENTURE, made this August 30, 2018, between Keller H. Bumgarder nka Keller H. Barron, Margaret H. Jenkins, Donald C. Works, III, Individually and as Trustee of The Donald C. Works, Jr. Marital Trust No. 2, Mary Margaret Works aka Mary Works Wood, Dorothy Ann Works Krutulis, and Mary Frances Works, as Trustee of The Donald C. Works, Jr. Marital Trust No. 2 party/parties of the first part, and R&R Property Ventures LLC, party/parties of the second part,

WITNESSETH:

First party/parties, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does/do hereby grant, bargain, sell and convey unto second party/parties, his/her/their heirs and assigns, the following described property, to-wit:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING, SITUATE AND BEING IN THE 8TH G.M. DISTRICT OF CHATHAM COUNTY, CITY OF PORT WENTWORTH, GEORGIA, AND BEING A **19.41 ACRES** TRACT AS SHOWN AND DEPICTED ON THAT CERTAIN MAP OR PLAT DATED JULY 30, 2010, PREPARED BY THOMAS M. LEWIS, G.R.L.S., AND RECORDED IN **PLAT BOOK 45-P, PAGE 57**, WHICH IS INCORPORATED FULLY FOR A MORE PARTICULAR DESCRIPTION OF THE METES AND BOUNDS. THE PROPERTY CONVEYED HEREIN WAS PART OF THE KELLER SUBDIVISION. SAID PROPERTY HAS PIN **7-0976C-01-004**.

Subject, however, to all easements, restrictions, and rights of way of record.

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/parties, his/her/their heirs and assigns, FOREVER IN FEE SIMPLE with full WARRANTY OF TITLE to said property against the claims of all persons whomsoever.

IN WITNESS WHEREOF, first party/parties has/have hereunto set his/her/their hand(s) and seal(s), the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]
Unofficial Witness

[Signature]
Keller H. Bumgarder nka Keller H. Barron

[Signature]
Notary Public

My commission expires: *May 20, 2021*



(Notarial Seal)
WILMA V.M. JORDAN
Notary Public - Notary Seal
STATE OF SOUTH CAROLINA
My Commission Expires May 20, 2021

Attachment: ZMA 7-0976C-01-004 HWY 30 PC3-PRM MARCH 2021-APPLICATION (2395 : Zoning Map Amendment PIN # 7-0976C-01-004

Subject, however, to all easements, restrictions, and rights of way of record.

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/parties, his/her/their heirs and assigns, FOREVER IN FEE SIMPLE with full WARRANTY OF TITLE to said property against the claims of all persons whomsoever.

IN WITNESS WHEREOF, first party/parties has/have hereunto set his/her/their hand(s) and seal(s), the day and year first above written.

Signed, sealed and delivered in the presence of:

✓ [Signature]
Unofficial Witness

X Margaret H. Jenkins
Margaret H. Jenkins

[Signature]
Notary Public
My commission expires: 09/06/2021

(Notarial Seal)



Attachment: ZMA 7-0976C-01-004 HWY 30 PC3-PRM MARCH 2021-APPLICATION (2395 : Zoning Map Amendment PIN # 7-0976C-01-004

Subject, however, to all easements, restrictions, and rights of way of record.

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/parties, his/her/their heirs and assigns, FOREVER IN FEE SIMPLE with full WARRANTY OF TITLE to said property against the claims of all persons whomsoever.

IN WITNESS WHEREOF, first party/parties has/have hereunto set his/her/their hand(s) and seal(s), the day and year first above written.

Signed, sealed and delivered
in the presence of:

✓ Rebecca Bartic
Unofficial Witness

X Donald C. Works, III
Donald C. Works, III, Individually and as Trustee
of The Donald C. Works, Jr. Marital Trust No. 2

Janet Herrera
Notary Public
My commission expires:

(Notarial Seal)



Attachment: ZMA 7-0976C-01-004 HWY 30 PC3-PRM MARCH 2021-APPLICATION (2395 : Zoning Map Amendment PIN # 7-0976C-01-004

Subject, however, to all easements, restrictions, and rights of way of record.

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/parties, his/her/their heirs and assigns, FOREVER IN FEE SIMPLE with full WARRANTY OF TITLE to said property against the claims of all persons whomsoever.

IN WITNESS WHEREOF, first party/parties has/have hereunto set his/her/their hand(s) and seal(s), the day and year first above written.

Signed, sealed and delivered
in the presence of:

✓ *Stevelliger*
Unofficial Witness

X *Mary Frances Works*
Mary Frances Works, as Trustee of The Donald C. Works, Jr. Marital Trust No. 2

M. Springer
Notary Public
My commission expires: 18, October 2020

X *Mary Margaret Works*
Mary Margaret Works aka Mary Works Wood

(Notarial Seal)



Attachment: ZMA 7-0976C-01-004 HWY 30 PC3-PRM MARCH 2021-APPLICATION (2395 : Zoning Map Amendment PIN # 7-0976C-01-004

Subject, however, to all easements, restrictions, and rights of way of record.

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/parties, his/her/their heirs and assigns, FOREVER IN FEE SIMPLE with full WARRANTY OF TITLE to said property against the claims of all persons whomsoever.

IN WITNESS WHEREOF, first party/parties has/have hereunto set his/her/their hand(s) and seal(s), the day and year first above written.

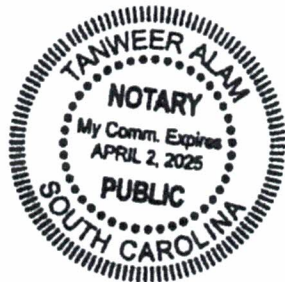
Signed, sealed and delivered
in the presence of:

Ashley Louie
Unofficial Witness

Dorothy Ann Works Krutulis
Dorothy Ann Works Krutulis

[Signature]
Notary Public
My commission expires: 4/2/2025

(Notarial Seal)



Attachment: ZMA 7-0976C-01-004 HWY 30 PC3-PRM MARCH 2021-APPLICATION (2395 : Zoning Map Amendment PIN # 7-0976C-01-004

Port Wentworth – Parkside Equities
Properties within 250' of 7-0978C-01-004

PIN #: 7-0976D-10-001

Property Address: Highway 30, Port Wentworth, GA 31407

Owner(s) Name: Andrea A. Anderson

Mailing Address: 120 Danbury Court, Pooler, GA 31322

PIN #: 7-0976D-06-001

Property Address: 5th Street, Port Wentworth, GA 31407

Owner(s) Name: Charmel and Chacana Gaulden

Mailing Address: 2420 AP Aureaud Avenue, New Orleans, LA 70119

PIN #: 7-0976D-05-001

Property Address: 4th Street, Port Wentworth, GA 31407

Owner(s) Name: Charmel and Chacana Gaulden

Mailing Address: 2420 AP Aureaud Avenue, New Orleans, LA 70119

PIN #: 7-0976-02-014A

Property Address: Saussy Road, Port Wentworth, GA 31407

Owner(s) Name: Matthew Jerome Jackson, Sr.

Mailing Address: 3 Winoca Drive, Garden City, GA 31408

PIN #: 7-0976-02-007

Property Address: Punkin Bridge Road, Port Wentworth, GA 31407

Owner(s) Name: Willie Steele

Mailing Address: P.O. Box 23092, Savannah, GA 31403

PIN #: 7-0976-02-038

Property Address: Saussy Road, Port Wentworth, GA 31407

Owner(s) Name: Sam L. Varnedoe, Jr. and Comer Varnedoe Immel a/k/a Comer Varnedoe Meadows

Mailing Address: P.O. Box 2379, Tybee Island, GA 31328

PIN #: 7-0976-02-027

Property Address: Berrien Road, Port Wentworth, GA 31407

Owner(s) Name: SIMZ INVESTMENT CO., L.L.C.

Mailing Address: 554 Suncrest Blvd., Savannah, GA 31410

PIN: 7-0978-05-011

Property Address: 315 Highway 30, Port Wentworth, GA 31407

Owner(s) Name: STOP N STOR 3 LLC

Mailing Address: 9100 White Bluff Road, Unit 502, Savannah, GA 31406

PIN: 7-0976C-01-003

Property Address: 0 Highway 30, Port Wentworth, GA 31407

Owner(s) Name: Donald C. Works, III, Successor-Trustee of The Inez Keller Works Living Trust Agreement dated June 3, 1985

Mailing Address: 390 North Orange Avenue, Ste. 1285, Orlando, FL 32801

PIN: 7-0976D-09-002

Property Address: 7th Street, Port Wentworth, GA 31407

Owner(s) Name: Wesley & Mary Dean Phillips

Mailing Address: 121 Varndoe Court, Savannah, GA 31406

PIN: 7-0976C-01-002

Property Address: Highway 30, Port Wentworth, GA 31407

Owner(s) Name: H.C. WILLIAMS ROAD-INVESTMENTS, LLC

Mailing Address: P.O. Box 845, Eastman, GA 31023

PIN: 7-0976C-01-001

Property Address: 0 Highway 30, Port Wentworth, GA 31407

Owner(s) Name: Donald C. Works, III, Successor-Trustee of The Inez Keller Works Living Trust Agreement dated June 3, 1985

Mailing Address: 390 North Orange Avenue, Ste. 1285, Orlando, FL 32801

Melanie Ellis

From: Phillip McCorkle <prm@mccorklejohnson.com>
Sent: Tuesday, February 16, 2021 4:31 PM
To: Melanie Ellis
Cc: Brian Harvey; Kristen St John; Long, Nathan
Subject: RE: ZMA 7-0976C-01-004 HWY 30 Application

Melanie

Adding the P to the application is fine.

Nathan, see below. Please get another check out to Melanie in the correct amount as soon as possible, preferably tomorrow. She will give you back the original check. If this is a problem let me know asap.

Thanks

Phillip

Phillip R. McCorkle

Partner | McCorkle, Johnson & McCoy, LLP
 319 Tattnall Street | Savannah, Georgia 31401
 Phone: (912) 232-6000 | Direct Dial: (912) 232-7416
 Fax: (912) 231-2038 | [Website](#)



**McCorkle, Johnson
& McCoy, LLP**

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PLEASE NOTE: Georgia Good Funds Law: All funds exceeding the sum of \$5,000.00 required for any real estate closing shall be in the form of wire transfer only pursuant to O.C.G.A. § 44-14-13.

From: Melanie Ellis [mailto:mellis@cityofportwentworth.com]
Sent: Tuesday, February 16, 2021 4:15 PM
To: Phillip McCorkle <prm@mccorklejohnson.com>
Cc: Brian Harvey <bharvey@cityofportwentworth.com>; Kristen St John <kstjohn@cityofportwentworth.com>
Subject: ZMA 7-0976C-01-004 HWY 30 Application
Importance: High

Attachment: ZMA 7-0976C-01-004 HWY 30 PC3-PRM MARCH 2021-APPLICATION (2395 : Zoning Map Amendment PIN # 7-0976C-01-004

SITE SUMMARY	
PIN: 7-0976C-01-004	
SITE	20.42 AC.
WETLAND	1.37 AC.
UPLAND	18.45 AC.
OPEN SPACE REQUIRED	20%
OPEN SPACE PROVIDED	60%
TOTAL UNITS	235 UNITS
PARKING REQUIRED	397 SPACES
PARKING PROVIDED	452 SPACES
GARAGES	60 SPACES
SURFACE	392 SPACES
PARKING RATIO	1.92/UNIT



PORT WENTWORTH MULTI-FAMILY
PORT WENTWORTH, GA

THOMAS & HUTTON

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

MEMORANDUM

TO: Nathan Long, P.E.
FROM: Mary Bogart, P.E.
DATE: February 18, 2021
RE: Trip Generation Calculations for Port Wentworth Rezoning
J 28972.0000

Introduction

An application for the rezoning of the Port Wentworth Multi-Family parcel from Planned Commercial (P-C-3) to Residential Multi-Family (P-R-M) has been filed with the City of Port Wentworth, GA. Access to the site is proposed from GA Highway 30.

The proposed P-R-M zone is intended for multi-family residential developments. Based upon current forecasts, the proposed land uses within the site are residential (apartments) with a proposed density of 11.5 dwelling units per acre. Allowable density in the P-R-M zone is up to 18 dwelling units per acre.

This memo addresses the volume of traffic that would typically be generated by the existing and proposed zoning designations.

Existing Commercial P-C-3 Zoning

Allowable uses within a P-C-3 zone include offices, banks, restaurants, and most types of retail establishments, including hardware, clothing, automobile parts, pharmacy, and grocery stores. With 17.3 acres of upland, developable land, traffic projections for three different scenarios of various permitted uses are shown in Table 1. Building sizes are based on estimated density of 10,000 sf of building per developable acre.

Table 1. Projected Traffic Volumes – Commercial P-C-3 Zoning

Land Use	ADT	AM Peak Hr	PM Peak Hr
Scenario 1 – Retail	6,531	163	659
Scenario 2 – Retail, Supermarket, Restaurant	7,405	279	522
Scenario 3 – Retail & Office	3,789	187	286

*ADT = Average Daily Traffic

Memorandum to
Nathan Long
February 18, 2021
Page 2

Proposed Residential Multi-Family Zoning

Permitted uses within a P-R-M zone include residential uses. Traffic projections for various residential uses in the proposed P-R-M zone are shown in Table 2. The number of residential units is based on the maximum allowable density per the zoning ordinance.

Table 2. Projected Traffic Volumes – Residential Multi-Family Zoning **at Maximum Density**

Land Use	ADT	AM Peak Hr	PM Peak Hr
Residential – Apartment/Multi-family at 18 Dwelling Units per Acre	2,277	143	174
Residential – Duplex Housing at 12 DU/Acre	2,077	163	218

The proposed Port Wentworth Multi-Family development proposes apartments built at a density of 11.5 dwelling units per acre. This results in projected traffic volumes as shown in Table 3.

Table 3. Projected Traffic Volumes for **Proposed Use**

Land Use	ADT	AM Peak Hr	PM Peak Hr
Residential – Apartments at 11.5 Dwelling Units per Acre	1,720	108	132

As shown, at maximum allowable density, the proposed zoning would generate a maximum of 2,077 to 2,277 daily trips, 163 am peak hour trips, and 218 pm peak hour trips. The actual proposed use has a density of 11.5 dwelling units per acre, and would generate 1,720 daily trips, 108 am peak hour trips, and 132 pm peak hour trips.

Also shown, at a conservative density of 10,000 sf of building per developable acre, development under the existing zoning would likely generate more trips than the proposed zoning. The three development scenarios studied showed that the ranges of ADT are 3,789 to 7,405 trips; am peak hour are 163 to 279 trips; and pm peak hour are 286 to 659 trips.

In general, residential uses generate less traffic than retail. A sampling of daily trip rates, converted to trips per acre, for various land uses is presented in Table 4, and supporting calculations are in the Appendix. All retail trip rates assume 10,000 sf of building per acre. Land uses with lower trip rates generate less traffic than land uses with higher trip rates.

As shown in Table 4, all allowable commercial uses in the P-C-3 zone, with the exception of offices, generate more traffic than do the allowable uses in the proposed P-R-M zone. (It is highly unlikely that this parcel would be developed entirely as office space.)

Table 4. 24 Hour Trip Rates for Various Uses

Land Use	24 Hour Trip Rate (trips/acre)
Townhouses/Apartments	132
Duplex Housing	113
Shopping Center	377.5
Discount Club Store	418
Office Park	110.7
Supermarket	854 to 1067
High Turnover Restaurant	168.3
Fast Food Restaurant	659.3

Note: Lower trip rates generate less traffic.

Roadway Network

Construction of a new roadway that connects GA 30 to Benton Boulevard provides some re-assignment of traffic from GA 21/Augusta Road to Benton Boulevard. This new roadway provides an additional access route to I-95 and points south and west to/from the project location, reducing the volume of site traffic that would otherwise use GA 21/Augusta Road.

Conclusion

A comparison of traffic projections for the existing P-C-3 zoning and the proposed P-R-M zoning shows that the proposed zoning change will result in a land use that generates less traffic than all land uses allowed under the existing zoning except office use. The comparison shows that the proposed P-R-M zoning would generate a maximum of 2,077 to 2,277 daily trips, 163 am peak hour trips, and 218 pm peak hour trips. Comparatively, the existing commercial zoning could result in 3,789 to 7,405 new trips per day; 163 to 279 am peak hour trips; and 286 to 659 pm peak hour trips.

The proposed zoning change would result in 45% less ADT than the three scenarios studied under the current zoning. Comparing the allowable land uses in Table 4, the proposed zoning would generate between 21% and 87% less traffic than the allowed commercial land uses, excluding the unlikely development of office space.

PORT WENTWORTH MULTI-FAMILY
MEMO FOR PROPOSED RE-ZONING
APPENDIX

TRIP GENERATION CALCULATIONS - PORT WENTWORTH MULTI-FAMILY SITE

EXISTING PLANNED COMMERCIAL ZONING

28972.0000

SCENARIO 1

ITE LAND USE CODE	DESCRIPTION	SIZE	ADT		AM PEAK HOUR			PM PEAK HOUR				
			TRIP RATE	ADT	TRIP RATE	AM TRIPS	TRIPS ENTER	TRIPS EXIT	TRIP RATE	PM TRIPS	TRIPS ENTER	TRIPS EXIT
820	Shopping Center (ksf)	173	37.75	6531	0.94	163	101	62	3.81	659	316	343
	TOTAL			6531		163	101	62		659	316	343

SCENARIO 2

ITE LAND USE CODE	DESCRIPTION	SIZE	ADT		AM PEAK HOUR			PM PEAK HOUR				
			TRIP RATE	ADT	TRIP RATE	AM TRIPS	TRIPS ENTER	TRIPS EXIT	TRIP RATE	PM TRIPS	TRIPS ENTER	TRIPS EXIT
820	Shopping Center (ksf)	93	37.75	3511	0.94	87	54	33	3.81	354	170	184
850	Supermarket (ksf)	45	106.78	4805	3.82	172	103	69	9.24	416	212	204
934	Fast Food Restaurant w/ Drive Thru(ksf)	2.5	470.95	1177	40.19	100	51	49	32.67	82	42	39
	Multi-use Capture - Retail					18	5	13		20	11	9
	Multi-use Capture - Restaur't					24	17	7		28	12	16
	Pass-By Trips - Retail					0	0	0		255	126	129
	Pass-By Trips - Restaur't					38	17	21		27	15	12
	TOTAL			7405		279	169	110		522	260	261

* total ADT adjusted for multi-use capture and pass by traffic

SCENARIO 3

ITE LAND USE CODE	DESCRIPTION	SIZE	ADT		AM PEAK HOUR			PM PEAK HOUR				
			TRIP RATE	ADT	TRIP RATE	AM TRIPS	TRIPS ENTER	TRIPS EXIT	TRIP RATE	PM TRIPS	TRIPS ENTER	TRIPS EXIT
820	Shopping Center (ksf)	86	37.75	3247	0.94	81	50	31	3.81	328	157	170
750	Office Park (ksf)	87	11.07	963	1.44	125	111	14	1.07	93	7	87
	Multi-use Capture - Retail					11	5	6		15	13	2
	Multi-use Capture - Office					8	4	4		14	2	12
	Pass-By Trips - Retail					0	0	0		106	49	57
	TOTAL *			3789		187	152	35		286	100	186

* total ADT adjusted for multi-use capture and pass by traffic

TRIP GENERATION CALCULATIONS - PORT WENTWORTH MULTI-FAMILY SITE

28972.0000

PROPOSED RESIDENTIAL MULTI-FAMILY ZONING AT MAXIMUM DENSITY

ITE LAND USE CODE	DESCRIPTION	SIZE (Dwell. Units)	ADT		AM PEAK HOUR			PM PEAK HOUR				
			TRIP RATE	ADT	TRIP RATE	AM TRIPS	TRIPS ENTER	TRIPS EXIT	TRIP RATE	PM TRIPS	TRIPS ENTER	TRIPS EXIT
220	Low Rise Attached Housing (Dwell Units)	311	7.32	2277	0.46	143	33	110	0.56	174	110	64
221	Mid Rise Attached Housing (Dwell Units)	311	5.44	1692	0.36	112	29	83	0.41	128	77	51
210	Duplex Housing (Dwell Units)	220	9.44	2077	0.74	163	41	122	0.99	218	137	81

TRIP GENERATION CALCULATIONS - PORT WENTWORTH MULTI-FAMILY SITE

RESIDENTIAL MULTI-FAMILY ZONING AT PROPOSED DENSITY

ITE LAND USE CODE	DESCRIPTION	SIZE (Dwell. Units)	ADT		AM PEAK HOUR			PM PEAK HOUR				
			TRIP RATE	ADT	TRIP RATE	AM TRIPS	TRIPS ENTER	TRIPS EXIT	TRIP RATE	PM TRIPS	TRIPS ENTER	TRIPS EXIT
220	Low Rise Attached Housing (Dwell Units)	235	7.32	1720	0.46	108	25	83	0.56	132	83	49

Attachment: ZMA 7-0976C-01-004 HWY 30 PC3-PRM MARCH 2021-TRAFFIC MEMO 2.18.21 (2395 : Zoning Map Amendment PIN # 7-0976C-01-

24 Hour Trip Generation Rate per Acre for Various Uses

ITE Land Code	Description	ITE Trip Rate per ksf *	ksf per Acre	Trips per Acre
820	Shopping Center	37.75	10	378
857	Discount Club Store	41.8	10	418
750	Office Park	11.07	10	111
850	Supermarket Case 1	106.78	8	854
850	Supermarket Case 2	106.78	10	1068
932	High Turnover Restaurant	112.18	1.5	168
934	Fast Food Restaurant	470.95	1.4	659

ITE Land Code	Description	ITE Trip Rate per Dwell Unit *	Dwell. Units per Acre	24 Hr Trips per Acre
220	Low Rise Multi-Family	7.32	18	131.8
221	Mid-Rise Multi-Family	5.44	18	97.9
210	Duplex Housing	9.44	12	113.3

* Source: Trip Generation, 9th Edition, ITE, 2017
 ksf = 10,000 square feet of building

NCHRP 684 Internal Trip Capture Estimation Tool			
Project Name:	Port Wentworth Multi-Family	Organization:	Thomas & Hutton
Project Location:	Port Wentworth, GA	Performed By:	MB
Scenario Description:	Option 2	Date:	2/18/2021
Analysis Year:	2021	Checked By:	DPE
Analysis Period:	AM Street Peak Hour	Date:	

Table 1-A: Base Vehicle-Trip Generation Estimates (Single-Use Site Estimate)						
Land Use	Development Data (For Information Only)			Estimated Vehicle-Trips ³		
	ITE LUCs ¹	Quantity	Units	Total	Entering	Exiting
Office				0		
Retail				259	157	102
Restaurant				100	51	49
Cinema/Entertainment				0		
Residential				0		
Hotel				0		
All Other Land Uses ²				0		
				359	208	151

Table 2-A: Mode Split and Vehicle Occupancy Estimates						
Land Use	Entering Trips			Exiting Trips		
	Veh. Occ. ⁴	% Transit	% Non-Motorized	Veh. Occ. ⁴	% Transit	% Non-Motorized
Office						
Retail	1.30			1.30		
Restaurant	1.00			1.00		
Cinema/Entertainment						
Residential						
Hotel						
All Other Land Uses ²						

Table 3-A: Average Land Use Interchange Distances (Feet Walking Distance)						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office						
Retail						
Restaurant						
Cinema/Entertainment						
Residential						
Hotel						

Table 4-A: Internal Person-Trip Origin-Destination Matrix*						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		0	0	0	0	0
Retail	0		17	0	0	0
Restaurant	0	7		0	0	0
Cinema/Entertainment	0	0	0		0	0
Residential	0	0	0	0		0
Hotel	0	0	0	0	0	

Table 5-A: Computations Summary			
	Total	Entering	Exiting
All Person-Trips	437	255	182
Internal Capture Percentage	11%	9%	13%
External Vehicle-Trips ⁵	317	186	131
External Transit-Trips ⁶	0	0	0
External Non-Motorized Trips ⁶	0	0	0

Table 6-A: Internal Trip Capture Percentages by Land Use		
Land Use	Entering Trips	Exiting Trips
Office	N/A	N/A
Retail	3%	13%
Restaurant	33%	14%
Cinema/Entertainment	N/A	N/A
Residential	N/A	N/A
Hotel	N/A	N/A

¹Land Use Codes (LUCs) from *Trip Generation Manual*, published by the Institute of Transportation Engineers.

²Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator.

³Enter trips assuming no transit or non-motorized trips (as assumed in *ITE Trip Generation Manual*).

⁴Enter vehicle occupancy assumed in Table 1-A vehicle trips. If vehicle occupancy changes for proposed mixed-use project, manual adjustments must be made to Tables 5-A, 9-A (O and D). Enter transit, non-motorized percentages that will result with proposed mixed-use project complete.

⁵Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-A.

⁶Person-Trips

*Indicates computation that has been rounded to the nearest whole number.

Estimation Tool Developed by the Texas A&M Transportation Institute - Version 2013.1

Project Name:	Port Wentworth Multi-Family
Analysis Period:	AM Street Peak Hour

Table 7-A: Conversion of Vehicle-Trip Ends to Person-Trip Ends						
Land Use	Table 7-A (D): Entering Trips			Table 7-A (O): Exiting Trips		
	Veh. Occ.	Vehicle-Trips	Person-Trips*	Veh. Occ.	Vehicle-Trips	Person-Trips*
Office	1.00	0	0	1.00	0	0
Retail	1.30	157	204	1.30	102	133
Restaurant	1.00	51	51	1.00	49	49
Cinema/Entertainment	1.00	0	0	1.00	0	0
Residential	1.00	0	0	1.00	0	0
Hotel	1.00	0	0	1.00	0	0

Table 8-A (O): Internal Person-Trip Origin-Destination Matrix (Computed at Origin)						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		0	0	0	0	0
Retail	39		17	0	19	0
Restaurant	15	7		0	2	1
Cinema/Entertainment	0	0	0		0	0
Residential	0	0	0	0		0
Hotel	0	0	0	0	0	

Table 8-A (D): Internal Person-Trip Origin-Destination Matrix (Computed at Destination)						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		65	12	0	0	0
Retail	0		26	0	0	0
Restaurant	0	16		0	0	0
Cinema/Entertainment	0	0	0		0	0
Residential	0	35	10	0		0
Hotel	0	8	3	0	0	

Table 9-A (D): Internal and External Trips Summary (Entering Trips)						
Destination Land Use	Person-Trip Estimates			External Trips by Mode*		
	Internal	External	Total	Vehicles ¹	Transit ²	Non-Motorized ²
Office	0	0	0	0	0	0
Retail	7	197	204	152	0	0
Restaurant	17	34	51	34	0	0
Cinema/Entertainment	0	0	0	0	0	0
Residential	0	0	0	0	0	0
Hotel	0	0	0	0	0	0
All Other Land Uses ³	0	0	0	0	0	0

Table 9-A (O): Internal and External Trips Summary (Exiting Trips)						
Origin Land Use	Person-Trip Estimates			External Trips by Mode*		
	Internal	External	Total	Vehicles ¹	Transit ²	Non-Motorized ²
Office	0	0	0	0	0	0
Retail	17	116	133	89	0	0
Restaurant	7	42	49	42	0	0
Cinema/Entertainment	0	0	0	0	0	0
Residential	0	0	0	0	0	0
Hotel	0	0	0	0	0	0
All Other Land Uses ³	0	0	0	0	0	0

¹Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-A
²Person-Trips
³Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator
*Indicates computation that has been rounded to the nearest whole number.

NCHRP 684 Internal Trip Capture Estimation Tool			
Project Name:	Port Wentworth Multi-Family	Organization:	Thomas & Hutton
Project Location:	Port Wentworth, GA	Performed By:	MB
Scenario Description:	Option 2	Date:	2/18/2021
Analysis Year:	2021	Checked By:	DPE
Analysis Period:	PM Street Peak Hour	Date:	

Table 1-P: Base Vehicle-Trip Generation Estimates (Single-Use Site Estimate)						
Land Use	Development Data (For Information Only)			Estimated Vehicle-Trips ³		
	ITE LUCs ¹	Quantity	Units	Total	Entering	Exiting
Office				0		
Retail				770	382	388
Restaurant				81	42	39
Cinema/Entertainment				0		
Residential				0		
Hotel				0		
All Other Land Uses ²				0		
				851	424	427

Table 2-P: Mode Split and Vehicle Occupancy Estimates						
Land Use	Entering Trips			Exiting Trips		
	Veh. Occ. ⁴	% Transit	% Non-Motorized	Veh. Occ. ⁴	% Transit	% Non-Motorized
Office						
Retail	1.40			1.40		
Restaurant	1.00			1.00		
Cinema/Entertainment						
Residential						
Hotel						
All Other Land Uses ²						

Table 3-P: Average Land Use Interchange Distances (Feet Walking Distance)						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office						
Retail						
Restaurant						
Cinema/Entertainment						
Residential						
Hotel						

Table 4-P: Internal Person-Trip Origin-Destination Matrix*						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		0	0	0	0	0
Retail	0		12	0	0	0
Restaurant	0	16		0	0	0
Cinema/Entertainment	0	0	0		0	0
Residential	0	0	0	0		0
Hotel	0	0	0	0	0	

Table 5-P: Computations Summary			
	Total	Entering	Exiting
All Person-Trips	1,159	577	582
Internal Capture Percentage	5%	5%	5%
External Vehicle-Trips ⁵	803	401	402
External Transit-Trips ⁶	0	0	0
External Non-Motorized Trips ⁶	0	0	0

Table 6-P: Internal Trip Capture Percentages by Land Use		
Land Use	Entering Trips	Exiting Trips
Office	N/A	N/A
Retail	3%	2%
Restaurant	29%	41%
Cinema/Entertainment	N/A	N/A
Residential	N/A	N/A
Hotel	N/A	N/A

¹ Land Use Codes (LUCs) from <i>Trip Generation Manual</i> , published by the Institute of Transportation Engineers.
² Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator.
³ Enter trips assuming no transit or non-motorized trips (as assumed in <i>ITE Trip Generation Manual</i>).
⁴ Enter vehicle occupancy assumed in Table 1-P vehicle trips. If vehicle occupancy changes for proposed mixed-use project, manual adjustments must be
⁵ Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-P.
⁶ Person-Trips
[*] Indicates computation that has been rounded to the nearest whole number.
Estimation Tool Developed by the Texas A&M Transportation Institute - Version 2013.1

Project Name:	Port Wentworth Multi-Family
Analysis Period:	PM Street Peak Hour

Table 7-P: Conversion of Vehicle-Trip Ends to Person-Trip Ends						
Land Use	Table 7-P (D): Entering Trips			Table 7-P (O): Exiting Trips		
	Veh. Occ.	Vehicle-Trips	Person-Trips*	Veh. Occ.	Vehicle-Trips	Person-Trips*
Office	1.00	0	0	1.00	0	0
Retail	1.40	382	535	1.40	388	543
Restaurant	1.00	42	42	1.00	39	39
Cinema/Entertainment	1.00	0	0	1.00	0	0
Residential	1.00	0	0	1.00	0	0
Hotel	1.00	0	0	1.00	0	0

Table 8-P (O): Internal Person-Trip Origin-Destination Matrix (Computed at Origin)						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		0	0	0	0	0
Retail	11		157	22	141	27
Restaurant	1	16		3	7	3
Cinema/Entertainment	0	0	0		0	0
Residential	0	0	0	0		0
Hotel	0	0	0	0	0	

Table 8-P (D): Internal Person-Trip Origin-Destination Matrix (Computed at Destination)						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		43	1	0	0	0
Retail	0		12	0	0	0
Restaurant	0	268		0	0	0
Cinema/Entertainment	0	21	1		0	0
Residential	0	54	6	0		0
Hotel	0	11	2	0	0	

Table 9-P (D): Internal and External Trips Summary (Entering Trips)						
Destination Land Use	Person-Trip Estimates			External Trips by Mode*		
	Internal	External	Total	Vehicles ¹	Transit ²	Non-Motorized ²
Office	0	0	0	0	0	0
Retail	16	519	535	371	0	0
Restaurant	12	30	42	30	0	0
Cinema/Entertainment	0	0	0	0	0	0
Residential	0	0	0	0	0	0
Hotel	0	0	0	0	0	0
All Other Land Uses ³	0	0	0	0	0	0

Table 9-P (O): Internal and External Trips Summary (Exiting Trips)						
Origin Land Use	Person-Trip Estimates			External Trips by Mode*		
	Internal	External	Total	Vehicles ¹	Transit ²	Non-Motorized ²
Office	0	0	0	0	0	0
Retail	12	531	543	379	0	0
Restaurant	16	23	39	23	0	0
Cinema/Entertainment	0	0	0	0	0	0
Residential	0	0	0	0	0	0
Hotel	0	0	0	0	0	0
All Other Land Uses ³	0	0	0	0	0	0

¹Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-P
²Person-Trips
³Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator
^{*}Indicates computation that has been rounded to the nearest whole number.

NCHRP 684 Internal Trip Capture Estimation Tool			
Project Name:	Port Wentworth	Organization:	Thomas & Hutton
Project Location:	Port Wentworth, GA	Performed By:	MB
Scenario Description:	Option 3	Date:	2/17/2021
Analysis Year:	2021	Checked By:	DPE
Analysis Period:	AM Street Peak Hour	Date:	

Table 1-A: Base Vehicle-Trip Generation Estimates (Single-Use Site Estimate)						
Land Use	Development Data (For Information Only)			Estimated Vehicle-Trips ³		
	ITE LUCs ¹	Quantity	Units	Total	Entering	Exiting
Office				125	111	14
Retail				81	50	31
Restaurant				0		
Cinema/Entertainment				0		
Residential				0		
Hotel				0		
All Other Land Uses ²				0		
				206	161	45

Table 2-A: Mode Split and Vehicle Occupancy Estimates						
Land Use	Entering Trips			Exiting Trips		
	Veh. Occ. ⁴	% Transit	% Non-Motorized	Veh. Occ. ⁴	% Transit	% Non-Motorized
Office	1.50			1.50		
Retail	1.30			1.30		
Restaurant						
Cinema/Entertainment						
Residential						
Hotel						
All Other Land Uses ²						

Table 3-A: Average Land Use Interchange Distances (Feet Walking Distance)						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office						
Retail						
Restaurant						
Cinema/Entertainment						
Residential						
Hotel						

Table 4-A: Internal Person-Trip Origin-Destination Matrix*						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		6	0	0	0	0
Retail	7		0	0	0	0
Restaurant	0	0		0	0	0
Cinema/Entertainment	0	0	0		0	0
Residential	0	0	0	0		0
Hotel	0	0	0	0	0	

Table 5-A: Computations Summary			
	Total	Entering	Exiting
All Person-Trips	293	232	61
Internal Capture Percentage	9%	6%	21%
External Vehicle-Trips ⁵	187	152	35
External Transit-Trips ⁶	0	0	0
External Non-Motorized Trips ⁶	0	0	0

Table 6-A: Internal Trip Capture Percentages by Land Use		
Land Use	Entering Trips	Exiting Trips
Office	4%	29%
Retail	9%	18%
Restaurant	N/A	N/A
Cinema/Entertainment	N/A	N/A
Residential	N/A	N/A
Hotel	N/A	N/A

¹Land Use Codes (LUCs) from *Trip Generation Manual*, published by the Institute of Transportation Engineers.

²Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator.

³Enter trips assuming no transit or non-motorized trips (as assumed in *ITE Trip Generation Manual*).

⁴Enter vehicle occupancy assumed in Table 1-A vehicle trips. If vehicle occupancy changes for proposed mixed-use project, manual adjustments must be made to Tables 5-A, 9-A (O and D). Enter transit, non-motorized percentages that will result with proposed mixed-use project complete.

⁵Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-A.

⁶Person-Trips

*Indicates computation that has been rounded to the nearest whole number.

Estimation Tool Developed by the Texas A&M Transportation Institute - Version 2013.1

Project Name:	Port Wentworth
Analysis Period:	AM Street Peak Hour

Table 7-A: Conversion of Vehicle-Trip Ends to Person-Trip Ends						
Land Use	Table 7-A (D): Entering Trips			Table 7-A (O): Exiting Trips		
	Veh. Occ.	Vehicle-Trips	Person-Trips*	Veh. Occ.	Vehicle-Trips	Person-Trips*
Office	1.50	111	167	1.50	14	21
Retail	1.30	50	65	1.30	31	40
Restaurant	1.00	0	0	1.00	0	0
Cinema/Entertainment	1.00	0	0	1.00	0	0
Residential	1.00	0	0	1.00	0	0
Hotel	1.00	0	0	1.00	0	0

Table 8-A (O): Internal Person-Trip Origin-Destination Matrix (Computed at Origin)						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		6	13	0	0	0
Retail	12		5	0	6	0
Restaurant	0	0		0	0	0
Cinema/Entertainment	0	0	0		0	0
Residential	0	0	0	0		0
Hotel	0	0	0	0	0	

Table 8-A (D): Internal Person-Trip Origin-Destination Matrix (Computed at Destination)						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		21	0	0	0	0
Retail	7		0	0	0	0
Restaurant	23	5		0	0	0
Cinema/Entertainment	0	0	0		0	0
Residential	5	11	0	0		0
Hotel	5	3	0	0	0	

Table 9-A (D): Internal and External Trips Summary (Entering Trips)						
Destination Land Use	Person-Trip Estimates			External Trips by Mode*		
	Internal	External	Total	Vehicles ¹	Transit ²	Non-Motorized ²
Office	7	160	167	107	0	0
Retail	6	59	65	45	0	0
Restaurant	0	0	0	0	0	0
Cinema/Entertainment	0	0	0	0	0	0
Residential	0	0	0	0	0	0
Hotel	0	0	0	0	0	0
All Other Land Uses ³	0	0	0	0	0	0

Table 9-A (O): Internal and External Trips Summary (Exiting Trips)						
Origin Land Use	Person-Trip Estimates			External Trips by Mode*		
	Internal	External	Total	Vehicles ¹	Transit ²	Non-Motorized ²
Office	6	15	21	10	0	0
Retail	7	33	40	25	0	0
Restaurant	0	0	0	0	0	0
Cinema/Entertainment	0	0	0	0	0	0
Residential	0	0	0	0	0	0
Hotel	0	0	0	0	0	0
All Other Land Uses ³	0	0	0	0	0	0

¹Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-A
²Person-Trips
³Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator
*Indicates computation that has been rounded to the nearest whole number.

NCHRP 684 Internal Trip Capture Estimation Tool			
Project Name:	Port Wentworth	Organization:	Thomas & Hutton
Project Location:	Port Wentworth, GA	Performed By:	MB
Scenario Description:	Option 3	Date:	2/17/2021
Analysis Year:	2021	Checked By:	DPE
Analysis Period:	PM Street Peak Hour	Date:	

Table 1-P: Base Vehicle-Trip Generation Estimates (Single-Use Site Estimate)						
Land Use	Development Data (For Information Only)			Estimated Vehicle-Trips ³		
	ITE LUCs ¹	Quantity	Units	Total	Entering	Exiting
Office				94	7	87
Retail				327	157	170
Restaurant				0		
Cinema/Entertainment				0		
Residential				0		
Hotel				0		
All Other Land Uses ²				0		
				421	164	257

Table 2-P: Mode Split and Vehicle Occupancy Estimates						
Land Use	Entering Trips			Exiting Trips		
	Veh. Occ. ⁴	% Transit	% Non-Motorized	Veh. Occ. ⁴	% Transit	% Non-Motorized
Office	1.50			1.50		
Retail	1.40			1.40		
Restaurant						
Cinema/Entertainment						
Residential						
Hotel						
All Other Land Uses ²						

Table 3-P: Average Land Use Interchange Distances (Feet Walking Distance)						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office						
Retail						
Restaurant						
Cinema/Entertainment						
Residential						
Hotel						

Table 4-P: Internal Person-Trip Origin-Destination Matrix*						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		18	0	0	0	0
Retail	3		0	0	0	0
Restaurant	0	0		0	0	0
Cinema/Entertainment	0	0	0		0	0
Residential	0	0	0	0		0
Hotel	0	0	0	0	0	

Table 5-P: Computations Summary			
	Total	Entering	Exiting
All Person-Trips	600	231	369
Internal Capture Percentage	7%	9%	6%
External Vehicle-Trips ⁵	392	149	243
External Transit-Trips ⁶	0	0	0
External Non-Motorized Trips ⁶	0	0	0

Table 6-P: Internal Trip Capture Percentages by Land Use		
Land Use	Entering Trips	Exiting Trips
Office	27%	14%
Retail	8%	1%
Restaurant	N/A	N/A
Cinema/Entertainment	N/A	N/A
Residential	N/A	N/A
Hotel	N/A	N/A

¹Land Use Codes (LUCs) from *Trip Generation Manual*, published by the Institute of Transportation Engineers.

²Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator.

³Enter trips assuming no transit or non-motorized trips (as assumed in *ITE Trip Generation Manual*).

⁴Enter vehicle occupancy assumed in Table 1-P vehicle trips. If vehicle occupancy changes for proposed mixed-use project, manual adjustments must be made.

⁵Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-P.

⁶Person-Trips

*Indicates computation that has been rounded to the nearest whole number.

Estimation Tool Developed by the Texas A&M Transportation Institute - Version 2013.1

Project Name:	Port Wentworth
Analysis Period:	PM Street Peak Hour

Table 7-P: Conversion of Vehicle-Trip Ends to Person-Trip Ends						
Land Use	Table 7-P (D): Entering Trips			Table 7-P (O): Exiting Trips		
	Veh. Occ.	Vehicle-Trips	Person-Trips*	Veh. Occ.	Vehicle-Trips	Person-Trips*
Office	1.50	7	11	1.50	87	131
Retail	1.40	157	220	1.40	170	238
Restaurant	1.00	0	0	1.00	0	0
Cinema/Entertainment	1.00	0	0	1.00	0	0
Residential	1.00	0	0	1.00	0	0
Hotel	1.00	0	0	1.00	0	0

Table 8-P (O): Internal Person-Trip Origin-Destination Matrix (Computed at Origin)						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		26	5	0	3	0
Retail	5		69	10	62	12
Restaurant	0	0		0	0	0
Cinema/Entertainment	0	0	0		0	0
Residential	0	0	0	0		0
Hotel	0	0	0	0	0	

Table 8-P (D): Internal Person-Trip Origin-Destination Matrix (Computed at Destination)						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		18	0	0	0	0
Retail	3		0	0	0	0
Restaurant	3	110		0	0	0
Cinema/Entertainment	1	9	0		0	0
Residential	6	22	0	0		0
Hotel	0	4	0	0	0	

Table 9-P (D): Internal and External Trips Summary (Entering Trips)						
Destination Land Use	Person-Trip Estimates			External Trips by Mode*		
	Internal	External	Total	Vehicles ¹	Transit ²	Non-Motorized ²
Office	3	8	11	5	0	0
Retail	18	202	220	144	0	0
Restaurant	0	0	0	0	0	0
Cinema/Entertainment	0	0	0	0	0	0
Residential	0	0	0	0	0	0
Hotel	0	0	0	0	0	0
All Other Land Uses ³	0	0	0	0	0	0

Table 9-P (O): Internal and External Trips Summary (Exiting Trips)						
Origin Land Use	Person-Trip Estimates			External Trips by Mode*		
	Internal	External	Total	Vehicles ¹	Transit ²	Non-Motorized ²
Office	18	113	131	75	0	0
Retail	3	235	238	168	0	0
Restaurant	0	0	0	0	0	0
Cinema/Entertainment	0	0	0	0	0	0
Residential	0	0	0	0	0	0
Hotel	0	0	0	0	0	0
All Other Land Uses ³	0	0	0	0	0	0

¹Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-P
²Person-Trips
³Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator
*Indicates computation that has been rounded to the nearest whole number.



Planning Commission
305 South Coastal Highway
Port Wentworth, GA 31407

Meeting: 03/08/21 06:30 PM
Department: Development Services
Category: Planning/Zoning Item
Prepared By: Melanie Ellis
Department Head: Brian Harvey

SCHEDULED

AGENDA ITEM (ID # 2396)

DOC ID: 2396

Site Plan Review Application submitted by Phillip McCorkle, McCorkle, Johnson, McCoy, LLP., of behalf of R&R Property Ventures, LLC., for PIN # 7-0976C-01-004 (Highway 30) to allow a multi-family development in a P-R-M (Planned Multi-Family Residential) Zoning District.

Issue/Item: Site Plan Review Application submitted by Phillip McCorkle, McCorkle, Johnson, McCoy, LLP., of behalf of R&R Property Ventures, LLC., for PIN # 7-0976C-01-004 (Highway 30) to allow a multi-family development in a P-R-M (Planned Multi-Family Residential) Zoning District.

Background: The subject property is currently vacant woodland. There are no buildings or structures on the subject property.

Facts and Findings: There is a pending application to rezone the property from P-C-3 to P-R-M. The proposed project consists of 5 apartment buildings with 47 units in each, and associated parking, utilities, drainage and infrastructure improvements.

Funding: N/A

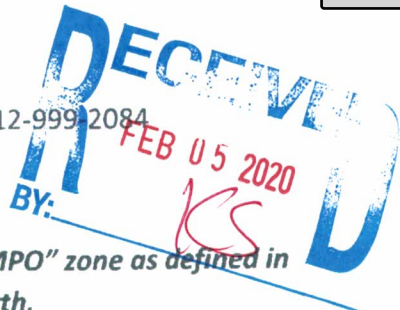
Recommendation: The Planning Commission will hear this application on Monday, March 8, 2021 at 6:30 PM.

ATTACHMENTS:

- SITE PLAN GENERAL 7-0976C-01-004 HWY 30 MARCH 2021-APPLICATION (PDF)
- SITE PLAN GENERAL 7-0976C-01-004 HWY 30 MARCH 2021-SITE PLAN 2.2.21 (PDF)

210050

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



Site Plan Review Application

Site Plan Application is required for all new construction in a "P" or "MPO" zone as defined in the Zoning Ordinance of the City of Port Wentworth.

Site Plan Type (Check One): General / Concept Specific Development
Site Plan Address: Highway 30, Port Wentworth, GA 31407
PIN #(s): 7-0976C-01-004
Zoning: R-M Estimated Cost of Construction: \$44,000,000
Type of Construction: Multifamily Residential

Applicant's Name: Parkside Equities, LLC
Mailing Address: 3525 Piedmont Road 8-205
Atlanta, GA 30305
Phone #: 404-574-5914 Email: mmeshad@easlancapital.com

Owner's Name (if Different form Applicant): R&R Property Ventures, LLC
Mailing Address: 1401 N. University Drive, Suite 401
Coral Springs, FL 33071
Phone #: 305-849-8383 Email: rayfieldreeves@gmail.com

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

[Handwritten Signature]
Applicant's Signature

[Handwritten Date]
Date

[Handwritten Signature]
Owner's Signature (If Different form Applicant)

[Handwritten Date]
Date

Please see page 2 for required submittal checklist

Attachment: SITE PLAN GENERAL 7-0976C-01-004 HWY 30 MARCH 2021-APPLICATION (2396 : Site Plan Review Application (General) PIN #

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

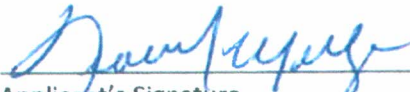
Site Plan Review Application Submittal Checklist

Documentation below is required for a complete submittal.

- Signed and Completed Application
- 3 Full size sets of site plan civil drawings or concept plan (depending on type of site plan)
- 15 half size (11" X 17") sets of site plan civil drawings or concept plan (depending on type of site plan)
- 2 copies of hydrology reports (if applicable)
- Names, mailing address, and PIN number of all property owners within 250 feet of all property lines
- 1 8 ½" X 11" of site plan civil drawings or concept plan (depending on type of site plan)
- PDF of entire submittal (either flash drive or CD)
- Other Engineering details or reports may be required once submittal has been received
- Site plan review fee check
 - No Land Disturbance- \$206.00 Site Plan Fee + \$50.00 Admin Fee = Total \$256.00
 - With Land Disturbance - \$836.00 Site Plan Fee + \$50.00 Admin Fee = Total \$886.00

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

I have read and agree to the above additional fee statement


 Applicant's Signature


 Date

Port Wentworth – Parkside Equities
Properties within 250' of 7-0978C-01-004

PIN #: 7-0976D-10-001

Property Address: Highway 30, Port Wentworth, GA 31407

Owner(s) Name: Andrea A. Anderson

Mailing Address: 120 Danbury Court, Pooler, GA 31322

PIN #: 7-0976D-06-001

Property Address: 5th Street, Port Wentworth, GA 31407

Owner(s) Name: Charmel and Chacana Gaulden

Mailing Address: 2420 AP Aureaud Avenue, New Orleans, LA 70119

PIN #: 7-0976D-05-001

Property Address: 4th Street, Port Wentworth, GA 31407

Owner(s) Name: Charmel and Chacana Gaulden

Mailing Address: 2420 AP Aureaud Avenue, New Orleans, LA 70119

PIN #: 7-0976-02-014A

Property Address: Saussy Road, Port Wentworth, GA 31407

Owner(s) Name: Matthew Jerome Jackson, Sr.

Mailing Address: 3 Winoca Drive, Garden City, GA 31408

PIN #: 7-0976-02-007

Property Address: Punkin Bridge Road, Port Wentworth, GA 31407

Owner(s) Name: Willie Steele

Mailing Address: P.O. Box 23092, Savannah, GA 31403

PIN #: 7-0976-02-038

Property Address: Saussy Road, Port Wentworth, GA 31407

Owner(s) Name: Sam L. Varnedoe, Jr. and Comer Varnedoe Immel a/k/a Comer Varnedoe Meadows

Mailing Address: P.O. Box 2379, Tybee Island, GA 31328

PIN #: 7-0976-02-027

Property Address: Berrien Road, Port Wentworth, GA 31407

Owner(s) Name: SIMZ INVESTMENT CO., L.L.C.

Mailing Address: 554 Suncrest Blvd., Savannah, GA 31410

PIN: 7-0978-05-011

Property Address: 315 Highway 30, Port Wentworth, GA 31407

Owner(s) Name: STOP N STOR 3 LLC

Mailing Address: 9100 White Bluff Road, Unit 502, Savannah, GA 31406

PIN: 7-0976C-01-003

Property Address: 0 Highway 30, Port Wentworth, GA 31407

Owner(s) Name: Donald C. Works, III, Successor-Trustee of The Inez Keller Works Living Trust Agreement dated June 3, 1985

Mailing Address: 390 North Orange Avenue, Ste. 1285, Orlando, FL 32801

PIN: 7-0976D-09-002

Property Address: 7th Street, Port Wentworth, GA 31407

Owner(s) Name: Wesley & Mary Dean Phillips

Mailing Address: 121 Varnedoe Court, Savannah, GA 31406

PIN: 7-0976C-01-002

Property Address: Highway 30, Port Wentworth, GA 31407

Owner(s) Name: H.C. WILLIAMS ROAD-INVESTMENTS, LLC

Mailing Address: P.O. Box 845, Eastman, GA 31023

PIN: 7-0976C-01-001

Property Address: 0 Highway 30, Port Wentworth, GA 31407

Owner(s) Name: Donald C. Works, III, Successor-Trustee of The Inez Keller Works Living Trust Agreement dated June 3, 1985

Mailing Address: 390 North Orange Avenue, Ste. 1285, Orlando, FL 32801

CITY OF PORT WENTWORTH
(912) 964-4379

REC#: 00302526 2/11/2021 11:11 AM
OPER: ME TERM: 011
REF#: CK 107110

TRAN: 112.0000 BLDG PERMIT
210050 256.00CR
R&R PROPERTY VENTURES, LLC
7-0976C-01-004
DEV-SPR 256.00CR

TENDERED: 256.00 CHECK
APPLIED: 256.00-

CHANGE: 0.00

Attachment: SITE PLAN GENERAL

