



CITY OF PORT WENTWORTH

PLANNING COMMISSION

OCTOBER 11, 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 - Sep 13, 2021 6:30 PM

6. ZONING MAP AMENDMENTS (REZONING)

A. Zoning Map Amendment Application submitted by Kim Thomas, The Dewitt-Tilton Group, on behalf of Brian P. Orr, Fieldstone Land Group, LLC., for PIN #'s 7-0906-02-002 & 7-0906-02-008 (8187 & 8191 Old Highway 21) to Rezone from RA (Residential Agriculture) to P-C-2 (Planned Community Business) zoning district for the purpose of a Truck Sales Business

‣Public Hearing
‣Action

B. Zoning Map Amendment Application submitted by Thomas Exley Jr., and the Estate of Thomas Exley Sr., for PIN # 7-0906-01-029 (Highway 21) to Rezone from RA (Residential Agriculture) to P-C-2 (Planned Community Business) and P-R-M (Planned Residential Multifamily) Zoning Districts for the purpose of a mixed-use development.

‣Public Hearing
‣Action

7. ZONING TEXT AMENDMENTS (ORDINANCES)

8. SITE PLAN/SUBDIVISION APPROVAL

A. Subdivision Application submitted by Jessica Vick, Roberts Civil Engineering, LLC., on behalf of Landmark 24 Homes of Savannah, LLC., for PIN # 7-0906-01-032 (Miller Park Circle) located in a P-R-M (Planned Residential Multi-Family) Zoning District for a Final Plat of a Major Subdivision (Rice Creek Tract C-2 Phase IV) for the purpose of Single-Family Homes

‣Public Hearing
‣Action

B. Site Plan Review Application submitted by NGI Acquisitions, LLC., on behalf of Tom Exley for PIN # 7-0907-01-003 (Highway 21) for a Specific Development Site Plan to allow a Multifamily Apartment Complex (Novare) in a P-RIP (Planned Residential Institutional) Zoning District

- >Public Hearing
- >Action

9. NEW BUSINESS

10. ADJOURNMENT



CITY OF PORT WENTWORTH

PLANNING COMMISSION

SEPTEMBER 13, 2021

Via Teleconference GoToMeeting

Regular Meeting

6:30 PM

7224 GA HIGHWAY 21
PORT WENTWORTH, GA 31407

1. CALL MEETING TO ORDER

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 Rolf	Planning Commissioner	Present	
Lauree Morris	Planning Commissioner	Present	
CJ Neesmith	Planning Commissioner	Present	
Gabrielle Nelson	Planning Commissioner	Present	
Brian Harvey	Director of Development Services	Present	
Melanie Ellis	Building Inspector	Present	

4. APPROVAL OF AGENDA

1. Approval of Agenda

RESULT: ADOPTED [UNANIMOUS]
MOVER: Rosetta Franklin, Planning Commissioner
SECONDER: Bill Herrin, Planning Commissioner
AYES: Herrin, Bright, Franklin, Rolf, Morris, Nelson

5. ADOPTION OF MINUTES

A. Planning Commission - Regular Meeting - Jul 12, 2021 6:30 PM

RESULT: ACCEPTED [UNANIMOUS]
MOVER: Bill Herrin, Planning Commissioner
SECONDER: Rosetta Franklin, Planning Commissioner
AYES: Herrin, Bright, Franklin, Rolf, Morris, Nelson

6. ZONING MAP AMENDMENTS (REZONING)

Minutes Acceptance: Minutes of Sep 13, 2021 6:30 PM (ADOPTION OF MINUTES)

- A. Zoning Map Amendment Application submitted by Robert L. McCorkle, III., McCorkle, Johnson & McCoy, on behalf of Thomas Lee Exley for PIN # 7-0906-01-012 (Highway 21) to Rezone from R-A (Residential Agriculture) to P-R-M (Planned Residential Multifamily) Zoning District for the purpose of a Multi-Family Apartment Development

The applicant, Robert L. McCorkle III., was present and gave a brief overview of the project and offered to answer any questions the Commission may have. Commissioner Nelson asked if City services would be able to sustain all the new residential development, traffic concerns, and school overcrowding. Mr. McCorkle responded that they do not believe that their project will overburden the City and that this project would bring in more taxes that can assist the City in acquiring more staff to support the new growth. Commissioner Morris agreed with Commissioner Nelson and stated that the Developers should consider the concerns when submitting for site plan development and the reports that are included in those submittals for review by the City engineers.

Public Comments:

-Murray Marshal spoke in favor of the application.

After the public comment section was closed, Commissioner Morris made a motion to approve the application. Commissioner Nelson seconded the motion to approve. The vote was unanimous.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Lauree Morris, Planning Commissioner
SECONDER:	Gabrielle Nelson, Planning Commissioner
AYES:	Herrin, Bright, Franklin, Rolf, Morris, Nelson

- B. Zoning Map Amendment Application submitted by Marc Liverman, Atlantic Coast Consulting, Inc., on behalf of Drayton-Parker Companies, LLC., for PIN # 7-0035-01-010 (Highway 21) to Rezone from P-C-3 (Planned General Business) to P-I-1 (Planned Industrial) Zoning District for the purpose of a Truck / Chassis Storage Yard

The applicant, Marc Liverman, and Zach Riddle was present to represent the application. Marc Liverman gave a brief overview of the project and offered to answer any questions the Commission may have. Commissioner Nelson asked that this would be a hub instead of a in / out operation all day. Mr. Liverman responded that was correct and that most of the clients that would use this as an overflow yard and storage. Commissioner Herrin asked what the hours of operation would be. Zach Riddle responded that it should be normal business hours and weekends. Commission Bright asked to verify the location of this project. Commissioner Rolf asked about the flow of traffic of the trucks and how the trucks will be stopped from making left turns out of the driveway. Mr. Riddle responded that in the contract / lease agreement with the users the truck drivers will be required to follow all traffic laws. Commissioner Franklin asked if the trucks would use the road through Amazon parking lot and exit onto Crossgate Road. Mr. Riddle responded that the trucks would not be allowed on that road and that is Amazon only road. Commissioner Morris asked about the traffic flow for trucks making a U-Turn at the red-light at Crossgate Road and if the light timing has been researched. Mr. Liverman responded that in the traffic impact assessment did not show that this facility would impact that light and that any trucks turning left into the facility would use the existing curb cut on Highway 21. There were no public comments. Commissioner Herrin made a motion to approve the application. Commissioner Bright seconded the motion to approve. Commissioners Herrin, Bright, Franklin, Rolf, Nelson voted to approve. Commissioner Morris vote could not be heard due to technical issues.

Minutes Acceptance: Minutes of Sep 13, 2021 6:30 PM (ADOPTION OF MINUTES)

RESULT: APPROVED [5 TO 0]
MOVER: Bill Herrin, Planning Commissioner
SECONDER: Rufus Bright, Planning Commissioner
AYES: Herrin, Bright, Franklin, Rolf, Nelson
AWAY: Morris

7. ZONING TEXT AMENDMENTS (ORDINANCES)

8. SITE PLAN/SUBDIVISION APPROVAL

- A. Site Plan Review Application submitted by NGI Acquisitions, LLC., on behalf of Tom Exley for PIN # 7-0907-01-003 (Highway 21) for a General Development Site Plan to allow a Multifamily Apartment Complex (Novare) in a P-RIP (Planned Residential Institutional) Zoning District

Scott Monson and Kenny Bud was present on behalf of the applicant. Mr. Monson gave an overview of the project and offered to answer any questions the Commission may have. Commissioner Herrin expressed traffic concerns on Highway 21 and how the traffic flow for the complex would be handled, what the value / rent would be for the homes, and if there would be a berm between the project and Pine Forest Subdivision. Mr. Monson responded that the entrance / exit would be approved by GDOT and there is a 50-foot vegetative buffer. Kenny Bud responded that the rent currently ranges between \$1300-\$1800.

Public Comments:

-Per Brian Harvey - Sylvia Hinley 1 Lanvale Street contacted the Development Services Office to inform that she is against the development.

After the public comment section was closed, Commissioner Rolf made a motion to Approve the application. Commissioner Bright seconded the motion to approve. Commissioners Bright, Rolf, Nelson voted Yes. Commissioners Herrin and Franklin voted No. Commissioner Morris vote could not be heard due to technical issues.

RESULT: APPROVED [3 TO 2]
MOVER: Wanda Rolf, Planning Commissioner
SECONDER: Rufus Bright, Planning Commissioner
AYES: Bright, Rolf, Nelson
NAYS: Herrin, Franklin
AWAY: Morris

- B. Site Plan Review Application submitted by Ray Pittman, Pittman Engineering, on behalf of Third Lake Development, LLC., for PIN # 7-0906-04-091 (Rice Hope Rd) for a General Development Site Plan to allow a Multifamily Development (The Cottages at Rice Hope Plantation) in a M-P-O (Master Plan Overlay) Zoning District

The applicant, Ray Pittman, was present and gave a brief overview of the project and offered to answer any questions the commission may have. Scott DeCain was also present. Commissioner Nelson asked if City services would be able to sustain all the new residential development, traffic concerns, and school overcrowding. Mr. Pittman responded that the when the original master plan was developed all the infrastructure was taken into account and that the overall amount of lots would be less than the original master plan allowed. Commissioner Bright asked about additional traffic lights and traffic concerns. Mr. Pittman stated that no traffic lights have been planned with the additional units due to that all of those concerns were addressed in the original master plan. Commissioner Rolf asked what the average number of cars per unit and if there was enough parking provided. Mr. Pittman responded that for this development there is a minimum of two parking spaces per unit. Commissioner Morris liked that this concept plan showed several areas of greenspace, and she believes the development will be very

Minutes Acceptance: Minutes of Sep 13, 2021 6:30 PM (ADOPTION OF MINUTES)

nice. Commissioner Rolf asked why these homes are for rent instead of building homes for purchase. Scott DeCain responded the Rice Hope community does have for-sale homes in future development plans.

Public Comments:

-Christine Stewart, 504 Rice Hope Plantation Road, spoke against the application due to traffic concerns and trash services.

-Madeline Quinones, 114 Parkside Blvd, spoke against the application due to traffic concerns, on-street parking, and emergency vehicle access.

-Cortrice Jackson, 305 Lakeside Blvd, spoke against the application due traffic, trash, internet capabilities.

-Gary Conway, 403 Lakeside Blvd, asked where the entrance for the plan was located.

After the public comment section was closed, Commissioner Bright made a motion to approve the application. Commissioner Rolf seconded the motion to approve. Commissioners Herrin, Bright, Franklin, Rolf, Nelson voted to approve. Commissioner Morris vote could not be heard due to technical issues.

RESULT:	APPROVED [5 TO 0]
MOVER:	Rufus Bright, Planning Commissioner
SECONDER:	Wanda Rolf, Planning Commissioner
AYES:	Herrin, Bright, Franklin, Rolf, Nelson
AWAY:	Morris

- C. Site Plan Review Application submitted by D.R. Horton on behalf of Bald Eagle Partners for PIN #'s 7-0906-04-041, 7-0906-04-042, 7-0906-04-054, 7-0906-04-063 (Lakeside Blvd) for a General Development Site Plan to allow a Residential Development (Lakeside Phases 20-30) in a M-P-O (Master Plan Overlay) Zoning District

Garrison Bryant was present on behalf of the applicant. Mr. Bryant gave a brief overview of the project and offered to answer any questions the commission may have. Commissioner Nelson asked to confirm that these homes were for purchase and not for rent. Chairman Neesmith stated that yes, they were for-sale homes. Commissioner Bright asked where these were located and if they were 3- or 4-bedroom homes. Mr. Bryant responded that they were off of Lakeside Blvd and there would be a variety of types of homes and that the majority would be for-sale and a small percentage would be for-rent.

Public Comments:

-Alfonso Ribot, 17 Wild Silk Way, asked if the HOA would be the same for the new development as the rest of Rice Hope. Mr. Decain responded that it has not been determined yet.

-Ponda Showalter, 313 Lakeside Blvd, asked what the traffic flow for the construction would be. Mr. Decain responded that he is not responsible for the construction traffic.

-Gary Conway, 403 Lakeside Blvd, asked if there would be any other access points other than Lakeside Blvd and Mulberry Blvd. Mr. DeCain responded no.

-Madeline Quinones, 114 Parkside Blvd, asked how many rentals and how many for-sale. Mr. DeCain responded about 25% for-rent and 75% for-sale.

After the public comment section was closed, Commissioner Bright voted to approve the application. Commissioner Morris seconded the motion to approve. The vote to approve was unanimous.

Minutes Acceptance: Minutes of Sep 13, 2021 6:30 PM (ADOPTION OF MINUTES)

RESULT: APPROVED [UNANIMOUS]
MOVER: Rufus Bright, Planning Commissioner
SECONDER: Lauree Morris, Planning Commissioner
AYES: Herrin, Bright, Franklin, Rolf, Morris, Nelson

- D. Site Plan Review Application submitted by Neil McKenzie, Coleman Company Inc., of behalf of LMS Real Estate Investment Management, LLC., for PIN # 7-0975-01-025 Tract B (Highway 21 / Jeffers Rd) for a Specific Development Site Plan to allow a Multi-Family Residential Development (LMS Cottages) in a P-R-M (Planned Residential Multifamily) Zoning District

The applicant, Neil McKenzie, was present. Mr. McKenzie gave an overview of the project and offered to answer any questions the Commission may have. Commissioner Bright asked which residents that they talked to about the project. Mr. McKenzie responded that there were two neighborhood meetings at the City Hall Council Chambers and both meetings were well attended. Commissioner Nelson asked about the Saussy Road improvements. Mr. McKenzie responded that the Developers would rebuild and widen Saussy Road up to the entrance of the development, which would include a dedicated right and left turn lane, and then they would mill and overlay Saussy Road up to Grant Road.

Public Comments:

-LaRay Benton, 135 Saussy Road, spoke against the applicant, stating stormwater and flooding concerns.

After the public comment section was closed, Commissioner Herrin made a motion to approve. Commissioner Rolf seconded the motion to approve. The vote to approve was unanimous.

RESULT: APPROVED [UNANIMOUS]
MOVER: Bill Herrin, Planning Commissioner
SECONDER: Wanda Rolf, Planning Commissioner
AYES: Herrin, Bright, Franklin, Rolf, Morris, Nelson

- E. Subdivision Application submitted by David Dowdy, Jackson Surveying, Inc., on behalf of Shay Anam, LLC., for a portion of PIN # 7-0037-02-004 (Magellan Blvd) located in a P-C-3 (Planned General Business) Zoning District for a Final Plat of a Minor Subdivision (Parcel 3, Former Broadman Tract) for the purpose of a Hotel Development

No one was present for the application. There were no public comments.

Commissioner Franklin made a motion to approve. Commissioner Nelson seconded the motion to approve. The vote was unanimous.

RESULT: APPROVED [UNANIMOUS]
MOVER: Rosetta Franklin, Planning Commissioner
SECONDER: Gabrielle Nelson, Planning Commissioner
AYES: Herrin, Bright, Franklin, Rolf, Morris, Nelson

- F. Subdivision Application submitted by Ray Pittman, Pittman Engineering, Co., on behalf of Bald Eagle Partners for PIN # 7-0906-04-069 (Hickory Street) located in a M-P-O (Master Plan Overlay) Zoning District for a Preliminary Plat of a Major Subdivision (Parkside at Rice Hope Phases B & C) for the purpose of Single-Family Homes

The applicant, Ray Pittman, was present. Mr. Pittman gave a brief overview of the project and offered to answer any questions the Commission may have. There were no questions from the Commission.

Public Comments:

Minutes Acceptance: Minutes of Sep 13, 2021 6:30 PM (ADOPTION OF MINUTES)

-Madeline Quinones, 114 Parkside Blvd, asked who the builder was for these homes and spoke against the application. Mr. Pittman responded that he was not sure of who the builder was.
 After the public comment section was closed, Commissioner Bright made a motion to approve the application. Commissioner Morris seconded the motion to approve. The vote to approve was unanimous.

RESULT: APPROVED [UNANIMOUS]
MOVER: Rufus Bright, Planning Commissioner
SECONDER: Lauree Morris, Planning Commissioner
AYES: Herrin, Bright, Franklin, Rolf, Morris, Nelson

9. NEW BUSINESS

10. ADJOURNMENT

A. Adjournment

RESULT: ADOPTED [UNANIMOUS]
MOVER: Rufus Bright, Planning Commissioner
SECONDER: Bill Herrin, Planning Commissioner
AYES: Herrin, Bright, Franklin, Rolf, Morris, Nelson

Chairman

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

Secretary

Minutes Acceptance: Minutes of Sep 13, 2021 6:30 PM (ADOPTION OF MINUTES)



Planning Commission
305 South Coastal Highway
Port Wentworth, GA 31407

Meeting: 10/11/21 06:30 PM
Department: Development Services
Category: Planning/Zoning Item
Prepared By: Melanie Ellis
Department Head: Brian Harvey

6.A

SCHEDULED

AGENDA ITEM (ID # 2520)

DOC ID: 2520

Zoning Map Amendment Application submitted by Kim Thomas, The Dewitt-Tilton Group, on behalf of Brian P. Orr, Fieldstone Land Group, LLC., for PIN #'s 7-0906-02-002 & 7-0906-02-008 (8187 & 8191 Old Highway 21) to Rezone from RA (Residential Agriculture) to P-C-2 (Planned Community Business) zoning district for the purpose of a Truck Sales Business

Issue/Item: Zoning Map Amendment Application submitted by Kim Thomas, The Dewitt-Tilton Group, on behalf of Brian P. Orr, Fieldstone Land Group, LLC., for PIN #'s 7-0906-02-002 & 7-0906-02-008 (8187 & 8191 Old Highway 21) to Rezone from RA (Residential Agriculture) to P-C-2 (Planned Community Business) zoning district for the purpose of a Truck Sales Business

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

Facts and Findings: The total amount of property to be rezoned is 3.933 acres. The applicant is requesting to rezone the property to P-C-2 (Planned Community Business) to develop a truck sales business. The project will also include associated parking, drainage, and water and sewer utilities.

Funding: N/A

Recommendation: The Planning Commission will hear this application on Monday, October 11, 2021 at 6:30 PM.

ATTACHMENTS:

- ZMA 7-0906-02-002, 008 ORR RA to PC2 OCT 2021 - Application (PDF)
- ZMA 7-0906-02-002, 008 ORR RA to PC2 OCT 2021 - Warranty Deed (PDF)
- ZMA 7-0906-02-002, 008 ORR RA to PC2 OCT 2021 - Plat(PDF)
- ZMA 7-0906-02-002, 008 ORR RA to PC2 OCT 2021 - Concept Plan (PDF)
- ZMA 7-0906-02-002, 008 ORR RA to PC2 OCT 2021 - Topo (PDF)
- ZMA 7-0906-02-002, 008 ORR RA to PC2 OCT 2021 - Timeline (DOCX)
- Rezoning Questions from Ordinances (DOCX)

210367

6.A.a

APPLICATION TO AMEND THE ZONING MAP OF PORT WENTWORTH, GEORGIA



Name of Applicant: The Dewitt-Tilton Group Phone #: 912-777-3404

Mailing Address: 119 Canal St. Suite 106 Pooler, GA 31322

Name of Property Owner: Brian P. Orr DBA Fieldstone Land Group, LLC Phone #: 912-429-0596
(Use back if more than one owner)

Address of Property: Parent Addresses 8187 & 8191 Old Highway 21

PIN #: Parent Pins 70906 02002 & 70906 02008 Number of Acres: 3.933

Zoning Classification: Present Agricultural RA Requested P-C-2, Planned Comm
Use of Property: Present Vacant Requested Truck Sales Bus.

N/A 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?)

Truck sales - adjacent zoning does not meet needed zoning

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 7th day of September, 2021.

Kim Thomas
Signature of Applicant

Baleigh S. Kelly
Notary Public



Attachment: ZMA 7-0906-02-002, 008 ORR RA to PC2 OCT 2021 - Application (2520 : Zoning Map Amendment 7-0906-02-002, 008 Old Hwy 21

DISCLOSURE OF FINANCIAL INTERESTS
(Required by Title 36, Chapter 67A, Official Code of Georgia Annotated)

Reference: Application filed on September 7th, 2021, to rezone real property described as follows:

N/A

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

N/A

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:

N/A

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:

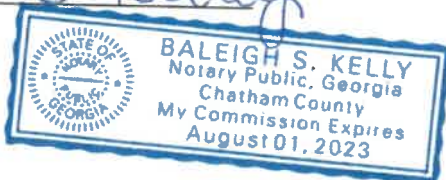
N/A

- 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 7th day of September, 2021.

Baleigh S. Kelly
Notary Public



Kim Thomas
Signature of Official

Attachment: ZMA 7-0906-02-002, 008 ORR RA to PC2 OCT 2021 - Application (2520 : Zoning Map Amendment 7-0906-02-002, 008 Old Hwy 21

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: The Dewitt-Tilton Group

Address: 119 Canal St. Suite 106 Pooler, GA 31322

Telephone Number: 912-777-3404


Signature of Owner

Personally appeared before me

Brian P. Orr DBA Fieldstone Land Group, LLC

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

Baleigh S. Kelly
Notary Public

9/7/2021
Date



Attachment: ZMA 7-0906-02-002, 008 ORR RA to PC2 OCT 2021 - Application (2520 : Zoning Map Amendment 7-0906-02-002, 008 Old Hwy 21

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

Reference: Application filed on September 7th, 20 21, to rezone real property described as follows:
N/A

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.

N/A

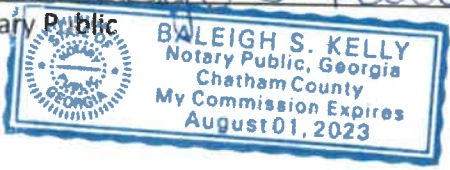
I hereby depose and say that all statements herein are true, correct and complete to the best of my knowledge and belief.

Sworn to and subscribed before me this

7th day of September, 20 21.

Kevin Thomas
Signature of Applicant

Baleigh S. Kelly
Notary Public



Attachment: ZMA 7-0906-02-002, 008 ORR RA to PC2 OCT 2021 - Application (2520 : Zoning Map Amendment 7-0906-02-002, 008 Old Hwy 21

Melanie Ellis

From: Kim Thomas <kim@dewitttiltongroup.com>
Sent: Thursday, September 16, 2021 3:31 PM
To: Melanie Ellis
Subject: Re: Zoning Map Amendment Application

P-C-2, Plan Community Business, is the zoning we would like.
 Thank you,
 Kim

From: Melanie Ellis <mellis@cityofportwentworth.com>
Sent: Thursday, September 16, 2021 3:17 PM
To: Kim Thomas <kim@dewitttiltongroup.com>
Subject: RE: Zoning Map Amendment Application

Are you asking for P-I-1? I need the zoning classification in writing. If they are requesting P-I-1 we will require a Development Impact Assessment with the submittal. You can find the information regarding the DIA in the zoning ordinance.

https://library.municode.com/ga/port_wentworth/codes/code_of_ordinances?nodeId=COOR_APBZO_ARTVZODI_S5.1ESDI

Sincerely,

Melanie B. Ellis, CPT

Building Inspector
 City of Port Wentworth
 Email: mellis@cityofportwentworth.com
 Office: 912-999-2084



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From: Kim Thomas <kim@dewitttiltongroup.com>
Sent: Thursday, September 16, 2021 3:03 PM

Attachment: ZMA 7-0906-02-002, 008 ORR RA to PC2 OCT 2021 - Application (2520 : Zoning Map Amendment 7-0906-02-002, 008 Old Hwy 21

To: Melanie Ellis <mellis@cityofportwentworth.com>
 Subject: Re: Zoning Map Amendment Application

From: Melanie Ellis <mellis@cityofportwentworth.com>
 Sent: Thursday, September 16, 2021 2:33 PM
 To: Kim Thomas <kim@dewitttiltongroup.com>
 Subject: Zoning Map Amendment Application

Kim,

I am working on processing and reviewing the Zoning Map Amendment application that we received from you for pin #'s 7-0906-02-002 & 7-0906-02-008. I need the following information to consider this application complete.

- Exact number of Acres to be rezoned. This was left blank on the application. 3.933 AC
- Zoning classification requesting. Please check section 5.6 Zoning Districts of the City of Port Wentworth zoning ordinance. (Examples: P-C-3, P-I-1, P-I-2 ect.) Light Industrial
- Total amount of fees. We receive a check for \$356.00 but that would not be the total fee due. The fee calculation is \$356.00 + \$50.00 + \$50.00 per acreage. We can either receive a check for the difference or the total and return the check in hand. We will deliver a second check for \$200
- Project overview. The concept plan that was attached is vague and we would like to have some more information on truck sales operation (parking, where for sale trucks will be stored, ect.) Trucks will be in the building and outside - new - any cleaning or minor fixing will be done inside building
- Depending on which zoning classification the owner is asking for, we may need additional documentation.

Please get me all this information as soon as possible. Depending on when all required information is received will dictate which month's agenda this application will be on. If you have any questions, please let me know.

Sincerely,

Melanie B. Ellis, CPT

Building Inspector

City of Port Wentworth

Email: mellis@cityofportwentworth.com

Office: 912-999-2084

Attachment: ZMA 7-0906-02-002, 008 ORR RA to PC2 OCT 2021 - Application (2520 : Zoning Map Amendment 7-0906-02-002, 008 Old Hwy 21



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Attachment: ZMA 7-0906-02-002, 008 ORR RA to PC2 OCT 2021 - Application (2520 : Zoning Map Amendment 7-0906-02-002, 008 Old Hwy 21

Melanie

CITY OF PORT WENTWORTH
(912) 964-4379

REC#: 00327590 9/20/2021 12:48 PM
OPER: AR TERM: 003
REF#:

ACCT #: XXXXX XXXXXXXXXXXXX
AUTH #: 05051G
TRAN #: 00000004811
TYPE: PURCHASE

TRAN: 112.0000 BLDG PERMIT
210369 246.65CR
FIELDSTONE LAND GROUP, LLC
8187 OLD HIGHWAY 21
DEV-ZMA 246.65CR

TENDERED: 246.65 CREDIT CARD
APPLIED: 246.65-

CHANGE: 0.00

WWW.CITYOFPORTWENTWORTH.COM

CITY OF PORT WENTWORTH
(912) 964-4379

REC#: 00327488 9/17/2021 2:53 PM
OPER: ME TERM: 011
REF#: CK 1172

TRAN: 112.0000 BLDG PERMIT
210369 356.00CR
FIELDSTONE LAND GROUP, LLC
8187 OLD HIGHWAY 21
DEV-ZMA 356.00CR

TENDERED: 356.00 CHECK
APPLIED: 356.00-

CHANGE: 0.00

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Attachment: ZMA 7-0906-02-002, 008 ORR RA to PC2 OCT 2021 - Application (2520 : Zoning Map Amendment 7-0906-02-002, 008 Old Hwy 21

ZONING APPLICATION

To: City of Port Wentworth

Date: September 7, 2021

From: Kim Thomas
The Dewitt-Tilton Group

Project Name & Location:
8187 & 8191 Old Highway 21
Port Wentworth, GA

Property Owner:

- Brian P. Orr DBA Fieldstone Land Group, LLC

PIN Number(s):

- 70906 02002
- 70906 02008

Address(es):

- 8191 Old Hwy 21
- 8187 Old Hwy 21

Nearby Adjoining Properties:

1. Benjamin Foster
70906 02007
8177 Old Hwy 21 Port Wentworth, GA 31407 (Property & Mailing)
2. Randall J Winburn
70906 02001
70906 02001B
8208 Old Hwy 21 Port Wentworth, GA 31407 (Property)
8210 Old Hwy 21 Port Wentworth, GA 31407 (Mailing)
3. RC Land Associates LLC
70906 01024
Augusta Road (Property)
C/O Del Development Corp. 1049 Powers Ferry Road SE Marietta, GA 30067 (Mailing)
4. Mr Phillip and Betty Moore
70906 02001A
70906 02006
8208 Old Hwy 21 Port Wentworth, GA 31407 (Property)
96 Moore Drive Port Wentworth, GA 31407 (Mailing)

** 119 Canal St. Suite 106 * Pooler, GA 31322 ** (P) 912-777-3404 ** www.DewittTiltonGroup.com **

Price is in effect at time of order and subject to change due to the ever-changing market and availability.

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ZONING APPLICATION

5. BEP RH Tract 2 LLC
70906 04064
Old Hwy 21 Port Wentworth, GA 31407 (Property)
100 Lakeside Blvd. Port Wentworth, GA 31407 (Mailing)
6. James Steele
70906 03025
8168 Old Hwy 21 Port Wentworth, GA 31407 (Property & Mailing)
7. Valerie Thompson
70906 03008
8172 Old Hwy 21 Port Wentworth, GA 31407 (Property)
4122 Piney Creek Lane West Jacksonville, FL 32277 (Mailing)
8. David & Etta Smart
70906 03009
8174 Old Hwy 21 Port Wentworth, GA 31407 (Property & Mailing)
9. Herbert Foster
70906-02004
70906-01011
8164 Old Hwy 21 Port Wentworth, GA 31407 (Property & Mailing)
10. Joseph McNamee
70906 02009
70906 02003B
8173 Old Hwy 21 Port Wentworth, GA 31407 (Property)
133 McNamee Lane Guyton, GA 31312 (Mailing)

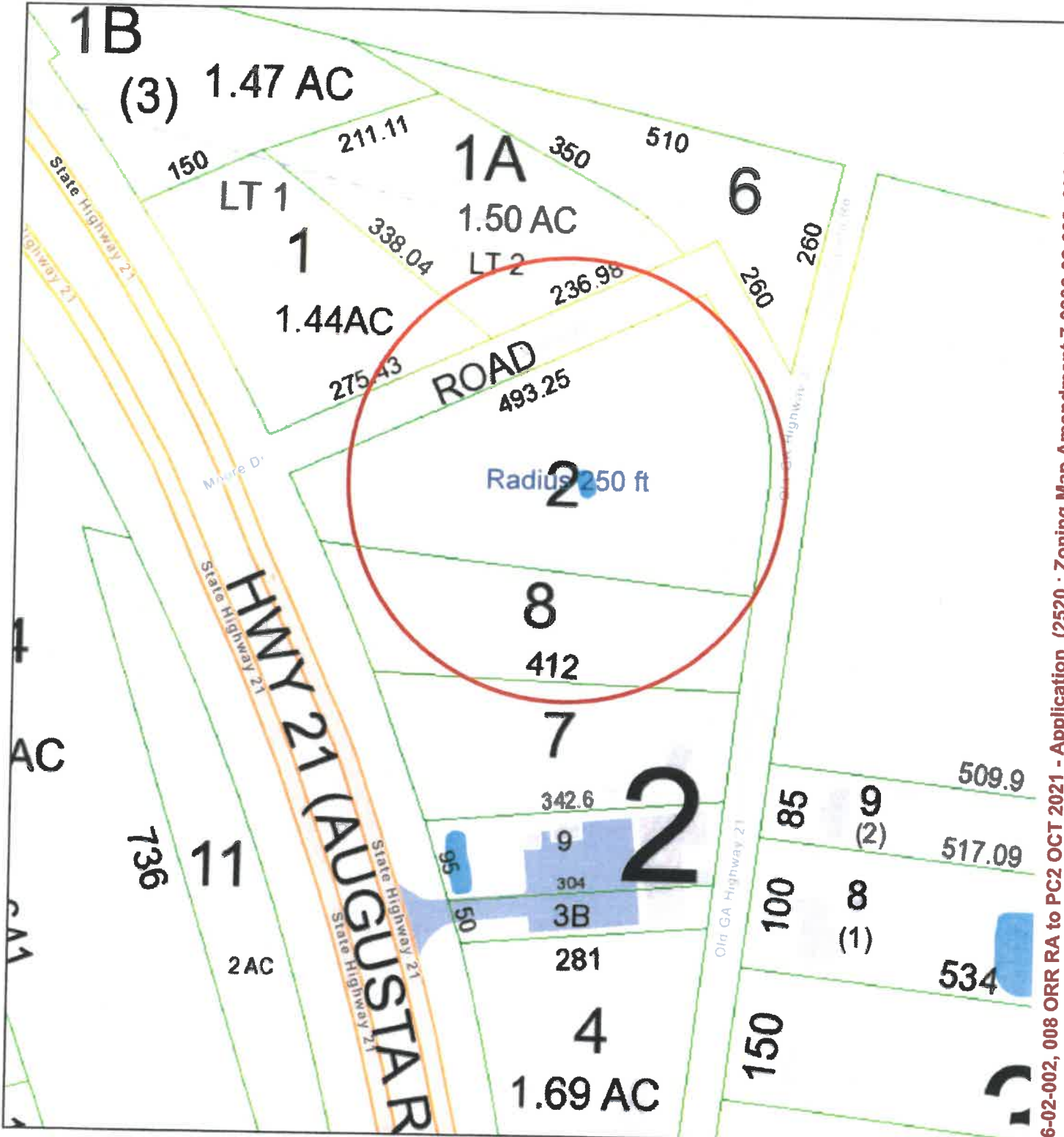
Page 2

** 119 Canal St. Suite 106 * Pooler, GA 31322 ** (P) 912-777-3404 ** www.DewittTiltonGroup.com **

Price is in effect at time of order and subject to change due to the ever-changing market and availability.

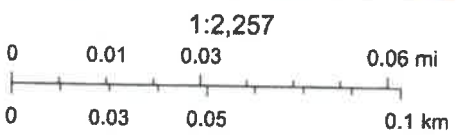
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Attachment: ZMA 7-0906-02-002, 008 ORR RA to PC2 OCT 2021 - Application (2520 : Zoning Map Amendment 7-0906-02-002, 008 Old Hwy 21



9/8/2021, 9:15:03 AM

- Override 1
- Property Boundaries (Parcels)



Esri Community Maps Contributors, Savannah Area GIS BuildingFootprintUSA, Esri, HERE, Garmin, SafeGraph, INCREMENT I METUNASA, USGS, EPA, NPS, US Census Bureau, USDA, SAGIS

Attachment: ZMA 7-0906-02-002, 008 ORR RA to PC2 OCT 2021 - Application (2520 : Zoning Map Amendment 7-0906-02-002, 008 Old Hwy 21



Doc ID: 029245530003 Type: WD
 Recorded: 11/25/2015 at 12:48:29 PM
 Fee Amt: \$149.00 Page 1 of 3
 Transfer Tax: \$135.00
 Chatham, Ga. Clerk Superior Court
 Daniel Massey Clerk Superior Court

BK **680** PG **1-3**

Return To: Jennifer D. Sawyer, Esq.
 Sawyer Law Group, LLC
 24 Drayton Street, Suite 202
 Savannah, GA 31401

GENERAL WARRANTY DEED

THIS INDENTURE is made and entered into this 24 day of November, 2015, by and between **PMM FAMILY LIMITED PARTNERSHIP**, a Georgia limited partnership, owner of an **UNDIVIDED FIFTY PERCENT (50%) INTEREST** in and to the Property ("Grantor") and **FIELDSTONE LAND GROUP, LLC**, a Georgia limited liability company ("Grantee") to include their respective successors, legal representatives and assigns where the context requires or permits.

WITNESSETH:

Grantor, in consideration of the sum of **TEN AND NO/100 DOLLARS (\$10.00)** and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and does hereby grant, bargain, sell, alien, convey and confirm unto Grantee **ITS UNDIVIDED FIFTY PERCENT (50%) INTEREST** in and to that certain tract or parcel of land lying and being in Chatham County, Georgia (hereinafter referred to as the "Property") as is more particularly described in Exhibit "A" attached hereto and by this reference made a part hereof.

The preparer of this instrument has not examined, and does not certify, matters of title, description, and survey, and Grantor and Grantee acknowledge same.

TO HAVE AND TO HOLD the Property, together with all and singular the rights, members, hereditaments, improvements, easements and appurtenances thereof, to the same being and belonging, or in anywise appertaining, to the full and proper use, benefit and behoof of the Grantee, forever in fee simple.

AND Grantor will warrant and forever defend the right and title to the Property unto Grantee against the claims of all persons whomsoever.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, Grantor has caused this General Warranty Deed to be duly executed as of the day and year first above written as to its undivided fifty percent (50%) interest in the Property.

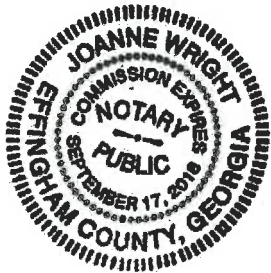
Signed, sealed and delivered in the presence of:

Parker Morgan
Unofficial Witness

Joanne Wright
Notary Public

Commission Expiration Date: 9-17-2018

(AFFIX NOTARY SEAL)



GRANTOR:

PMM FAMILY LIMITED PARTNERSHIP,
a Georgia limited partnership

By: William J. Monroe, Jr. (SEAL)
William J. Monroe, Jr., General Partner

Exhibit "A"

LEGAL DESCRIPTION

TRACT 1:

ALL that certain lot, tract or parcel of land situate, lying and being in Port Wentworth, Chatham County, Georgia, and being a portion of the northern portion of Lot One (1), Rice Hope Plantation, about fourteen (14) miles from the City of Savannah (and being also known as a portion of the Poythress Tract near the Effingham County line). Being bounded on the North by a county road, on the East by a county road and the Old Augusta Road, on the South by lands now or formerly of Thomas, and on the West by Georgia Highway 21. For a more particular description of the tract conveyed herein, reference is hereby made to a plat of said tract made by Robert D. Gignilliat, Chatham County Surveyor, for W. Stanley Fulghum, dated November 18, 1963 and recorded in the Office of the Clerk of Superior Court of Chatham County, Georgia in Plat Record Book O, Page 225, said map being incorporated herein as a part of this description.

This being the same property as conveyed to Fieldstone Land Group, LLC, a Georgia limited liability company, and PMM Family Limited Partnership, a Georgia limited partnership, by Executor's Deed dated October 1, 2007 from Robert F. Edwards, Jr., individually and as Executor under the Last Will and Testament of Robert F. Edwards, Sr. also known as R.F. Edwards, and Michael Ray Edwards and recorded in Deed Book 332-M, Page 544, aforesaid records.

Parcel Identification Number: 7-0906-02-002

TRACT 2:

ALL that certain lot, tract or parcel of land containing 1.25 acres in the 8th G.M. District of Chatham County, Georgia, and being a portion of Lot Number One (1), Rice Hope Plantation, and described as follows: Commencing at a concrete monument at the intersection of the Eastern boundary line of Georgia Highway 21 and the lands of R. F. Edwards, thence running South 80 degrees 23 minutes 38 seconds East a distance of 493.25 feet to a concrete monument on the Northwestern corner of Old Augusta Road and lands of R. F. Edwards, thence running South 09 degrees 18 minutes 32 seconds West a distance of 100.26 feet to a concrete monument, thence running North 85 degrees 29 minutes 46 seconds West a distance of 412.69 feet to a concrete monument, thence running North 21 degrees 31 minutes 19 seconds West a distance of 180.0 feet (Chord) to the point of beginning. Being bounded on the North by the lands now or formerly of R. F. Edwards, on the East by the Western boundary of the Old Augusta Road, on the South by the lands now or formerly of Ben Foster, and on the West by the Eastern Boundary of Georgia Highway 21. The aforesaid description is from a plat recorded in the Office of the Clerk of the Superior Court of Chatham County, Georgia in Plat Record Book 3-P, Page 58; said plat being incorporated herein by reference.

This being the same property as conveyed to Fieldstone Land Group, LLC, and PMM Family Limited Partnership, by Warranty Deed dated October 1, 2007 from J.D. Thomas and Lauora Thomas, also known as Lavora Thomas, and recorded in Deed Book 332-M, Page 581, aforesaid records.

Parcel Identification Number: 7-0906-02-008

FD-61 (Rev. 11/04)

To be filed in **CHATHAM COUNTY**

PT-61 025-2015-010973

SECTION A - SELLER'S INFORMATION (Do not use agent's information)				SECTION C - TAX COMPUTATION	
SELLER'S BUSINESS / ORGANIZATION / OTHER NAME EMM Family Limited Partnership				Exempt Code If no exempt code enter NONE	NONE
MAILING ADDRESS (STREET & NUMBER) 636 Dancy Avenue				1. Actual Value of consideration received by seller Complete Line 1A if actual value unknown	\$135,000.00
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY Savannah, GA 31419 USA		DATE OF SALE 11/24/2015		1A. Estimated fair market value of Real and Personal property	\$0.00
SECTION B - BUYER'S INFORMATION (Do not use agent's information)				2. Fair market value of Personal Property only	\$0.00
BUYER'S BUSINESS / ORGANIZATION / OTHER NAME Fieldstone Land Group, LLC				3. Amount of liens and encumbrances not removed by transfer	\$0.00
MAILING ADDRESS (Must use buyer's address for tax billing & notice purposes) 204 Wiley Bottom Road				4. Net Taxable Value (Line 1 or 1A less Lines 2 and 3)	\$135,000.00
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY Savannah, GA 31411 USA		Check Buyers Intended Use () Residential () Commercial () Agricultural () Industrial		5. TAX DUE at .10 per \$100 or fraction thereof (Minimum \$1.00)	\$135.00
SECTION D - PROPERTY INFORMATION (Location of Property (Street, Route, Hwy, etc))					
HOUSE NUMBER & EXTENSION (ex 265A)		PRE-DIRECTION, STREET NAME AND TYPE, POST DIRECTION			SUITE NUMBER
COUNTY CHATHAM		CITY (IF APPLICABLE)		MAP & PARCEL NUMBER 7-0906-02-002 & 7-0906-02-008	ACCOUNT NUMBER
TAX DISTRICT	GMD	LAND DISTRICT	ACRES	LAND LOT	SUB LOT & BLOCK
SECTION E - RECORDING INFORMATION (Official Use Only)					
DATE	DEED BOOK	DEED PAGE	PLAT BOOK	PLAT PAGE	

ADDITIONAL BUYERS

None

Attachment: ZMA 7-0906-02-002, 008 ORR RA to PC2 OCT 2021 - Warranty Deed (2520 : Zoning Map Amendment 7-0906-02-002, 008 Old Hwy 21

Type: PLAT
 Recorded: 9/6/2021 11:33:00 AM
 Fee Amt: \$10.00 Page 1 of 1
 Chatham, Ga. Clerk Superior Court
 Tammie Mosley Clerk Superior Court

Participant ID: 5131489047

BK 53 PG 125

GRID NORTH
 EAST ZONE - NAD 83



THIS BLOCK RESERVED FOR THE CLERK OF SUPERIOR COURT

ERROR OF CLOSURE:

FIELD: 1/212,618
 ANGULAR ERROR OF 2" PER
 ANGLE POINT AND ADJUSTED
 BY COMPASS METHOD
 PLAT CLOSURE 1/158,418
 EQUIPMENT: TOPCON GTS236W
 TOTAL STATION: SINGLE PRISM

REFERENCES:

1. PRB 32P, PAGE 91
2. PRB 3P, PAGE 58
3. PRB 8P, PAGE 34
4. SMB 2S, PAGE 81

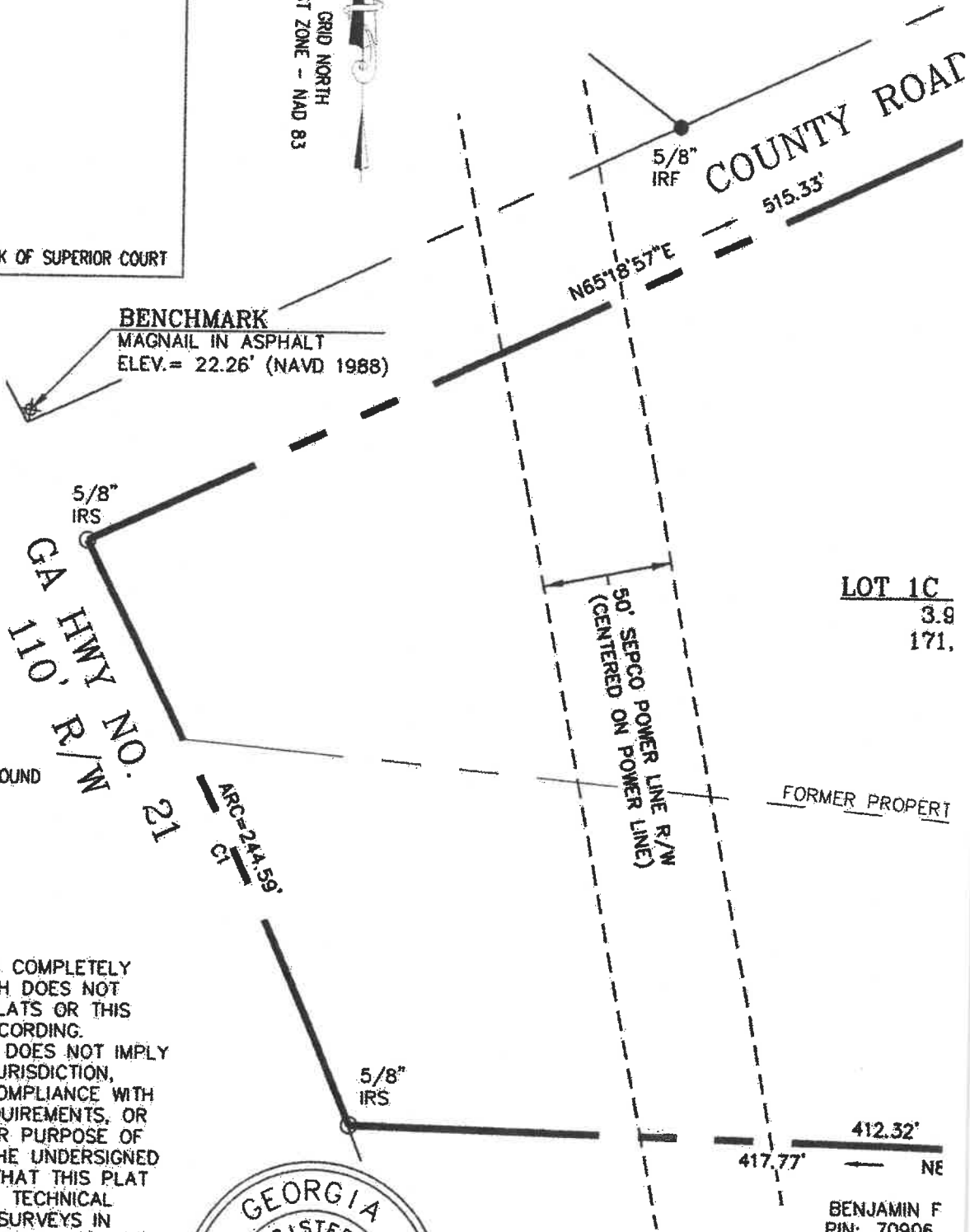
LEGEND

- IRF-IRON ROD FOUND
- IPF-IRON PIPE FOUND
- CMF-CONCRETE MONUMENT FOUND
- IRS-IRON ROD SET

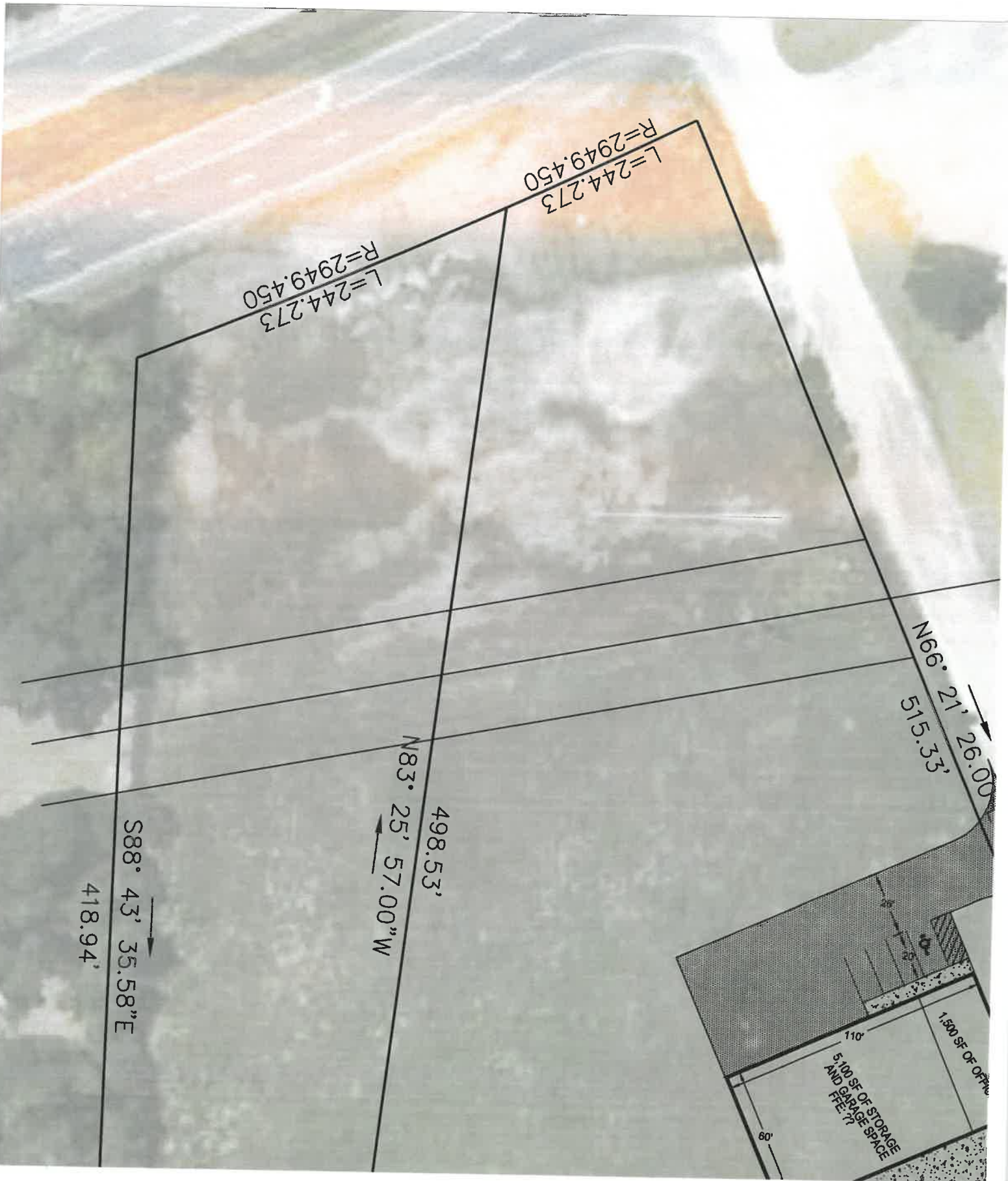
THE PROPERTY HEREON LIES COMPLETELY WITHIN A JURISDICTION WHICH DOES NOT REVIEW OR APPROVE ANY PLATS OR THIS TYPE OF PLAT PRIOR TO RECORDING. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.



VINCENT HELMLY NO. 1882 _____ DATE



CURVE TABLE			
CURVE #	LENGTH	RADIUS	CHORD BEAR
C1	244.59'	2949.45'	N25°03'04"
C2	146.72'	220.00'	S12°27'50"



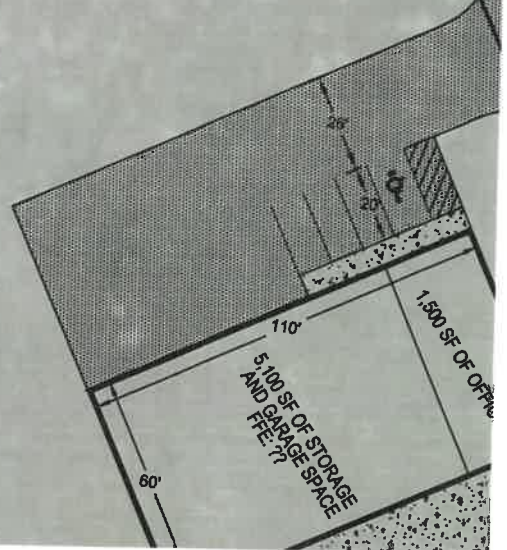
L=244.273
R=2949.450

L=244.273
R=2949.450

N66° 21' 26.00"
515.33'

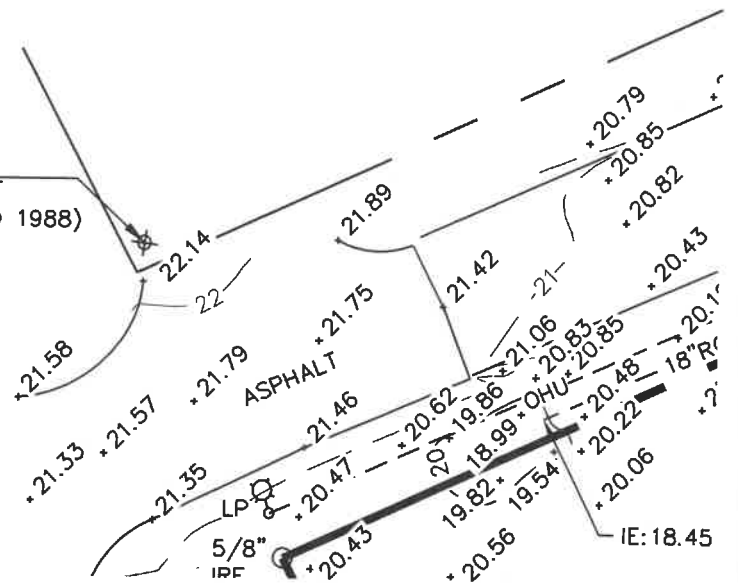
498.53'
N83° 25' 57.00"W

S88° 43' 35.58"E
418.94'



THIS BLOCK RESERVED FOR THE CLERK OF SUPERIOR COURT

BENCHMARK
MAGNAIL IN ASPHALT
ELEV.= 22.26' (NAVD 1988)



Project Timeline

ZMA 7-0906-02-002, 008 - ORR Property – RA to P-C-2

Project Number 210369

Applicant: Kim Thomas / The Dewitt–Tilton Group

- 9/10/2021—application received- incomplete – Missing Info: # of acres, requested zoning classification, total fee amount, project overview.
- 9/16/2021 – sent email to Kim Thomas about missing information.
- 9/16/2021 – received acreage & zoning classification requested (P-C-2)
- 9/22/2021 – ordered signs

Attachment: ZMA 7-0906-02-002, 008 ORR RA to PC2 OCT 2021 - Timeline (2520 : Zoning Map Amendment 7-0906-02-002, 008 Old Hwy 21 Orr

City of Port Wentworth

Code of Ordinances

Appendix B – Zoning

Article IX – Amendments, Section 9.1 e.

Standards and Criteria for Making Zoning Amendments: Prior to making a zoning amendment, the Mayor and Council shall evaluate the merits of a proposed amendment according to the following criteria:

1. Whether the zoning proposal will permit a use that is suitable in view of the use and development of the adjacent and nearby property.
2. Whether the zoning proposal will adversely affect the existing use or a suitability of adjacent or nearby property.
3. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.
4. Whether the zoning proposal will result in a use which will or could cause an excessive burdensome use of existing streets, transportation facilities, or schools.
5. If the local government has an adopted land use plan, whether the zoning proposal is in conformity with the policy and intent of the land use plan.
6. Whether there are existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.



Planning Commission
305 South Coastal Highway
Port Wentworth, GA 31407

Meeting: 10/11/21 06:30 PM
Department: Development Services
Category: Planning/Zoning Item
Prepared By: Melanie Ellis
Department Head: Brian Harvey

6.B

SCHEDULED

AGENDA ITEM (ID # 2519)

DOC ID: 2519

Zoning Map Amendment Application submitted by Thomas Exley Jr., and the Estate of Thomas Exley Sr., for PIN # 7-0906-01-029 (Highway 21) to Rezone from RA (Residential Agriculture) to P-C-2 (Planned Community Business) and P-R-M (Planned Residential Multifamily) Zoning Districts for the purpose of a mixed-use development.

Issue/Item: Zoning Map Amendment Application submitted by Thomas Exley Jr., and the Estate of Thomas Exley Sr., for PIN # 7-0906-01-029 (Highway 21) to Rezone from RA (Residential Agriculture) to P-C-2 (Planned Community Business) and P-R-M (Planned Residential Multifamily) Zoning Districts for the purpose of a mixed-use development.

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

Facts and Findings: The total amount of property to be rezoned is 31.43 acres. The applicant is requesting to rezone 29.52 acres to P-R-M (Planned Residential Multifamily) to develop either an Apartment Complex or a Townhome development. The applicant is requesting to rezone 1.91 acres to P-C-2 (Planned Community Business) for a commercial out parcel. All projects will also include associated parking, drainage, and water and sewer utilities. The proposed access is near the first round-a-bout on Rice Mill Road in the Rice Creek Subdivision.

Funding: N/A

Recommendation: The Planning Commission will hear this application on Monday, October 11, 2021 at 6:30 PM.

ATTACHMENTS:

- 7-0906-01-029 HWY 21 ZMA RA-PC2, PRM OCT 2021-Application (PDF)
- 7-0906-01-029 HWY 21 ZMA RA-PC2, PRM OCT 2021-Zoning Exhibit 6.11.21 (PDF)
- 7-0906-01-029 HWY 21 ZMA RA-PC2, PRM OCT 2021-Apt Concept (PDF)
- 7-0906-01-029 HWY 21 ZMA RA-PC2, PRM OCT 2021-Townhome Concept (PDF)
- 7-0906-01-029 HWY 21 ZMA RA-PC2, PRM OCT 2021-Timeline (DOCX)
- Rezoning Questions from Ordinances (DOCX)

210517

APPLICATION TO AMEND THE ZONING MAP OF PORT WENTWORTH, GEORGIA

Name of Applicant: Thomas L Exley JR & Estate of Thomas L Exley SR Phone #: 912 658-16

Mailing Address: PO Box 1338 Rincon, GA 31326

Name of Property Owner: Thomas L Exley JR & Estate of Thomas L Exley SR Phone #: 912 658-15
(Use back if more than one owner)

Address of Property: 0 Augusta Road Port Wentworth, GA 31407

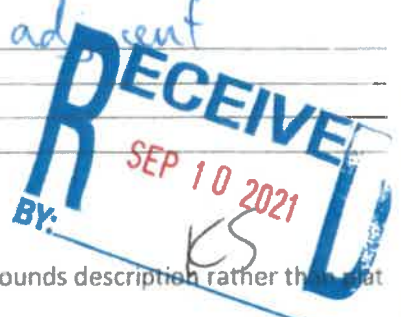
PIN #: 7 0906 01 029 JLE Number of Acres: 31.43

Zoning Classification: Present R-A JLE Requested PC2, PRM
Use of Property Present Vacant Res. Central Requested Commercial Mixed Use

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?)

To develop Multi-family & Expand adjacent Commercial District



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 11 day of June, 2021.

Carol A Russell
Notary Public



Thomas L Exley
Signature of Applicant

JLE
Executive of PLC of Thomas L Exley SR

Attachment: 7-0906-01-029 HWY 21 ZMA RA-PC2, PRM OCT 2021-Application (2519 : Zoning Map Amendment 7-0906-01-029 Exley Hwy 21 Oct

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: Thomas L. Exley JR & Estate of Thomas L. Exley

Address: PO Box 1338 Rincon, GA 31326

Telephone Number: 912-658-1625

[SSE]

Debe H. Exley
Signature of Owner
Executrix of the Estate of T. Exley Sr

Personally appeared before me

Debe H. Exley & Thomas L. Exley

[SSE]

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

Carol A Russell
Notary Public



June 11, 2021
Date

Attachment: 7-0906-01-029 HWY 21 ZMA RA-PC2, PRM OCT 2021-Application (2519 : Zoning Map Amendment 7-0906-01-029 Exley Hwy 21 Oct

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:

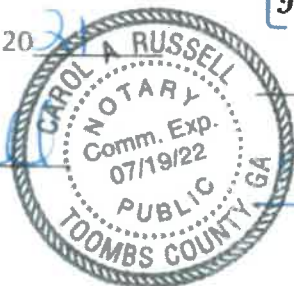
Within the two years preceding the above filing date, the applicant has made campaign contributions aggregating \$250.00 or more to each member of the City Council of the City of Port Wentworth who will consider the application and is listed below. List (1) the name and official position of the local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

11 day of June, 2021

Carol A Russell
Notary Public



[SEE]

Debra G. Coley
Signature of Applicant
Executive Estate of Thomas G. Coley

[SEE]

Attachment: 7-0906-01-029 HWY 21 ZMA RA-PC2, PRM OCT 2021-Application (2519 : Zoning Map Amendment 7-0906-01-029 Exley Hwy 21 Oct

CITY OF PORT WENTWORTH
(912) 964-4379

REC#: 00327489 9/17/2021 2:54 PM
OPER: ME TERM: 011
REF#: CK 5597

TRAN: 112.0000 BLDG PERMIT
210374 1,977.50CR
EXLEY, THOMAS
7-0906-01-029
DEV-ZMA 1,977.50CR

TENDERED: 1,977.50 CHECK
APPLIED: 1,977.50-

CHANGE: 0.00

WWW.CITYOFPORTWENTWORTH.COM

Attachment: 7-0906-01-029 HWY 21 ZMA RA-PC2, PRM OCT 2021-Application (2519 : Zoning Map Amendment 7-0906-01-029 Exley Hwy 21 Oct

LEGAL DESCRIPTION - PARCEL B1

COMMENCING AT THE INTERSECTION OF THE SOUTHERN MITER RIGHT-OF-WAY LINE OF RICE MILL ROAD WITH THE WEST RIGHT-OF-WAY LINE OF GEORGIA HIGHWAY NO. 21, EXTEND THENCE SOUTH 19 DEGREES 05 MINUTES 27 SECONDS WEST A DISTANCE OF 274.55 FEET TO A POINT BEGINNING;

EXTEND THENCE SOUTH 19 DEGREES 05 MINUTES 27 SECONDS WEST A DISTANCE OF 509.67 FEET TO A POINT;

EXTEND THENCE NORTH 61 DEGREES 02 MINUTES 05 SECONDS WEST A DISTANCE OF 879.68 FEET TO A POINT;

EXTEND THENCE NORTH 15 DEGREES 37 MINUTES 35 SECONDS WEST A DISTANCE OF 583.15 FEET TO A POINT;

EXTEND THENCE NORTH 23 DEGREES 03 MINUTES 47 SECONDS EAST A DISTANCE OF 112.51 FEET TO A POINT;

EXTEND THENCE NORTH 29 DEGREES 30 MINUTES 52 SECONDS EAST A DISTANCE OF 51.55 FEET TO A POINT;

EXTEND THENCE NORTH 70 DEGREES 26 MINUTES 20 SECONDS WEST A DISTANCE OF 104.58 FEET TO A POINT;

EXTEND THENCE NORTH 75 DEGREES 00 MINUTES 52 SECONDS WEST A DISTANCE OF 262.13 FEET TO A POINT;

EXTEND THENCE SOUTH 24 DEGREES 58 MINUTES 51 SECONDS WEST A DISTANCE OF 205.56 FEET TO A POINT;

EXTEND THENCE SOUTH 48 DEGREES 23 MINUTES 10 SECONDS WEST A DISTANCE OF 195.75 FEET TO A POINT;

EXTEND THENCE SOUTH 00 DEGREES 20 MINUTES 04 SECONDS EAST A DISTANCE OF 543.75 FEET TO A POINT;

EXTEND THENCE SOUTH 45 DEGREES 20 MINUTES 55 SECONDS WEST A DISTANCE OF 210.72 FEET TO A POINT;

EXTEND THENCE NORTH 73 DEGREES 43 MINUTES 00 SECONDS WEST A DISTANCE OF 192.68 FEET TO A POINT;

EXTEND THENCE NORTH 40 DEGREES 47 MINUTES 10 SECONDS WEST A DISTANCE OF 148.63 FEET TO A POINT;

EXTEND THENCE NORTH 13 DEGREES 08 MINUTES 25 SECONDS WEST A DISTANCE OF 257.44 FEET TO A POINT;

EXTEND THENCE NORTH 28 DEGREES 19 MINUTES 23 SECONDS EAST A DISTANCE OF 361.16 FEET TO A POINT;

EXTEND THENCE NORTH 78 DEGREES 27 MINUTES 28 SECONDS EAST A DISTANCE OF 159.42 FEET TO A POINT;

EXTEND THENCE NORTH 03 DEGREES 38 MINUTES 14 SECONDS EAST A DISTANCE OF 422.47 FEET TO A POINT;

EXTEND THENCE NORTH 22 DEGREES 19 MINUTES 34 SECONDS EAST A DISTANCE OF 130.11 FEET TO A POINT;

EXTEND THENCE SOUTH 67 DEGREES 40 MINUTES 26 SECONDS EAST A DISTANCE OF 1636.10 FEET TO A POINT;

EXTEND THENCE SOUTH 33 DEGREES 08 MINUTES 01 SECONDS WEST A DISTANCE OF 9.03 FEET TO A POINT;

EXTEND THENCE SOUTH 44 DEGREES 39 MINUTES 38 SECONDS WEST A DISTANCE OF 35.01 FEET TO A POINT;

EXTEND THENCE SOUTH 44 DEGREES 37 MINUTES 50 SECONDS EAST A DISTANCE OF 88.32 FEET TO A POINT;

EXTEND THENCE SOUTH 19 DEGREES 05 MINUTES 27 SECONDS WEST A DISTANCE OF 274.55 FEET TO A POINT;

EXTEND THENCE SOUTH 70 DEGREES 54 MINUTES 33 SECONDS EAST A DISTANCE OF 250.00 FEET TO THE POINT OF BEGINNING,

HAVING AN AREA OF 29.52 ACRES

JJE

JLE

Attachment: 7-0906-01-029 HWY 21 ZMA RA-PC2, PRM OCT 2021-Application (2519 : Zoning Map Amendment 7-0906-01-029 Exley Hwy 21 Oct

LEGAL DESCRIPTION - PARCEL B1-A

BEGINNING AT THE INTERSECTION OF THE SOUTHERN MITER RIGHT-OF-WAY LINE OF RICE MILL ROAD WITH THE WESTERN RIGHT-OF-WAY LINE OF GEORGIA HIGHWAY NO. 21;

EXTEND THENCE SOUTH 19 DEGREES 05 MINUTES 27 SECONDS WEST A DISTANCE OF 274.55 FEET TO A POINT;

EXTEND THENCE NORTH 70 DEGREES 54 MINUTES 33 SECONDS WEST A DISTANCE OF 250.00 FEET TO A POINT;

EXTEND THENCE NORTH 19 DEGREES 05 MINUTES 27 SECONDS EAST A DISTANCE OF 274.55 FEET TO A POINT;

EXTEND THENCE NORTH 44 DEGREES 37 MINUTES 50 SECONDS WEST A DISTANCE OF 88.32 FEET TO A POINT;

EXTEND THENCE NORTH 44 DEGREES 39 MINUTES 38 SECONDS EAST A DISTANCE OF 35.01 FEET TO A POINT;

EXTEND THENCE SOUTH 45 DEGREES 09 MINUTES 23 SECONDS EAST A DISTANCE OF 56.87 FEET TO A POINT;

EXTEND THENCE NORTH 44 DEGREES 50 MINUTES 37 SECONDS EAST A DISTANCE OF 19.38 FEET TO A POINT;

THENCE ALONG A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 250.00', (AND BEING SUBTENDED BY A CHORD BEING OF SOUTH 61 DEGREES 28 MINUTES 35 SECONDS EAST, A CHORD DISTANCE OF 81.94), ALONG SAID ARC A DISTANCE OF 82.32', TO A POINT;

EXTEND THENCE SOUTH 70 DEGREES 54 MINUTES 33 SECONDS EAST A DISTANCE OF 123.60 FEET TO A POINT;

EXTEND THENCE SOUTH 25 DEGREES 54 MINUTES 33 SECONDS EAST A DISTANCE OF 70.71 FEET TO THE POINT OF BEGINNING. HAVING AN AREA OF 1.91 ACRES

JJE

JJE

Attachment: 7-0906-01-029 HWY 21 ZMA RA-PC2, PRM OCT 2021-Application (2519 : Zoning Map Amendment 7-0906-01-029 Exley Hwy 21 Oct

Parcel ID	Name	Mailing
70906 01009	City of Port Wentworth	305 S Coastal Hwy Port Wentworth, GA 31407
70906 01001B	GW Investments, LLC	660 E 39th Street Savannah, GA 31401
70906 04026	Board of Education	208 Bull Street Savannah, GA 31401
70906 04074	BEP Rice Hope, LLC	100 Lakeside Boulevrd Port Wentworth, GA 31407
70906 04023	City of Port Wentworth C/O Pilot Travel Centers	PO Box 54470 Lexington, KY 40555
70906 04044	RXNOW, LLC	116 Jefferson Street South Suite 204 Huntsville, AL 35801
70906 04088	Publix Super Markets Inc	PO Box 32018 Lakeland, FL 33802-2018
70906 01035	W4 Properties Port Wentworth, LLC	PO Box 42 Bogart, GA 30622
70906 01036	T&T Exley Properties & RHTC, LLC	PO Box 416 Springfield, GA 31329
70906C05001	Rice Creek Homeowners Association	119 Canal Street Suite 102 Pooler, GA 31322
70906C05002	Latonya M Smith	2 Old Mill Road Port Wentworth, GA 31407
70906C02001	Regal Builders of the Coastal Empire, LLC	7370 Hodgson Memorial Drive Suite D10 Savannah, GA 31407
70906C02016	Emmanuel Garvin	1 Old Mill Road Port Wentworth, GA 31407
70906C02017	Nicholas Solomon	319 Old Rail Road Bloomingdale, GA 31302
70906C02018	William Buzharbt & Jenella Jones	5 Old Mill Road Port Wentworth, GA 31407
70906C02019	Kierra C. Lewis	10611 Abercorn Street Apt 143 Savannah, GA 31406
70906C02002	Mildred W Taylor	327 Crabapple Circle Port Wentworth, GA 31407
70906C02003	Ellis L. Duncan	390 Boyles Street SE Atlanta, GA 30312-3137
70906C02004	Allison & Troy Meadows	6 Rice Mill Road Port Wentworth, GA 31407
709096C02005	American Homes 4 Rent Properties Two LLC	23975 Park Sorrento Suite 300 Calabasas, CA 91302
70906C02006	Karen O. Arnold	10 Rice Mill Road Port Wentworth, GA 31407
70906C02007	Alpha Ten Properties, LLC	5 Sandy Shoals Pass Port Wenwoth, GA 31407
70906C02008	David & Crystal Mondy	14 Rice Mill Road Port Wentworth, GA 31407
70906C02009	Brittney Black	16 Rice Mill Road Port Wentworth, GA 31407
70906C02010	Abraham & Sondra Pinkney	18 Rice Mill Road Port Wentworth, GA 31407
70906C02011	Jessica Denise Bryan	20 Rice Mill Road Port Wentworth, GA 31407
70906 01004	Ganell M Butler	2 Bransby Drive Savannah, GA 31406
70906C01005	Sandra L Brady	7 Rice Mill Road Port Wentworth, GA 31407
70906C01006	Kina M Bryan	9 Rice Mill Road Port Wentworth, GA 31407
70906C01007	Zandis Williams	35 Redwall Circle Pooler, GA 31322-9040
70906C01008	Louis C Young, III	7370 Hodgson Memorial Drive Suite D10 Savannah, GA 31407

70906C01009	Jelisa D Enoch	15 Rice Mill Road Port Wentworth, GA 31407
70906C01010	Michellen Frazier & Janet Hairston	1414 Osprey Point Circle Pooler, GA 31322
70906C01001	Rice Creek Homeowners Association	119 Canal Street Suite 102 Pooler, GA 31322
70906C01002	Millicent Yolanda Alls	1 Rice Mill Road Port Wentworth, GA 31407
70906C01003	Kacy A Saunders	3 Rice Mill Road Port Wentworth, GA 31407
70906C01004	Izoria L. Dudley	5 Rice Mill Road Port Wentworth, GA 31407
70906C01011	Charles Holmes, JR	19 Rice Mill Road Port Wentworth, GA 31407
70906C01012	Rosalind & Anjuili Singleton	21 Rice Mill Road Port Wentworth, GA 31407
70906C01013	Michael Brandon Anderson	23 Rice Mill Road Port Wentworth, GA 31407
70906C01014	Ronald & Danielle Greene	25 Rice Mill Road Port Wentworth, GA 31407
70906C01015	YRP, LLC	261 Longbridge Road Springfield, GA 31329
70906C01016	Regal Builders of the Coastal Empire, LLC	7370 Hodgson Memorial Drive Suite D10 Savannah, GA :
70906C02012	Current Owner	22 Rice Mill Road Port Wentworth, GA 31407
70906C02013	Nico Miguel Sassano	24 Rice Mill Road Port Wentworth, GA 31407
70906C02014	Rice Creek Homeowners Association	119 Canal Street Suite 102 Pooler, GA 31322
70906C02036	Rodolfo C Saavedra	26 Rice Mill Road Port Wentworth, GA 31407
70906C02037	Martha V Watts	28 Rice Mill Road Port Wentworth, GA 31407
70906C02038	Winford & Laura Sutt	944 Thompson Blvd Baltimore, MD 21221
70906C02039	Angie Gonzales & Robert Pagan	32 Rice Mill Road Port Wentworth, GA 31407
70906C02040	Genevieve Flemming	34 Rice Mill Road Port Wentworth, GA 31407
70906C02041	Samuel & Courtney Whitley	36 Rice Mill Road Port Wentworth, GA 31407
70906C02078	Leland C Davis, SR	18 Noble Jones Court Port Wentworth, GA 31407
70906C02079	Pamela Crowley	20 Noble Jones Court Port Wentworth, GA 31407
70906C02080	Tommie Luther Bess	22 Noble Jones Court Port Wentworth, GA 31407
70906C02081	Terron & Raquel Bradham	24 Noble Jones Court Port Wentworth, GA 31407
70906C01018	Warren Keith Bryant	29 Rice Mill Road Port Wentworth, GA 31407
70906C01019	Andrea C Guth	31 Rice Mill Road Port Wentworth, GA 31407
70906C01020	Dianne Litten & Jill Johnson	33 Rice Mill Road Port Wentworth, GA 31407
70906C01021	Monica Richardson	35 Rice Mill Road Port Wentworth, GA 31407
70906C01022	American Homes 4 Rent Properties Eight LLC	30601 Agoura Rad Suite 200 Agoura Hills, CA 91301
70906C01023	Kerry-Ann C Smith	75 Melody Drive Pooler, GA 31322-3644

70906C01024	Timothy Diemert La & Michael King	41 Rice Mill Road Port Wentworth, GA 31407
70906C01025	David Shepard	5 Southbridge Blvd Clifton Park, NY 12065-3870
70906C01026	Paul Bryant Browder & Morgan Martin	45 Rice Mill Road Port Wentworth, GA 31407
70906C01027	James Godfrey Bain, JR	47 Rice Mill Road Port Wentworth, GA 31407
70906C01028	Olivera & Vargas Jairo Leronardo	49 Rice Mill Road Port Wentworth, GA 31407
70906C01029	Kathryn & Carlos Droz	51 Rice Mill Road Port Wentworth, GA 31407
70906C01030	AH4R Properties, LLC	30601 Agoura Rad Suite 200 Agoura Hills, CA 91301
70906C01031	Jim Washington	55 Rice Mill Road Port Wentworth, GA 31407
70906C01032	Briana McKinney & Apriccio Brown	57 Rice Mill Road Port Wentworth, GA 31407
70906C02042	Steven Umanzor	38 Rice Mill Road Port Wentworth, GA 31407
70906C02043	Michael & Tina Banks	40 Rice Mill Road Port Wentworth, GA 31407
70906C02044	Sharell E Belanfante	42 Rice Mill Road Port Wentworth, GA 31407
70906C02045	Chunti M Brown	44 Rice Mill Road Port Wentworth, GA 31407
70906C02046	Candice A Hester	46 Rice Mill Road Port Wentworth, GA 31407
70906C02047	Fredrick Love	48 Rice Mill Road Port Wentworth, GA 31407
70906C02082	Sidney & Mary Bryan Greene	26 Noble Jones Ct Port Wentworth, GA 31407
70906C02083	Kyle M Eslick	28 Noble Jones Ct Port Wentworth, GA 31407
70906C02084	Duoc Nguyen etal	30 Noble Jones Ct Port Wentworth, GA 31407
70906C02085	William T Cardriche & Delores R Eason	32 Noble Jones Ct Port Wentworth, GA 31407
70906C02086	John Lopaz & Melfenia Baker	34 Noble Jones Ct Port Wentworth, GA 31407

RICE CR
CURRE

567°40'26"E 871.37' 567°40'26"E 2,507.47'

CURRENT ZONING RA
PROPOSED ZONING PRM

CURRENT ZONING RA

PARCEL B-2
34.26 ACRES

245' GEORGIA POWER EASEMENT
50' SGC GASLINE EASEMENT
245'

N09°37'05"E

130.11' N22°19'34"E
132.11' N03°56'31"E
205.55' N75°00'5"

N70°27'20"E
159.42'

195.73' S46°23'10"W

500.00' S43°17'5"E

CURRENT ZONING RA
PROPOSED ZONING PRM

60.67' N76°55'22"W
195.03' N53°33'00"W

432.22'

N20°19'23"E
361.16'

127.41' N13°02'25"W

545.20' S45°20'55"W
210.72'

CURRENT ZONING INDUSTRIAL

313.50'

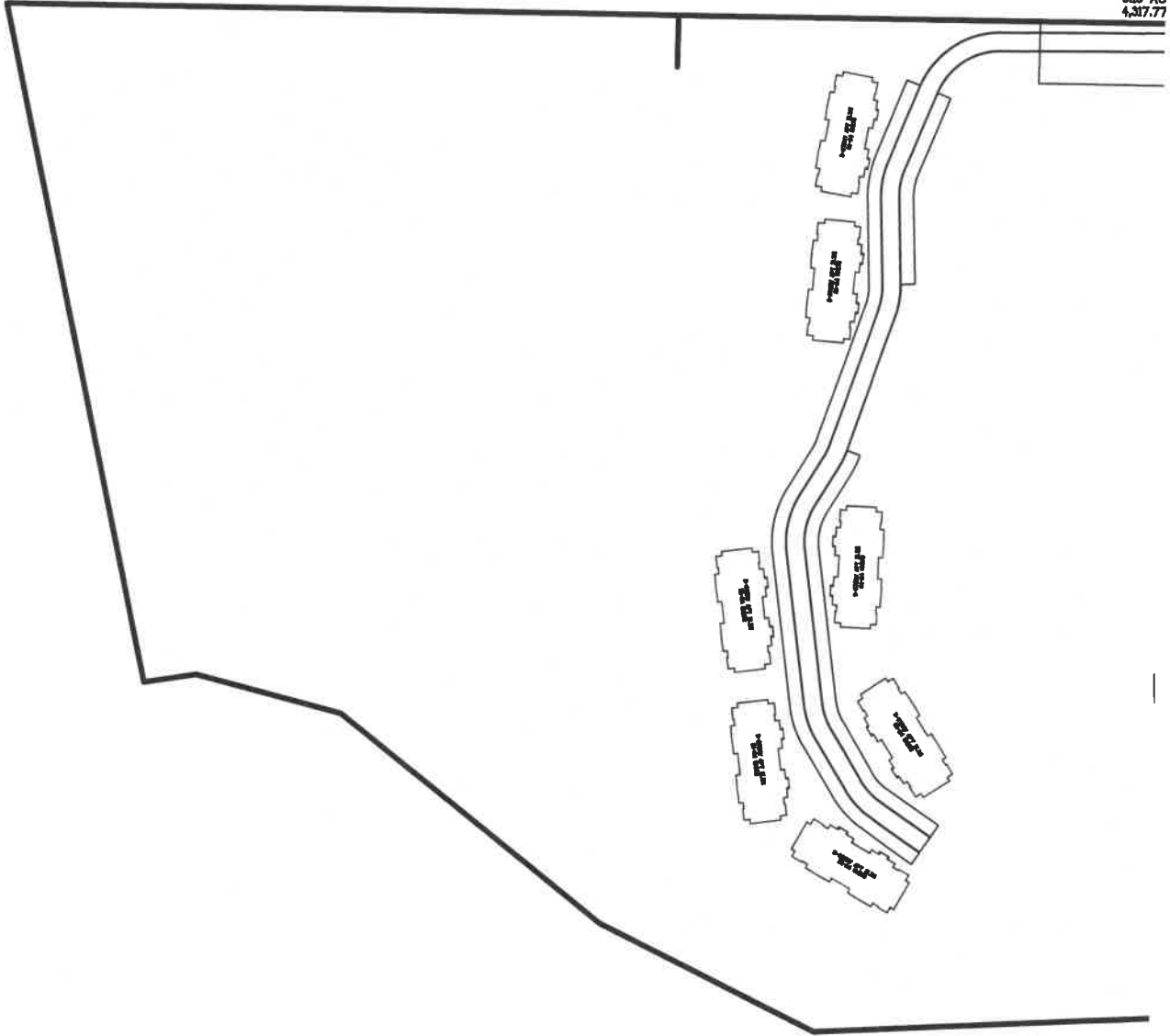
140.63' N40°47'10"W

192.60' N73°43'00"W

N42°04'05"W

464.46' N70°54'52'

PROPOSED WETL
FOR 80' ACC
UTILITY EA
0.30 AC
4-317.77





4367

Project Timeline

PIN 7-0906-01-029, Exley Property – ZMA

Project # 210374

- 9/10/2021—application received- complete.
- 9/22/2021 – ordered signs

Attachment: 7-0906-01-029 HWY 21 ZMA RA-PC2, PRM OCT 2021-Timeline (2519 : Zoning Map Amendment 7-0906-01-029 Exley Hwy 21 Oct

10/8/2021 8:03 AM

City of Port Wentworth

Code of Ordinances

Appendix B – Zoning

Article IX – Amendments, Section 9.1 e.

Standards and Criteria for Making Zoning Amendments: Prior to making a zoning amendment, the Mayor and Council shall evaluate the merits of a proposed amendment according to the following criteria:

1. Whether the zoning proposal will permit a use that is suitable in view of the use and development of the adjacent and nearby property.
2. Whether the zoning proposal will adversely affect the existing use or a suitability of adjacent or nearby property.
3. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.
4. Whether the zoning proposal will result in a use which will or could cause an excessive burdensome use of existing streets, transportation facilities, or schools.
5. If the local government has an adopted land use plan, whether the zoning proposal is in conformity with the policy and intent of the land use plan.
6. Whether there are existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.



Planning Commission
305 South Coastal Highway
Port Wentworth, GA 31407

Meeting: 10/11/21 06:30 PM
Department: Development Services
Category: Planning/Zoning Item
Prepared By: Melanie Ellis
Department Head: Brian Harvey

8.A

SCHEDULED

AGENDA ITEM (ID # 2518)

DOC ID: 2518

Subdivision Application submitted by Jessica Vick, Roberts Civil Engineering, LLC., on behalf of Landmark 24 Homes of Savannah, LLC., for PIN # 7-0906-01-032 (Miller Park Circle) located in a P-R-M (Planned Residential Multi-Family) Zoning District for a Final Plat of a Major Subdivision (Rice Creek Tract C-2 Phase IV) for the purpose of Single-Family Homes

Issue/Item: Subdivision Application submitted by Jessica Vick, Roberts Civil Engineering, LLC., on behalf of Landmark 24 Homes of Savannah, LLC., for PIN # 7-0906-01-032 (Miller Park Circle) located in a P-R-M (Planned Residential Multi-Family) Zoning District for a Final Plat of a Major Subdivision (Rice Creek Tract C-2 Phase IV) for the purpose of Single-Family Homes

Background: This is the Final Plat Submittal for Rice Creek Tract C-2 Phase IV. Phase IV includes thirty (30) single-family lots on approximately 5.56 acres. The lots will be accessed off of Marsh Salt Lane and Coronado Lane. Phase IV is served by City water and sanitary sewer utilities.

Facts and Findings: The construction of this phase complies with the City of Port Wentworth Development Standards, and all requirements of the Subdivision Ordinances have been met.

Funding: N/A

Recommendation: The Planning Commission will hear this application on Monday, October 11, 2021 at 6:30 P.M.

ATTACHMENTS:

- SUBDIVISION APP RICE CREEK C2 PHIV FINAL PLAT OCT 2021 - Application (PDF)
- SUBDIVISION APP RICE CREEK C2 PHIV FINAL PLAT OCT 2021 - Final Plat (PDF)
- SUBDIVISION APP RICE CREEK C2 PHIV FINAL PLAT OCT 2021 - ROW Deed (PDF)
- SUBDIVISION APP RICE CREEK C2 PHIV FINAL PLAT OCT 2021 - Bond Cals (PDF)
- SUBDIVISION APP RICE CREEK C2 PHIV FINAL PLAT OCT 2021 - Maint Bond Paving & Drainage (PDF)
- SUBDIVISION APP RICE CREEK C2 PHIV FINAL PLAT OCT 2021 - Maint Bond Water & Sewer (PDF)
- SUBDIVISION APP RICE CREEK C2 PHIV FINAL PLAT OCT 2021 - EPD Approval Letter (PDF)
- SUBDIVISION APP RICE CREEK C2 PHIV FINAL PLAT OCT 2021 - NPDES Permit (PDF)
- SUBDIVISION APP RICE CREEK C2 PHIV FINAL PLAT OCT 2021 - Infrastructure Maint Agreement (PDF)
- SUBDIVISION APP RICE CREEK C2 PHIV FINAL PLAT OCT 2021 - Timeline (DOCX)

**SUBDIVISION APPLICATION FORM
FOR THE
CITY OF PORT WENTWORTH**

8.A.a

210370

RECEIVED
SEP 13 2021
BY: KS

Application Form Required

This application form is to accompany all subdivisions submitted for Port Wentworth Planning Commission review and to be filled out in its entirety. Plats/subdivisions not accompanied by this application will not be accepted for processing. All subdivisions with their completed applications must be received by the City of Port Wentworth at least 20 business days prior to the Planning Commission meeting at which they are to be considered. Revisions to a subdivision under review by the Port Wentworth Planning Commission must be received 10 business days prior to the Port Wentworth Planning Commission at which each subdivision is scheduled to be heard.

Subdivision Name: Rice Creek Phase IV Rice Creek Tract C2-Ph IV

Location: 0 Miller Park Circle, Port Wentworth, GA 31407

Number of Lots: 30 Lots Number of Acres: 5.56

PIN #: 70906 01032 Current Zoning: ~~PUD-M~~ P-R-M

Type of Subdivision: (Check applicable blanks from each column)

- | | |
|---|---|
| <p>A. <input type="checkbox"/> Sketch Plan</p> <p><input type="checkbox"/> Master Plan</p> <p><input type="checkbox"/> Preliminary Plat</p> <p><input checked="" type="checkbox"/> Final Plat</p> <p><input type="checkbox"/> Revision to a Recorded Plat</p> | <p>B. <input checked="" type="checkbox"/> Major Subdivision
(4 or more lots or a new road)</p> <p><input type="checkbox"/> Minor Subdivision
(3 or less lots & no new road)</p> |
|---|---|

Purpose of Subdivision:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Single-Family | <input type="checkbox"/> Industrial |
| <input type="checkbox"/> Multi-Family | <input type="checkbox"/> Institutional |
| <input type="checkbox"/> Retail | <input type="checkbox"/> Other |
| <input type="checkbox"/> Other Business | <input type="checkbox"/> Sign |

Variances: (List all variances being requested)

None

Attachment: SUBDIVISION APP RICE CREEK C2 PHIV FINAL PLAT OCT 2021 - Application (2518 : Subdivision Application Rice Creek Tract C-

Georgia DOT Review

In all applications in which property being subdivided lies along a State Highway or access is needed from a State Highway, all applicants are required to submit a plat to the Georgia Department of Transportation for review. The subdivision application will not be considered by the Port Wentworth Planning Commission until the Georgia Department of Transportation has commented on the subdivision. The comments must accompany the application.

Previous Submittal

Has this tract of land being proposed for subdividing been submitted to the Port Wentworth Planning Commission under a different subdivision name?

Yes _____ No

If yes, what name? _____

Date Submitted: _____ PWPC File No: _____

Number of Required Prints

All submittals, regardless of type, shall include fifteen (15) prints. Final Plats must include a copy of the plat scanned to a CD along with the fifteen (15) printed copies. Stamp must be in contrasting ink.

Statements as to Covenants/Deed Restrictions: (Check One)

A copy of all existing deed restrictions or subdivision covenants applicable to this property are attached.

There are no added restrictions or subdivision covenants on this property.

Contact Person (s): (Type or Print Legibly)

Engineer/Surveyor: Roberts Civil Engineering, LLC - Contact: Jessica Vick

Address: 6001 Chatham Center Drive, Suite 255, Savannah, GA Zip Code: 31405

Phone #: 912-298-7006 Fax #: 912-289-0339

Owner: Landmark 24 Homes of Savannah, LLC

Address: 2702 Whatley Ave, Savannah, GA Zip Code: 31405

Phone #: (912) 925-3440 Fax #: _____

Date of Submittal: 09-13-2021

Attachment: SUBDIVISION APP RICE CREEK C2 PHIV FINAL PLAT OCT 2021 - Application (2518 : Subdivision Application Rice Creek Tract C-

Please list all property owners that are adjacent to the parcel to be subdivided including those across the public right-of-way:

*Please see additional attachment for adjacent property owners

Multiple horizontal lines for listing adjacent property owners.

Certifications

- 1. I hereby certify that this proposed subdivision/plan does not violate any covenants or deed restrictions currently in effect for the property being subdivided.
- 2. I hereby certify that all taxes applicable to this property have been paid and that there are no delinquent taxes outstanding.
- 3. I hereby certify that I am the owner of the property being proposed for subdivision.
- 4. I hereby certify that all the information pertained in this application is true and correct.

DocuSigned by:
Cole Chenoweth
 Signature of Owner 03B5ACAE0069431

Comments: Place any pertinent comments you wish to make in the following space:

Large empty space for providing comments.

Submit this form along with the proposed subdivision and any accompanying information to:

**CITY OF PORT WENTWORTH
 305 SOUTH COASTAL HIGHWAY
 PORT WENTWORTH, GEORGIA 31407**

Attachment: SUBDIVISION APP RICE CREEK C2 PHIV FINAL PLAT OCT 2021 - Application (2518 : Subdivision Application Rice Creek Tract C-

CITY OF PORT WENTWORTH
(912) 964-4379

REC#: 00327490 9/17/2021 2:54 PM
OPER: ME TERM: 011
REF#: CK 1027

TRAN: 112.0000 BLDG PERMIT
210370 1,871.00CR
LANDMARK 24 HOMES OF SAVANNAH
7-0906-01-032
I-SUBDIV 1,871.00CR

TENDERED: 1,871.00 CHECK
APPLIED: 1,871.00-

CHANGE: 0.00

WWW.CITYOFPORTWENTWORTH.COM

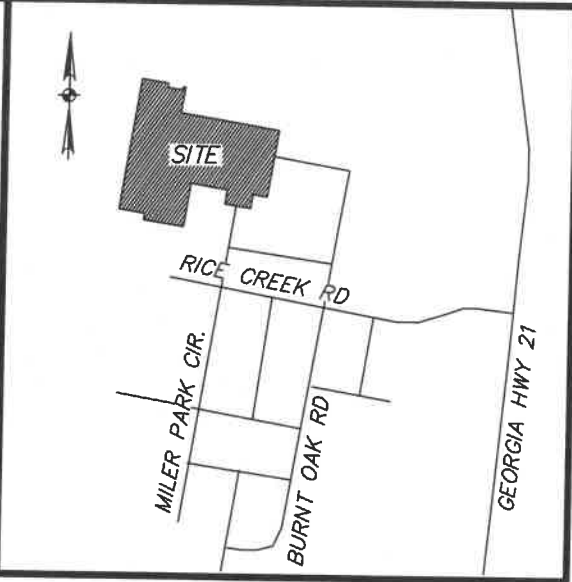
Attachment: SUBDIVISION APP RICE CREEK C2 PHIV FINAL PLAT OCT 2021 - Application (2518 : Subdivision Application Rice Creek Tract C-

Adjacent Property Owners Within 250 Feet of the Project Property Lines

OWNER NAME	ADDRESS	PIN #
RICE CREEK INVESTORS NO 2 LLC	15 Marsh Salt Ln, PORT WENTWORTH, GA	70906C16008
RICE CREEK INVESTORS NO 2 LLC	17 Marsh Salt Ln, PORT WENTWORTH, GA	70906C16009
RICE CREEK INVESTORS NO 2 LLC	38 Marsh Salt Ln, PORT WENTWORTH, GA	70906C16030
RICE CREEK INVESTORS NO 2 LLC	40 Marsh Salt Ln, PORT WENTWORTH, GA	70906C16031
RICE CREEK INVESTORS NO 2 LLC	42 Marsh Salt Ln, PORT WENTWORTH, GA	70906C16032
RICE CREEK INVESTORS NO 2 LLC	44 Marsh Salt Ln, PORT WENTWORTH, GA	70906C16033
RICE CREEK INVESTORS NO 2 LLC	46 Marsh Salt Ln, PORT WENTWORTH, GA	70906C16034
RICE CREEK INVESTORS NO 2 LLC	48 Marsh Salt Ln, PORT WENTWORTH, GA	70906C16035
DONNA EDWARDS, TRUSTEE, OR HER SUCCESSOR	87 BURNT OAK RD, PORT WENTWORTH, GA	70906C11031
KELLY BEULAH M.	92 BURNT OAK RD, PORT WENTWORTH, GA	70906C11051
RICE CREEK INVESTORS NO 2 LLC	94 BURNT OAK RD, PORT WENTWORTH, GA	70906C11050
HYMAN BRUCE MARTIN NATALIE JEAN	96 BURNT OAK RD, PORT WENTWORTH, GA	70906C11049
FAMBLE WARREN & HUNTER TERADESHIA M	98 BURNT OAK RD, PORT WENTWORTH, GA	70906C11048
GARDENHIRE CANTON	100 BURNT OAK RD, PORT WENTWORTH, GA	70906C11047
PHILADELPHIA DENESHEA DANIELLE	102 BURNT OAK RD, PORT WENTWORTH, GA	70906C11046
BLUNT, SR BERNARD E. & BLUNT CYNTHIA B.	104 BURNT OAK RD, PORT WENTWORTH, GA	70906C11045
READY JAMECIA	106 BURNT OAK RD, PORT WENTWORTH, GA	70906C11044
PATTEN ZACHARY AARON & PATTEN CRYSTAL MICHELLE	108 BURNT OAK RD, PORT WENTWORTH, GA	70906C11043
JOHNSON JORDAN CHRISTOPHER & JOHNSON SARA EMILY	4 CORONEDO LANE, PORT WENTWORTH, GA	70906C11024
STARLING KENDRIC R.	6 CORONEDO LANE, PORT WENTWORTH, GA	70906C11025
BOPP JAMIE L & JAMIE LYNN *	7 CORONEDO LANE, PORT WENTWORTH, GA	70906C10014
DIXON VERONICA L	8 CORONEDO LANE, PORT WENTWORTH, GA	70906C11026
BOSTICK & BING ANTONIO & WHITNEY*	9 CORONEDO LANE, PORT WENTWORTH, GA	70906C10015
WARE PHILLIP	10 CORONEDO LANE, PORT WENTWORTH, GA	70906C11027
CAMPFIELD SAM II	11 CORONEDO LANE, PORT WENTWORTH, GA	70906C10016
LANDON JARVIS J	12 CORONEDO LANE, PORT WENTWORTH, GA	70906C11028
HERNDON JOHN HERNDON ANNA D.	13 CORONEDO LANE, PORT WENTWORTH, GA	70906C10017
TART JONATHAN LORENZO & FLOR M*	15 CORONEDO LANE, PORT WENTWORTH, GA	70906C10018

RENE RONALD & RENE MARIE CLAUDE	89 BURNT OAK RD, PORT WENTWORTH, GA	70906C11032
RAMOS JOSE E. & ALICEA-SOTO EDGARDO J.	91 BURNT OAK RD, PORT WENTWORTH, GA	70906C11033
ANCRUM DERRICK T.	93 BURNT OAK RD, PORT WENTWORTH, GA	70906C11034
GRAVES JENNIFER A.	95 BURNT OAK RD, PORT WENTWORTH, GA	70906C11035
COOPER DOMONICK L.	97 BURNT OAK RD, PORT WENTWORTH, GA	70906C11036
BRYANT JAMORI R.	99 BURNT OAK RD, PORT WENTWORTH, GA	70906C11037
GRACE AUNDRELL	101 BURNT OAK RD, PORT WENTWORTH, GA	70906C11038
SHELLMAN FELICIA	103 BURNT OAK RD, PORT WENTWORTH, GA	70906C11039
RICHEY LOREAL TIERA	105 BURNT OAK RD, PORT WENTWORTH, GA	70906C11040
LOPEZ JOMAR ACEVEDO	107 BURNT OAK RD, PORT WENTWORTH, GA	70906C11041
HUBERT KRISTEN NICOLE* & HUBERT DANIEL P.	109 BURNT OAK RD, PORT WENTWORTH, GA	70906C11042
RICE CREEK INVESTORS NO 7 LLC	0 Miller Park Circle, Port Wentworth, GA 31407	70906 01031
ROBERTS-SMITH LOUKISHA M	15 HERITAGE RD, Port Wentworth, GA 31407	70906C15015
BRISBON LASHAWN F	10 HERITAGE RD, Port Wentworth, GA 31407	70906C10004
BROWN GLORIA G	12 HERITAGE RD, Port Wentworth, GA 31407	70906C10003
BURNETT CYNTHIA R	14 HERITAGE RD, Port Wentworth, GA 31407	70906C10002
DAVIS CONSWEULO	16 HERITAGE RD, Port Wentworth, GA 31407	70906C10001
WALLACE & WALLACE-MILSON KENNETH & PHYLL	121 MILLER PARK CIR, PORT WENTWORTH, GA 31407	70906C09003
SAMS DARNIKI AISHA & JAMES	123 MILLER PARK CIR, PORT WENTWORTH, GA 31407	70906C09004
BAILEY DOUGLAS W. & BURGOA MELANIE F.	125 MILLER PARK CIR, PORT WENTWORTH, GA 31407	70906C09005
SCOTT DENISE PINCKNEY	127 MILLER PARK CIR, PORT WENTWORTH, GA 31407	70906C09006
BING PHILLIP REID	129 MILLER PARK CIR, PORT WENTWORTH, GA 31407	70906C09007

Attachment: SUBDIVISION APP RICE CREEK C2 PHIV FINAL PLAT OCT 2021 - Application (2518 : Subdivision Application Rice Creek Tract C-



EQUIPMENT USED: TOTAL STA;
 ANGULAR ERROR = 9" PER Pt
 ADJUSTED BY: COMPASS RULE
 PLAT CLOSURE = 1/264,207
 FIELD CLOSURE = 1/27,397

REFERENCES

1. P.R.B. 34-P PG 73
2. S.M.B. 40-S PG 68
3. P.R.B. 46-P PG 42
4. P.B. 50 PG 137
5. P.B. 51 PG 569

THIS BLOCK IS RESERVED FOR
 THE CLERK OF SUPERIOR COURT

VICINITY MAP
 NOT TO SCALE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	20.00'	31.42'	28.28'	N35°20'12"W	90°00'00"
C2	20.00'	31.42'	28.28'	N54°39'48"E	90°00'00"

SURVEYOR'S NOTES

1. ALL COORDINATES AND BEARINGS ARE BASED ON GEORGIA STATE PLANE COORDINATE SYSTEM, NAD 83, EAST ZONE.
2. ACCORDING TO THE FLOOD INSURANCE RATE MAP AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THIS PROPERTY LIES IN ZONE X, NOT WITHIN A 100 YEAR FLOOD HAZARD AREA. SEE COMMUNITY PANEL NO. 13051C0162G, DATED 08/16/2018.
3. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS, OR RESTRICTIONS EITHER RECORDED OR UNRECORDED.
4. THIS PROPERTY IS SERVED BY CITY OF PORT WENTWORTH WATER AND SEWER SYSTEMS.
5. THE PUBLIC RECORDS REFERENCED WERE USED FOR THE ESTABLISHMENT OF THE BOUNDARY OF THIS PROPERTY. THEY ARE NOT AND DO NOT CONSTITUTE A TITLE SEARCH.
6. THE PARENT TRACT TAX PARCEL NUMBER OF THIS PROPERTY IS 7-0906-01-032
7. 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 AVAILABLE DOCUMENTS. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.
8. THIS SUBDIVISION CONTAINS A TOTAL AREA OF 5.56 ACRES

LOT AREA	4.05 ACRES
RIGHT-OF-WAY AREA	1.43 ACRES
FUTURE DEVELOPMENT AREA	0.08 ACRE

THE FOLLOWING GOVERNMENTAL BODIES
 HAVE APPROVED THIS PLAT FOR FILING:

APPROVED BY MAYOR AND CITY COUNCIL, PORT WENTWORTH

TO HAVE AND TO HOLD the said described premises, together with all and singular the rights, members, hereditaments, improvements, easements and appurtenances thereunto belonging or in anywise appertaining unto the Grantee, its successors and assigns, so that neither Grantor nor any person or persons claiming under Grantor shall at any time, by any means or ways, have, claim or demand any right or title to said premises or appurtenances, or any rights thereof.

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

Signed, sealed and delivered
in the presence of:

RICE CREEK INVESTORS NO. 2, LLC

Witness

By: _____
Name: _____
Title: _____

Notary Public

Commission Expires:

[NOTARIAL SEAL]



Bond Calculations

Project Name: Rice Creek Phase IV

Project Number: 19519

Based on Civil Design Plans dated 512/06/2019

Date of OPC: 2021-09-10

Paving

1	2" Surface Course 9.5 mm Superpave	3,706	SY	12.00	44,477.33
3	8" Crushed Conc. or GAB	3,706	SY	15.00	55,596.67
4	Concrete Curbing (Include Flumes)	2,259	LF	18.00	40,662.00
6	5' Concrete Sidewalk	11,757	SF	5.00	58,785.00
7	Signage	1	EA	275.00	275.00
				Subtotal	199,796.00

Drainage System

1	18" RCP (Inlc Haunching)	70	LF	70.00	4,900.00
2	24" RCP (Inlc Haunching)	590	LF	90.00	53,100.00
3	30" RCP (Inlc Haunching)	184	LF	100.00	18,400.00
4	36" RCP (Inlc Haunching)	573	LF	110.00	63,030.00
5	Storm Sewer Structures	14	EA	3,200.00	44,800.00
6	Rip Rap	2	EA	1,500.00	3,000.00
				Subtotal	187,230.00

Water & Reuse System

1	4" Phantom Purple Pipe	1,076	LF	10.00	10,760.00
2	8" C900 DR-21	1,054	LF	18.00	18,972.00
3	4" Valves	5	EA	1,100.00	5,500.00
4	8" Valves in Manhole	4	EA	5,500.00	22,000.00
5	Fire Hydrant Assemblies	2	EA	4,500.00	9,000.00
6	4" Tee	2	EA	500.00	1,000.00
7	8" Tee	1	EA	750.00	750.00
8	4" Plug	1	EA	150.00	150.00
9	8" Plug	1	EA	350.00	350.00
10	1" Long Side Service	23	EA	900.00	20,700.00
11	1" Short Side Service	37	EA	500.00	18,500.00
12	Testing	1	LS	3,000.00	3,000.00
				Subtotal	110,682.00

Sewer System

1	8" SDR26	949	LF	65.00	61,685.00
2	Sanitary Sewer Manhole	4	EA	3,800.00	15,200.00
3	Sewer Service	30	EA	1,000.00	30,000.00
				Subtotal	106,885.00

Maintenance and Bond Calculation

Paving & Drainage Maintenance Bond (25%)	\$96,756.50
Water, Reuse, Sewer Maintenance Bond (10%)	\$21,756.70

All bond amounts will be no less than \$50,000

MAINTENANCE BOND

Bond No. 0232687

KNOW ALL MEN BY THESE PRESENTS, Preferred Site Construction (PSC), as Principal, and Berkley Insurance Company, 475 Steamboat Road, Greenwich, CT 06830, a corporation organized under the laws of the State of Delaware, and licensed to transact business in the State of GA, as Surety, are held and firmly bound unto City of Port Wentworth, GA, as Obligee, in the penal sum of One Hundred Thirty Five Thousand Five Hundred Thirteen & 56/100 Dollars (\$135,513.56), lawful money of the United States of America, for which payment, well and truly to be made, Principal and Surety bind themselves, their legal representatives, successors, or assigns, jointly and severally, firmly by these presents.

WHEREAS, on Preferred Site Construction (PSC,) the Principal entered into a written contract with the said Obligee for Rice Creek Phase IV Project Number: 19519, Paving & Drainage Maintenance, and

WHEREAS, the Obligee requires that these presents be executed on or before the final completion and acceptance of said Contract, and

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION is such that if the Principal shall remedy, without cost to the Obligee, any defects caused by defective or inferior materials or workmanship, which may develop during a period of 2 from the date of completion and acceptance of the work performed under the contract, then this obligation shall be void; otherwise it shall be and remain in full force and effect.

Any suit under this bond must be instituted before the expiration of one year from completion of the maintenance period.

No right of action shall accrue on this bond to or for the use of any person or corporation other than the Obligee named herein or the heirs, executors, administrators or successors of the Obligee.

SIGNED, SEALED AND DATED this _____ day of _____, 20 _____.

Preferred Site Construction (PSC)

Berkley Insurance Company

By: _____
Christy Lackey, Attorney-in-Fact

POWER OF ATTORNEY
BERKLEY INSURANCE COMPANY
WILMINGTON, DELAWARE

NOTICE: The warning found elsewhere in this Power of Attorney affects the validity thereof. Please review carefully.

KNOW ALL MEN BY THESE PRESENTS, that BERKLEY INSURANCE COMPANY (the "Company"), a corporation duly organized and existing under the laws of the State of Delaware, having its principal office in Greenwich, CT, has made, constituted and appointed, and does by these presents make, constitute and appoint: *Fred R. Mitchell or Christy Lackey of PointeNorth Insurance Group, LLC of Atlanta, GA* its true and lawful Attorney-in-Fact, to sign its name as surety only as delineated below and to execute, seal, acknowledge and deliver any and all bonds and undertakings, with the exception of Financial Guaranty Insurance, providing that no single obligation shall exceed Fifty Million and 00/100 U.S. Dollars (U.S.\$50,000,000.00), to the same extent as if such bonds had been duly executed and acknowledged by the regularly elected officers of the Company at its principal office in their own proper persons.

This Power of Attorney shall be construed and enforced in accordance with, and governed by, the laws of the State of Delaware, without giving effect to the principles of conflicts of laws thereof. This Power of Attorney is granted pursuant to the following resolutions which were duly and validly adopted at a meeting of the Board of Directors of the Company held on January 25, 2010:

RESOLVED, that, with respect to the Surety business written by Berkley Surety, the Chairman of the Board, Chief Executive Officer, President or any Vice President of the Company, in conjunction with the Secretary or any Assistant Secretary are hereby authorized to execute powers of attorney authorizing and qualifying the attorney-in-fact named therein to execute bonds, undertakings, recognizances, or other suretyship obligations on behalf of the Company, and to affix the corporate seal of the Company to powers of attorney executed pursuant hereto; and said officers may remove any such attorney-in-fact and revoke any power of attorney previously granted; and further

RESOLVED, that such power of attorney limits the acts of those named therein to the bonds, undertakings, recognizances, or other suretyship obligations specifically named therein, and they have no authority to bind the Company except in the manner and to the extent therein stated; and further

RESOLVED, that such power of attorney revokes all previous powers issued on behalf of the attorney-in-fact named; and further

RESOLVED, that the signature of any authorized officer and the seal of the Company may be affixed by facsimile to any power of attorney or certification thereof authorizing the execution and delivery of any bond, undertaking, recognizance, or other suretyship obligation of the Company; and such signature and seal when so used shall have the same force and effect as though manually affixed. The Company may continue to use for the purposes herein stated the facsimile signature of any person or persons who shall have been such officer or officers of the Company, notwithstanding the fact that they may have ceased to be such at the time when such instruments shall be issued.

IN WITNESS WHEREOF, the Company has caused these presents to be signed and attested by its appropriate officers and its corporate seal hereunto affixed this 21st day of July, 2020.

Attest:

(Seal) By Ira S. Lederman
Executive Vice President & Secretary

Berkley Insurance Company
By Jeffrey M. Hafter
Senior Vice President

WARNING: THIS POWER INVALID IF NOT PRINTED ON BLUE "BERKLEY" SECURITY PAPER.

STATE OF CONNECTICUT)
) ss:
COUNTY OF FAIRFIELD)

Sworn to before me, a Notary Public in the State of Connecticut, this 21st day of July, 2020, by Ira S. Lederman and Jeffrey M. Hafter who are sworn to me to be the Executive Vice President and Secretary, and the Senior Vice President, respectively, of Berkley Insurance Company.

MARIA C RUNDRAKEN
NOTARY PUBLIC
CONNECTICUT
MY COMMISSION EXPIRES
APRIL 30, 2024

Maria C. Rundraken
Notary Public, State of Connecticut

CERTIFICATE

I, the undersigned, Assistant Secretary of BERKLEY INSURANCE COMPANY, DO HEREBY CERTIFY that the foregoing is a true, correct and complete copy of the original Power of Attorney; that said Power of Attorney has not been revoked or rescinded and that the authority of the Attorney-in-Fact set forth therein, who executed the bond or undertaking to which this Power of Attorney is attached, is in full force and effect as of this date.

Given under my hand and seal of the Company, this _____ day of _____

(Seal) Vincent P. Forte
Vincent P. Forte

Attachment: SUBDIVISION APP RICE CREEK C2 PHIV FINAL PLAT OCT 2021 - Maint Bond Paving & Drainage (2518 : Subdivision Application

MAINTENANCE BOND

Bond No. 0232686

KNOW ALL MEN BY THESE PRESENTS, Preferred Site Construction (PSC), as Principal, and Berkley Insurance Company, 475 Steamboat Road, Greenwich, CT 06830, a corporation organized under the laws of the State of Delaware, and licensed to transact business in the State of GA, as Surety, are held and firmly bound unto City of Port Wentworth, GA, as Obligee, in the penal sum of Fifty Thousand & 00/100 Dollars (\$50,000.00), lawful money of the United States of America, for which payment, well and truly to be made, Principal and Surety bind themselves, their legal representatives, successors, or assigns, jointly and severally, firmly by these presents.

WHEREAS, on Preferred Site Construction (PSC), the Principal entered into a written contract with the said Obligee for Rice Creek Phase IV Project Number: 19519, Water Reuse Sewer & Maintenance, and

WHEREAS, the Obligee requires that these presents be executed on or before the final completion and acceptance of said Contract, and

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION is such that if the Principal shall remedy, without cost to the Obligee, any defects caused by defective or inferior materials or workmanship, which may develop during a period of 1 from the date of completion and acceptance of the work performed under the contract, then this obligation shall be void; otherwise it shall be and remain in full force and effect.

Any suit under this bond must be instituted before the expiration of one year from completion of the maintenance period.

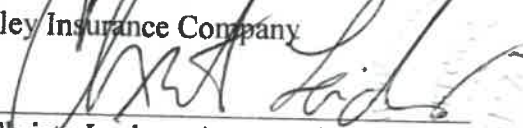
No right of action shall accrue on this bond to or for the use of any person or corporation other than the Obligee named herein or the heirs, executors, administrators or successors of the Obligee.

SIGNED, SEALED AND DATED this _____ day of _____, 20__ .

Preferred Site Construction (PSC)


Click here to download
MATT R. HILTON - Manager

Berkley Insurance Company

By: 
Christy Lackey, Attorney-in-Fact

Ed 01/14

Attachment: SUBDIVISION APP RICE CREEK C2 PHIV FINAL PLAT OCT 2021 - Maint Bond Water & Sewer (2518 : Subdivision Application Rice

POWER OF ATTORNEY
BERKLEY INSURANCE COMPANY
WILMINGTON, DELAWARE

NOTICE: The warning found elsewhere in this Power of Attorney affects the validity thereof. Please review carefully.

KNOW ALL MEN BY THESE PRESENTS, that BERKLEY INSURANCE COMPANY (the "Company"), a corporation duly organized and existing under the laws of the State of Delaware, having its principal office in Greenwich, CT, has made, constituted and appointed, and does by these presents make, constitute and appoint: *Fred R. Mitchell or Christy Lackey of PointeNorth Insurance Group, LLC of Atlanta, GA* its true and lawful Attorney-in-Fact, to sign its name as surety only as delineated below and to execute, seal, acknowledge and deliver any and all bonds and undertakings, with the exception of Financial Guaranty Insurance, providing that no single obligation shall exceed Fifty Million and 00/100 U.S. Dollars (U.S.\$50,000,000.00), to the same extent as if such bonds had been duly executed and acknowledged by the regularly elected officers of the Company at its principal office in their own proper persons.

This Power of Attorney shall be construed and enforced in accordance with, and governed by, the laws of the State of Delaware, without giving effect to the principles of conflicts of laws thereof. This Power of Attorney is granted pursuant to the following resolutions which were duly and validly adopted at a meeting of the Board of Directors of the Company held on January 25, 2010:

RESOLVED, that, with respect to the Surety business written by Berkley Surety, the Chairman of the Board, Chief Executive Officer, President or any Vice President of the Company, in conjunction with the Secretary or any Assistant Secretary are hereby authorized to execute powers of attorney authorizing and qualifying the attorney-in-fact named therein to execute bonds, undertakings, recognizances, or other suretyship obligations on behalf of the Company, and to affix the corporate seal of the Company to powers of attorney executed pursuant hereto; and said officers may remove any such attorney-in-fact and revoke any power of attorney previously granted; and further

RESOLVED, that such power of attorney limits the acts of those named therein to the bonds, undertakings, recognizances, or other suretyship obligations specifically named therein, and they have no authority to bind the Company except in the manner and to the extent therein stated; and further

RESOLVED, that such power of attorney revokes all previous powers issued on behalf of the attorney-in-fact named; and further

RESOLVED, that the signature of any authorized officer and the seal of the Company may be affixed by facsimile to any power of attorney or certification thereof authorizing the execution and delivery of any bond, undertaking, recognizance, or other suretyship obligation of the Company; and such signature and seal when so used shall have the same force and effect as though manually affixed. The Company may continue to use for the purposes herein stated the facsimile signature of any person or persons who shall have been such officer or officers of the Company, notwithstanding the fact that they may have ceased to be such at the time when such instruments shall be issued.

IN WITNESS WHEREOF, the Company has caused these presents to be signed and attested by its appropriate officers and its corporate seal hereunto affixed this 21st day of July, 2020.

Attest:
(Seal) By Ira S. Lederman
Executive Vice President & Secretary

Berkley Insurance Company
By Jeffrey M. Hafter
Senior Vice President

WARNING: THIS POWER INVALID IF NOT PRINTED ON BLUE "BERKLEY" SECURITY PAPER.

STATE OF CONNECTICUT)
) ss:
COUNTY OF FAIRFIELD)

Sworn to before me, a Notary Public in the State of Connecticut, this 21st day of July, 2020, by Ira S. Lederman and Jeffrey M. Hafter who are sworn to me to be the Executive Vice President and Secretary, and the Senior Vice President, respectively, of Berkley Insurance Company.

MARIA C RUDBAKEN
NOTARY PUBLIC
CONNECTICUT
MY COMMISSION EXPIRES
APRIL 30, 2024

Maria C. Rudbaker
Notary Public, State of Connecticut

CERTIFICATE

I, the undersigned, Assistant Secretary of BERKLEY INSURANCE COMPANY, DO HEREBY CERTIFY that the foregoing is a true, correct and complete copy of the original Power of Attorney; that said Power of Attorney has not been revoked or rescinded and that the authority of the Attorney-in-Fact set forth therein, who executed the bond or undertaking to which this Power of Attorney is attached, is in full force and effect as of this date.

Given under my hand and seal of the Company, this _____ day of _____, _____
(Seal) Vincent P. Forte

Attachment: SUBDIVISION APP RICE CREEK C2 PHIV FINAL PLAT OCT 2021 - Maint Bond Water & Sewer (2518 : Subdivision Application Rice



GEORGIA

DEPARTMENT OF NATURAL RESOURCES

ENVIRONMENTAL PROTECTION DIVISION

Richard E. Dunn, Director

**Watershed Protection Branch
Coastal District Office**

400 Commerce Center Drive
Brunswick, Georgia 31523-8251

Phone: 912-264-7284; Fax: (912) 262-3160

October 24, 2019

Landmark 24 Homes
c/o Cole Chenowith
cchenowith@landmark24.com

Re: Proposed Land Disturbing Activity
Rice Creek Phase 4
Chatham County, Georgia
File: sw-025-04-139

Dear Mr. Chenowith:

In accordance with the General NPDES Permit No. GAR100003 for Storm Water Discharges Associated with Construction Activities for Common Developments, issued by the Georgia Environmental Protection Division (EPD) in August 2018, this Project has been reviewed for deficiencies in the identification of waters of the state and potential encroachment of land disturbing activities within 25 foot immediately adjacent and upland of the identifiable point from which the State mandated buffer is measured.

Based upon this review, the EPD has determined the following:

- (1) The project does **not** have deficiencies in the identification of waters of the state.
- (2) The project will **not** require a buffer variance from the EPD.

However, the EPD reserves the right to change this determination if information that conflicts with the original submittal is obtained during a later site inspection.

Additionally, in accordance with the General NPDES Permit No. GAR100003, each Erosion, Sedimentation and Pollution Control Plan (ESPCP) submittal shall include a completed and applicable ESPCP Checklist established by the Georgia Soil and Water Conservation as of January 1 of the year in which the land-disturbing activity was permitted.

Rice Creek Phase 4
Page 2

A deficient ESPCP is a violation of the NPDES Permit. If violations occur on the proposed project site and enforcement actions become necessary, a deficient ESPCP may increase the fines incurred. The applicable Checklist as well as a guidance document are available on the Georgia EPD website @ <http://epd.georgia.gov>.

Based upon this review, EPD has determined the following:

- (1) The ESPCP for this Project does not have deficiencies.

If additional information is required, please contact me at 912-554-3492.

Sincerely,



Shannon K. Winsness
Environmental Specialist

cc: Roberts Civil Engineering
c/o Jessica Vick, P.E.
JVick@RobertsCivilEngineering.com

Alice Vick
EPD Coastal District Office
400 Commerce Center Drive
Brunswick, GA 31523-8251

File: SW-025-04-139

NOTICE OF INTENT

VERSION September 24, 2018

State of Georgia
Department of Natural Resources
Environmental Protection Division

GAR389637-V2

Permittee NOI Number

8.A.h

10/10/2019

Application Submittal Date

For Coverage Under the 2018 Re-Issuance of the NPDES General Permits
To Discharge Storm Water Associated With Construction Activity

THESE PERMITS EXPIRE JULY 31, 2023

Facility Information

Facility Name: Rice Creek Phase IV
Mailing Address 1: 2702 Whatley Ave. Mailing Address 2: _____
County: Chatham City: Thunderbolt State: GA Zip Code: 31404
Facility/Property Address 1: Coronado Lane Address 2: _____
County: Chatham City: Port Wentworth State: GA Zip Code: 31407
Latitude: 32.229126 Longitude: -81.197549

PRIMARY PERMITTEE

NOTICE OF INTENT:

- Initial Notification Re-Issuance Notification Change of Information
 Change of Owner/Operator: Formerly Known As: _____

I. SITE/OWNER/OPERATOR INFORMATION

Facility Ownership Type: Mixed Ownership (e.g., Public/Private)
Common Development Name: Rice Creek Phase IV
City: Savannah County or Counties: Chatham Construction Site Zip Code: 31407
Owner's Name: Landmark 24 Homes of Savannah, LLC Phone: 912-925-3440
Email Address: cchenowith@landmark24.com Address: 2702 Whatley Ave
City: Savannah State: GA Zip Code: 31404
Duly Authorized Representative(s): _____ Phone: _____
Email Address: _____
Operator's Name: _____ Phone: _____
Email Address: _____ Address: _____
City: _____ State: GA Zip Code: _____
Facility/Construction Site Contact: Cole Chenowith Phone: 912-925-3440
Email Address: cchenowith@landmark24.com

II. CONSTRUCTION SITE ACTIVITY INFORMATION AND FEE CALCULATONS

Start Date: 10/01/2019 Completion Date: 04/01/2020

Regulated by a certified Local Issuing Authority (LIA): Yes No

Name of Local Issuing Authority: Chatham County

Acres Disturbed (to the nearest tenth (1/10th) acre) 6.9 X \$80/acre = 552

In an area with no certified Local Issuing Authority

TOTAL FEE SUBMITTED = 552

Attachment: SUBDIVISION APP RICE CREEK C2 PHIV FINAL PLAT OCT 2021 - NPDES Permit (2518 : Subdivision Application Rice Creek Tract

Number of Secondary Permittees: 0

Does the Erosion, Sedimentation and Pollution Control Plan (Plan) provide for disturbing more than 50 acres at any one time for each individual permittee (i.e., primary, secondary or tertiary permittees), or more than 50 contiguous acres total at any one time ?

- YES - Date of EPD Written Authorization
NO
N/A - if construction activities are covered under the General NPDES Permit No. GAR100002 for Infrastructure construction projects

Construction Activity Type:

- Commercial, Industrial, Municipal/Institutional, Mixed Use, Water Quality/Aquatic Habitat Restoration, Linear, Utility, Residential, Agricultural Buildings, Other:

III. RECEIVING WATER INFORMATION

A. Name of Initial Receiving Water(s): Black Creek

- Trout Stream
Water Supporting Warm Water Fisheries

B. Name of MS4 Receiving Waters:

- N/A, Trout Stream, Water Supporting Warm Water Fisheries

Name of MS4 Owner/Operator:

C. Sampling of Receiving Stream(s):

- Trout Stream (Δ 10 NTU), Water Supporting Warm Water Fisheries (Δ 25 NTU)

D. Sampling of Outfall(s):

- N/A, Trout Stream, Water Supporting Warm Water Fisheries

A summary chart (if applicable) delineating the following information for each outfall must be attached:

Number of Sampling Outfalls: Construction Site Size (acres):
Appendix B NTU Value: Surface Water Drainage Area (square miles):

E. Does the facility/construction site discharge storm water into an Impaired Stream Segment, or within one (1) linear mile upstream of and within the same watershed as, any portion of an Impaired Stream Segment identified as "not supporting" its designated use(s), as shown on Georgia's most current "305(b)/303(d) List Documents (Final)" listed for the criteria violated, "Bio F" (Impaired Fish Community) and/or "Bio M" (Impaired Macroinvertebrate Community), within Category 4a, 4b or 5, and the potential cause is either "NP" (nonpoint source) or "UR" (urban runoff) ?

- No, Yes, Name of Impaired Stream Segment(s):

F. Does the facility/construction site discharge storm water into an Impaired Stream Segment where a Total Maximum Daily Load (TMDL) Implementation Plan for "sediment" was finalized at least six (6) months prior to the submittal of the Initial NOI ?

- No, Yes, Name of Impaired Stream Segment(s):

IV. CERTIFICATIONS:

I certify that to the best of my knowledge and belief, that the Erosion, Sedimentation and Pollution Control Plan (Plan) was prepared by a design professional, as defined by this permit, that has completed the appropriate certification course approved by the Georgia Soil and Water Conservation Commission in accordance with the provisions of O.C.G.A. 12-7-19 and that I will adhere to the Plan and comply with all applicable requirements of this permit.

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that certified personnel properly gather and evaluate the information submitted. Based upon my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fines and imprisonment for knowing violations.

Attachment: SUBDIVISION APP RICE CREEK C2 PHIV FINAL PLAT OCT 2021 - NPDES Permit (2518 : Subdivision Application Rice Creek Tract



ROBERTS CIVIL ENGINEERING

St Simons Island | Savannah | Jacksonville | Charleston

www.robertscivilengineering.com

Infrastructure Maintenance Agreement

The owner, **Landmark 24 Homes of Savannah, LLC**, or successive owner of **Rice Creek, Tract C2, Phase 4 (30 lots)** will be responsible for maintaining all facilities unless assumed by the City of Port Wentworth. If portions of the development site are sold or otherwise transferred, legally binding arrangements shall be made to pass responsibility for the operation and maintenance of the stormwater management system to the appropriate successors in title; these arrangements shall designate, for each portion of the stormwater management system, the person(s) to be permanently responsible for its inspection and maintenance.

City of Port Wentworth/Chatham County or a legal entity having authority over stormwater runoff controls, easements and drainage facilities may perform or require the owner to take action under the following conditions:

- (1) If normal maintenance is not performed and it is adversely affecting drainage flow.
- (2) To alleviate flooding or other drainage problems upstream or downstream of the property.

The City Manager of Port Wentworth or his/her designee shall be allowed to enter the property at reasonable times and in a reasonable manner for the purpose of inspection. These terms include the right to enter the property when the City Manager or his/her designee has a reason to believe that a violation of this approved stormwater management system inspection and maintenance agreement and plan has occurred and when it is necessary for abatement of a public nuisance or correction of a violation of the City's ordinance or approved stormwater management system inspection and maintenance agreement and plan.

The following schedule shall be used as a minimum requirement to help ensure proper operation for all stormwater management facilities.

Maintenance Schedule

Semi-Annual: Inspect all culverts, inlets, manholes for debris and obstructions.

The undersigned agrees to the full terms of this Infrastructure Maintenance Agreement and Maintenance Plan Agreement and Schedule.

DocuSigned by:
Cole Chenoweth
Signature 93B8ACAE0069431...

Cole Chenoweth
Print Name

Development Project Manager
Title

8/26/2021
Date

Attachment: SUBDIVISION APP RICE CREEK C2 PHIV FINAL PLAT OCT 2021 - Infrastructure Maint Agreement (2518 : Subdivision Application

Project Timeline

Rice Creek Tract C-2 Phase IV – Final Plat

Project Number 210370

- 9/13/2021—application received- complete.
-



Planning Commission
305 South Coastal Highway
Port Wentworth, GA 31407

SCHEDULED

Meeting: 10/11/21 06:30 PM
Department: Development Services
Category: Planning/Zoning Item
Prepared By: Melanie Ellis
Department Head: Brian Harvey

8.B

AGENDA ITEM (ID # 2521)

DOC ID: 2521

Site Plan Review Application submitted by NGI Acquisitions, LLC., on behalf of Tom Exley for PIN # 7-0907-01-003 (Highway 21) for a Specific Development Site Plan to allow a Multifamily Apartment Complex (Novare) in a P-RIP (Planned Residential Institutional) Zoning District

Issue/Item: Site Plan Review Application submitted by NGI Acquisitions, LLC., on behalf of Tom Exley for PIN # 7-0907-01-003 (Highway 21) for a Specific Development Site Plan to allow a Multifamily Apartment Complex (Novare) in a P-RIP (Planned Residential Institutional) Zoning District

Background: The subject property is currently vacant woodland. There are no buildings or structures on the subject property. A general development plan for this property was approved during the September 23, 2021 City Council meeting.

Facts and Findings: This is specific site development plan. The site plan consist of 13 Apartment Buildings (312 units), 8 Carriage Buildings (16 units) for a total of 328 residential units, garage buildings, pool, clubhouse and amenities. There will be gated emergency only access to Black Creek Drive. The main entrance for the complex will be on GA Highway 21. The site plan also includes associated parking, utilities, drainage and infrastructure improvements. This application is currently under review by City Engineer's TR Long Engineering.

Funding: N/A

Recommendation: The Planning Commission will hear this application on Monday, October 11, 2021 at 6:30 PM.

ATTACHMENTS:

- 7-0907-01-003 NOVARE S-SITE PLAN OCT 2021 - Application (PDF)
- 7-0907-01-003 NOVARE S-SITE PLAN OCT 2021 - Site Plan 9.10.21 (PDF)
- 7-0907-01-003 NOVARE S-SITE PLAN OCT 2021 - 1st Comment Letter TRLONG 10.7.21 (PDF)
- 7-0907-01-003 NOVARE S-SITE PLAN OCT 2021 - Timeline (DOCX)

210816

8.B.a

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 21, Port Wentworth, GA (North west of Pine Forest Subdivision)

PIN #(s): 7-0907-01-003

Zoning: P-RIP Estimated Cost of Construction: \$ 40 Million

Type of Construction: Multifamily apartment complex

Applicant's Name: NGI Acquisitions, LLC

Mailing Address: 1545 Peachtree Street Suite 260, Atlanta, GA 30309

Phone #: 404-815-1234 Email: landersen@novaregroup.com

Owner's Name (if Different form Applicant): Tom Exley

Mailing Address: Post Office Box 1338, Rincon, GA 31326

Phone #: 912-658-1625 Email: tomexley2@gmail.com

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

NGI Acquisitions, LLC
By: *Todd C. Andersen*
Applicant's Signature

September 13, 2021
Date

Thomas J. Exley
Owner's Signature (if Different form Applicant)

September 13, 2021
Date

Please see page 2 for required submittal checklist

Attachment: 7-0907-01-003 NOVARE S-SITE PLAN OCT 2021 - Application (2521 : Site Plan Review Application (Specific) 7-0907-01-003 Novare

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

NGI Acquisitions, LLC
 By: *Todd C - Anderson*
 Applicant's Signature

September 13, 2021

Date

CITY OF PORT WENTWORTH
(912) 964-4379

REC#: 00327487 9/17/2021 2:52 PM
OPER: ME TERM: 011
REF#: CK 110584

TRAN: 112.0000 BLDG PERMIT
210376 886.00CR
NGI ACQUISITIONS, LLC
7-0907-01-003
DEV-SPR 886.00CR

TENDERED: 886.00 CHECK
APPLIED: 886.00-

CHANGE:
0.00

WWW.CITYOFPORTWENTWORTH.COM

Owner Name	Mailing Address 1	City	State	Zip
NGI Acquisitions, LLC	1545 Peachtree St, Suite 260	Atlanta	GA	30309
Tom Exley	PO Box 1338	Rincon	GA	31326
Fieldstone Group, LLC	204 Wiley Bottom Rd	Savannah	GA	31411
Sam Varnedoe	PO Box 2379	Tybee Island	GA	31328
Richard Bryant	312 Chatham Villa Dr	Garden City	GA	31408
Bostick Jackson	362 Saussy Rd	Savannah	GA	31407
Alexander Hicks	7425 GA Highway 21	Port Wentworth	GA	31407
BEP RH Tract 2 LLC	100 Lakeside Blvd	Port Wentworth	GA	31407
Viloa Hicks	8613 Gateshead Rd	Alexandria	VA	22309
Tabernacle of Faith Missionary Babtist Church	PO Box 2028	Rincon	GA	31326
Priscilla Reed & Angela Harden	7411 GA Hwy 21	Port Wentworth	GA	31407
John Harden & Priscilla Hawl	7411 GA Hwy 21	Port Wentworth	GA	31407
Ronald Dempsey & Lorra Woodward	105 Shuff Dr #Red	Lion	PA	17356
Henry & Elsie Harden	7398 Tottenham Dr	White Plains	MD	20695
Bessie Berrien	520 Acacia St	Savannah	GA	31405
Howard Woodlief & Christopher Lee	205 Providence Dr	Port Wentworth	GA	31407
Janice Morgan	203 Providence Dr	Port Wentworth	GA	31407
Athe LLC	PO Box 16134	Savannah	GA	31407
Deborah Wright	2 Treadway St	Port Wentworth	GA	31407
Allison King	4 Treadway St	Port Wentworth	GA	31407
Raul Huerta Govea	6 Treadway St	Port Wentworth	GA	31407
Mary Ellen Landing	8 Treadway St	Port Wentworth	GA	31407
Corey Kief	204 Treadway St	Port Wentworth	GA	31407
William Burgess	3 Treadway St	Port Wentworth	GA	31407
Warren Russell McBryde	7 Treadway St	Port Wentworth	GA	31407
James & Cindy Brunson	5 Treadway St	Port Wentworth	GA	31407
Cheryl Oswell	4 Ponderosa Dr	Port Wentworth	GA	31407
Richard Ogle	907 Nease Rd	Guyton	GA	31312
Robert Smith & Florence Lecroy	8 Ponderosa Dr	Port Wentworth	GA	31407
Moss Realty & Investment Inc	412 Cliff DR	Pooler	GA	31322
Randy & Toni Johnston	12 Treadway St	Port Wentworth	GA	31407
Michael Grant	14 Treadway St	Port Wentworth	GA	31407
Timothy Holt	16 Treadway St	Port Wentworth	GA	31407
9641 Lehigh Avenue LLC	9641 Lehigh Ave	Savannah	GA	31406
James Otto	322 Conaway Rd	Bloomingtondale	GA	31302
Carol Jones	22 Treadway St	Port Wentworth	GA	31407
Michael & Kathy Thorton	11 Treadway St	Port Wentworth	GA	31407
Mary Simmons	PO Box 1705	Savannah	GA	31402
John Galletta	15 Treadway St	Port Wentworth	GA	31407
Savannah Prop Sales & Mgmt LLC	17 Treadway St	Port Wentworth	GA	31407
Pamela Chisholm	19 Treadway St	Port Wentworth	GA	31407
Brian Vogel	68 Stagecoach Rd	Bloomingtondale	GA	31302
Lorri Moore	20 Ponderosa Rd	Port Wentworth	GA	31407
William James	22 Ponderosa Rd	Port Wentworth	GA	31407
Nichole Scruggs	24 Ponderosa Rd	Port Wentworth	GA	31407
Evon Mack	216 Black Creek Rd	Port Wentworth	GA	31407
Melissa Edge	102 Riley Ct	Springfield	GA	31329
Charles Robinson	112 Black Creek Rd	Port Wentworth	GA	31407
BEP Rice Hope LLC	100 Lakeside Blvd	Port Wentworth	GA	31407
John C Wyly	PO Box 753	Tybee Island	GA	31328

**Novare Multifamily Project
Wylly Tract – Port Wentworth, Georgia
Concept Plan Narrative
J-28595.0002**

Project Description and Existing Conditions

The project is located on the east side of Ga. Highway 21 (Augusta Road) in Port Wentworth, Georgia. The property is approximately 29.5 acres in size and is undeveloped. The site is bordered on the north and east by two undeveloped properties owned by Fieldstone Group, LLC and BEP RH Tract 2 LLC; on the south by Pine Forest Subdivision (single family residential); and on the west by Augusta Road (Ga. Highway 21). The site is approximately 1 mile west of Interstate 95. This narrative is based on the program information supplied by Novare Group and the Concept Plan documents by Dwell Design Studio. The development team includes:

Developer - Novare Group – Todd Andersen, Kenny Budd

Architect & Land Planning – Dwell Design Studio, Venky Babu

Civil Engineer/Landscape Architecture -Thomas & Hutton, Lamar Mercer, Scott Monson, Ryan Thompson

Legal Representative – Hunter McLean – Harold Yellin, Josh Yellin

The development plan includes 328 units contained in 13 three story garden style apartment buildings and 6 carriage style buildings. The unit count will provide 184 one bedroom, 132 two bedroom units, and 12 three bedroom units. The site also includes three storm water detention ponds, a pool/clubhouse amenity area, and ample open space (17.3 acres, approximately 59% of the project site). This site plan includes minor revisions to the previously approved plan:

The revisions include:

- Trash compactor/recycle bin added
- Two Carriage Buildings added, one garage building omitted. Four total units added.
- Gated Emergency only access added to Black Creek Drive
- Additional Greenspace added to parking field
- Pool/Amenity/Leasing facility refined.

Zoning

The subject site is zoned PRIP, Planned Residential Institutional, a zoning suitable for multifamily development

Novare Multifamily Project
Wylly Tract – Port Wentworth, Georgia
Concept Plan Narrative
J-28595.0002

with all relevant ancillary uses. This zoning district allows a density of 12 units per gross acre.

The zoning standards set forth in PRIP provide the following multifamily development standards:

- Minimum Front Yard setback is 70 feet from center of Street (Ga. Highway 21)
- Minimum Side Yard is 10 feet
- Rear Yard setback is 25 feet.
- Maximum Building Height is 50 feet.
- Maximum Building Coverage is 45%.

The site plan presented meets or exceeds all development standards.

Site Access

Access to the site is obtained through a private entry drive located along the project frontage. The Georgia Department of Transportation recently granted a temporary access point to the current property owner for the purposes of timbering the property. The permanent access will be designed and permitted at the same location as the temporary access.

Water and Sanitary Sewer

Water and sanitary sewer for the project will be provided by the City of Port Wentworth. Water distribution will be extended to the site from an existing 16" city main along the property's northern border. Sanitary sewer will be collected on site through new gravity system, lift station and force main. Ultimate discharge will be to the City of Port Wentworth WWTF.

Drainage & Storm Sewer

The storm drainage system for the project will include detention ponds, pipe networks, curb and grate inlets to collect, detain, treat and convey storm water runoff according to Port Wentworth, state, and federal regulations. Following collection, treatment, and detention, stormwater runoff will be discharged to Black Creek to maintain existing predevelopment rates and drainage patterns.

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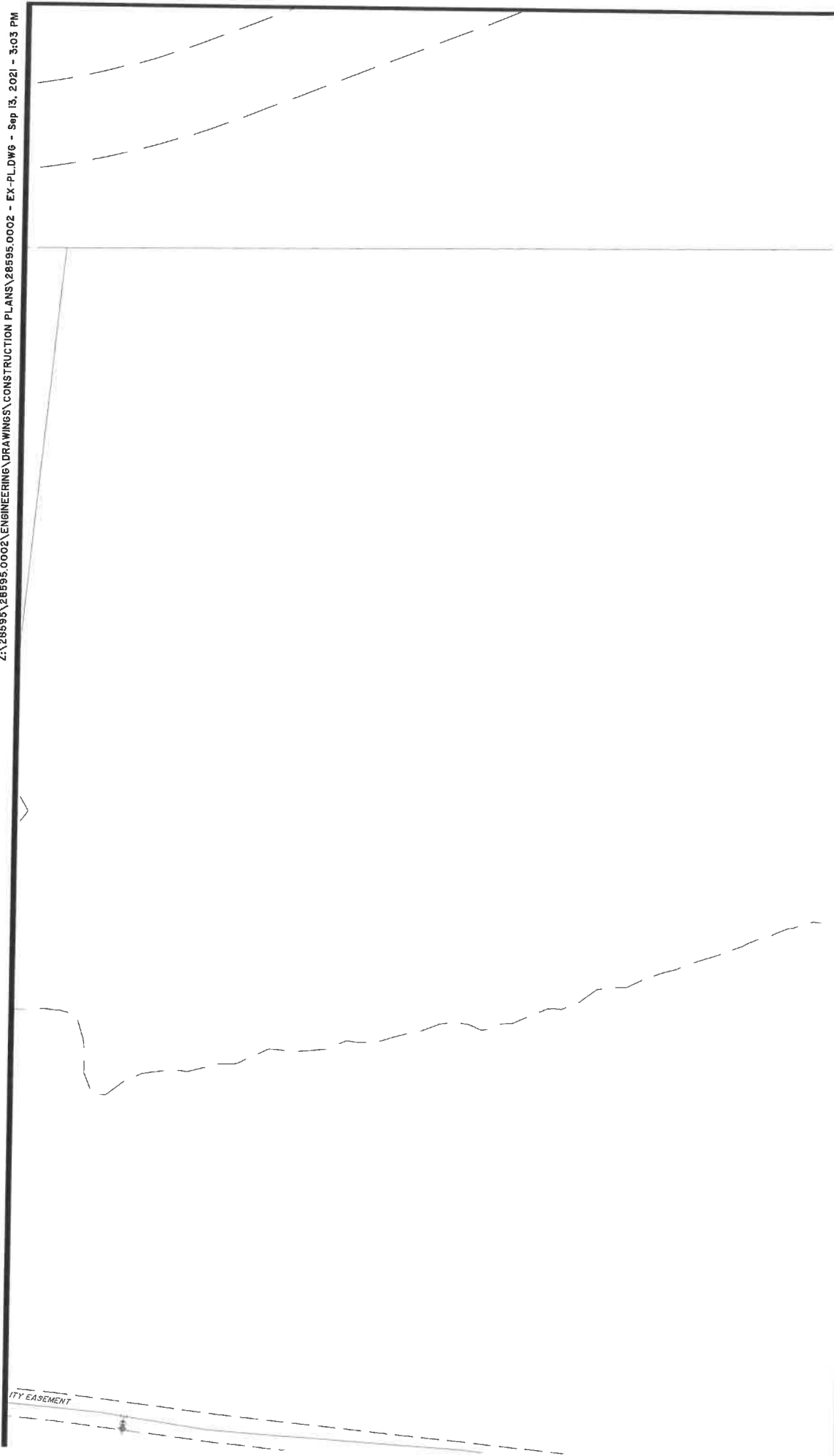
WATER LEGEND

<u>DESCRIPTION</u>	<u>EXISTING</u>	
WATER MAIN		—
SINGLE SERVICE LATERAL		
DOUBLE SERVICE LATERAL		
VALVE AND BOX		
FIRE HYDRANT W/VALVE & BOX		
POST HYDRANT		
REDUCER		
BACKFLOW PREVENTOR		
CROSS		
TEE		
90° BEND - HORIZONTAL		
45° BEND - HORIZONTAL		
22-½° BEND - HORIZONTAL		
11-¼° BEND - HORIZONTAL		
BEND - VERTICAL		
CAP		

SEWER LEGEND

<u>DESCRIPTION</u>	<u>EXISTING</u>	
GRAVITY PIPE		—
SINGLE SERVICE LATERAL		
DOUBLE SERVICE LATERAL		
MANHOLE		
CLEANOUT		

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ITY EASEMENT

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N/F
E GROUP, LLC
975 02015
27-H PAGE 294

N 77°29'26" E

EXISTING 20' UTILITY EASEMENT

490.71'

16" W

16" W

16" W

16" W

16" W

16" W

16" W

16" W

16" W

16" W

16" W

16" W

16" W

16" W

16" W



20' UTILITY E
DB 295-R, PG

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SHEET NO. CHICQUE TYPE 1

GATE

75'R

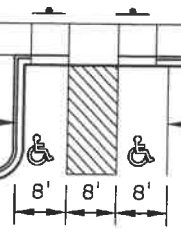
42.6

CARRIAGE HOUSE TYPE 1

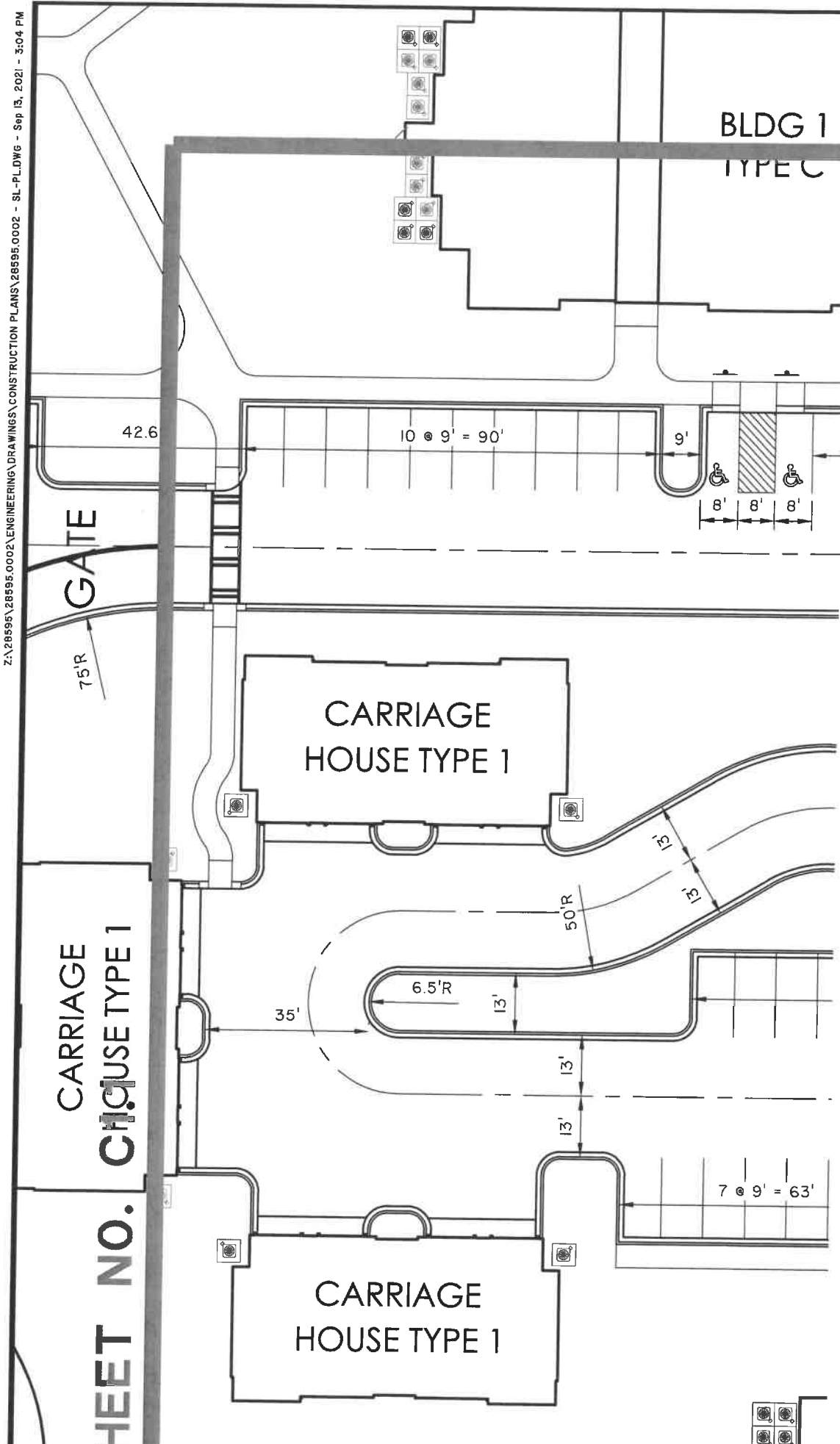
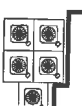
6.5'R

CARRIAGE HOUSE TYPE 1

BLDG 1 TYPE C



7 @ 9' = 63'



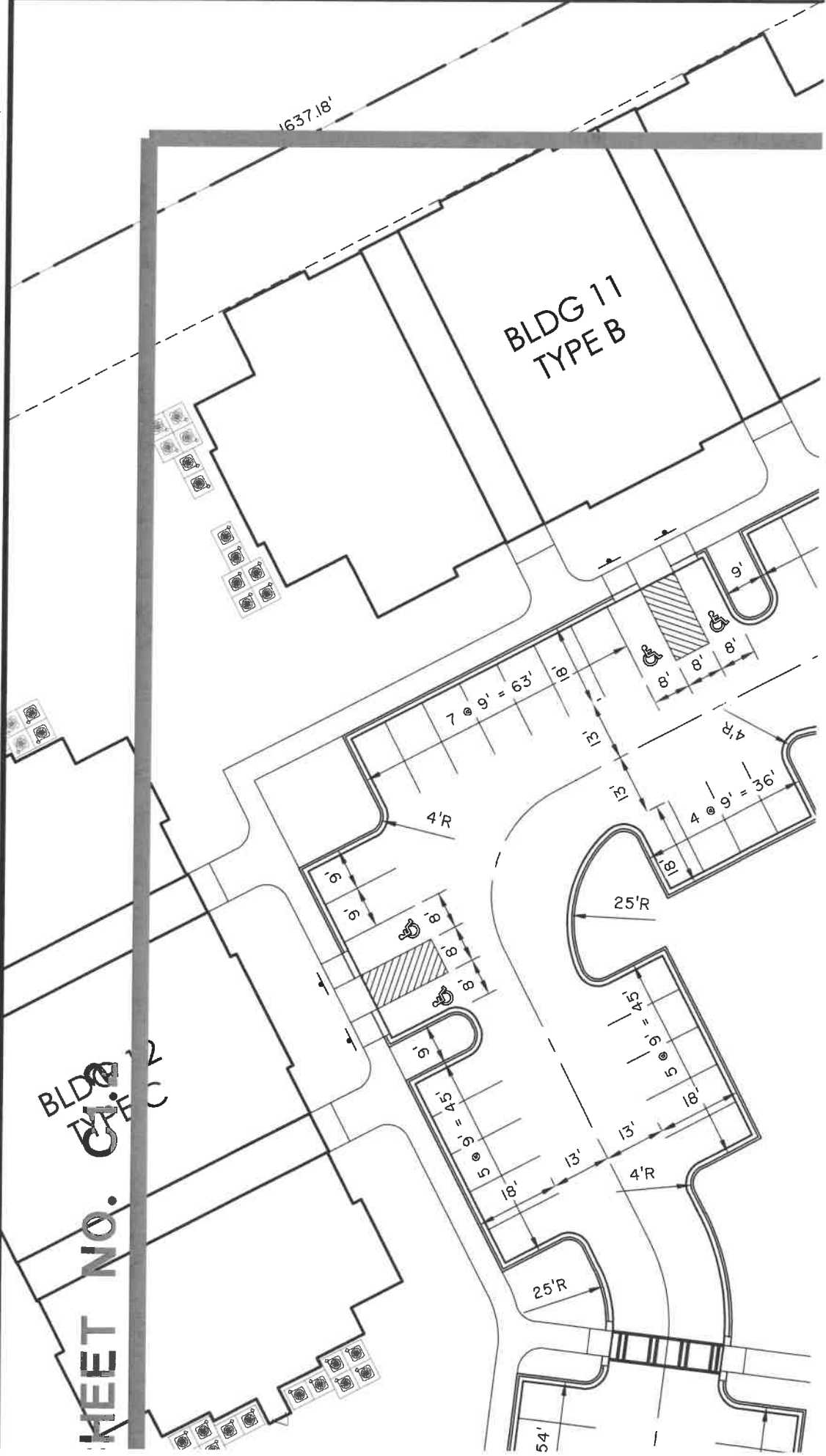
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1637.18'

BLDG 11
TYPE B

SHEET NO. 01

BLDG TYPE B



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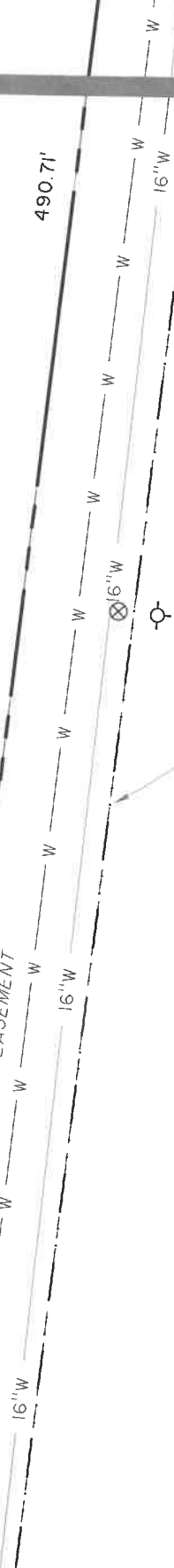
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N/F
IE GROUP, LLC
975 02015
27-H PAGE 294

N 77°29'26" E

EXISTING 20' UTILITY EASEMENT

490.71'



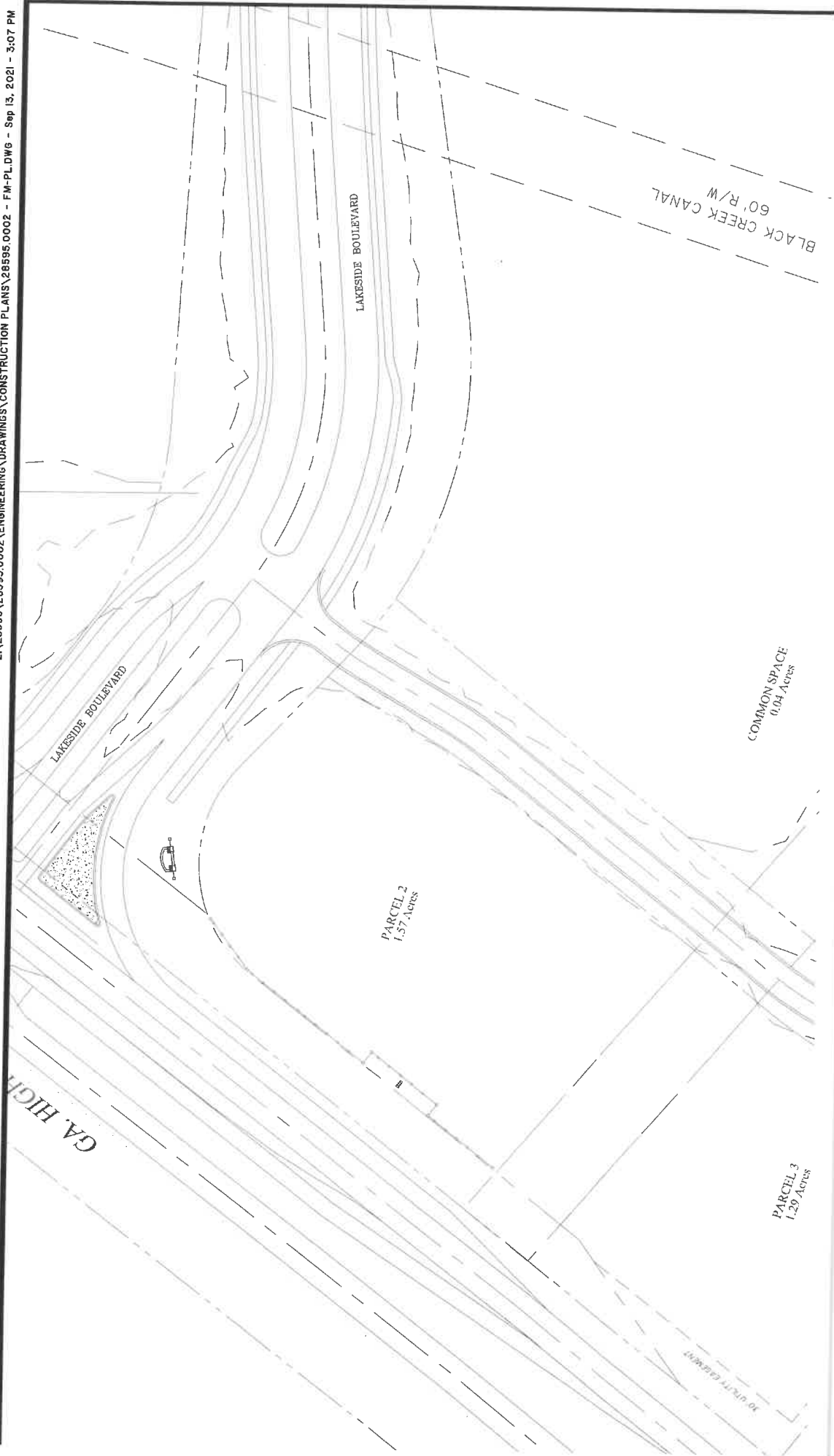
20' UTILITY E
DB 295-R, PG

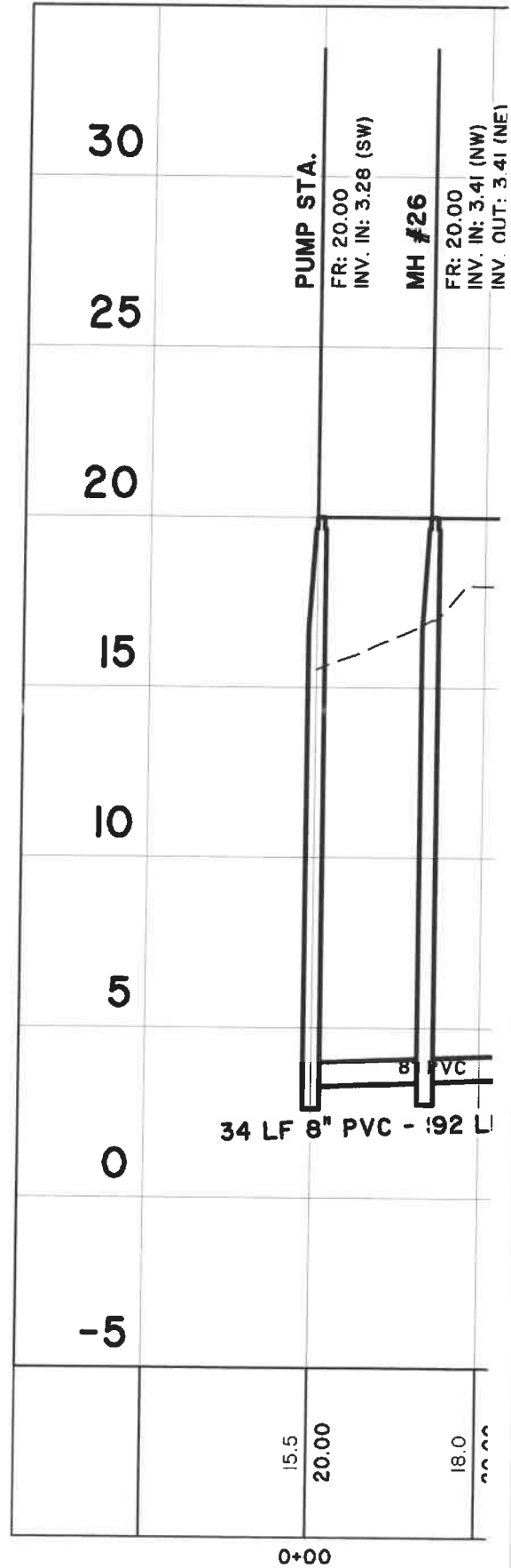
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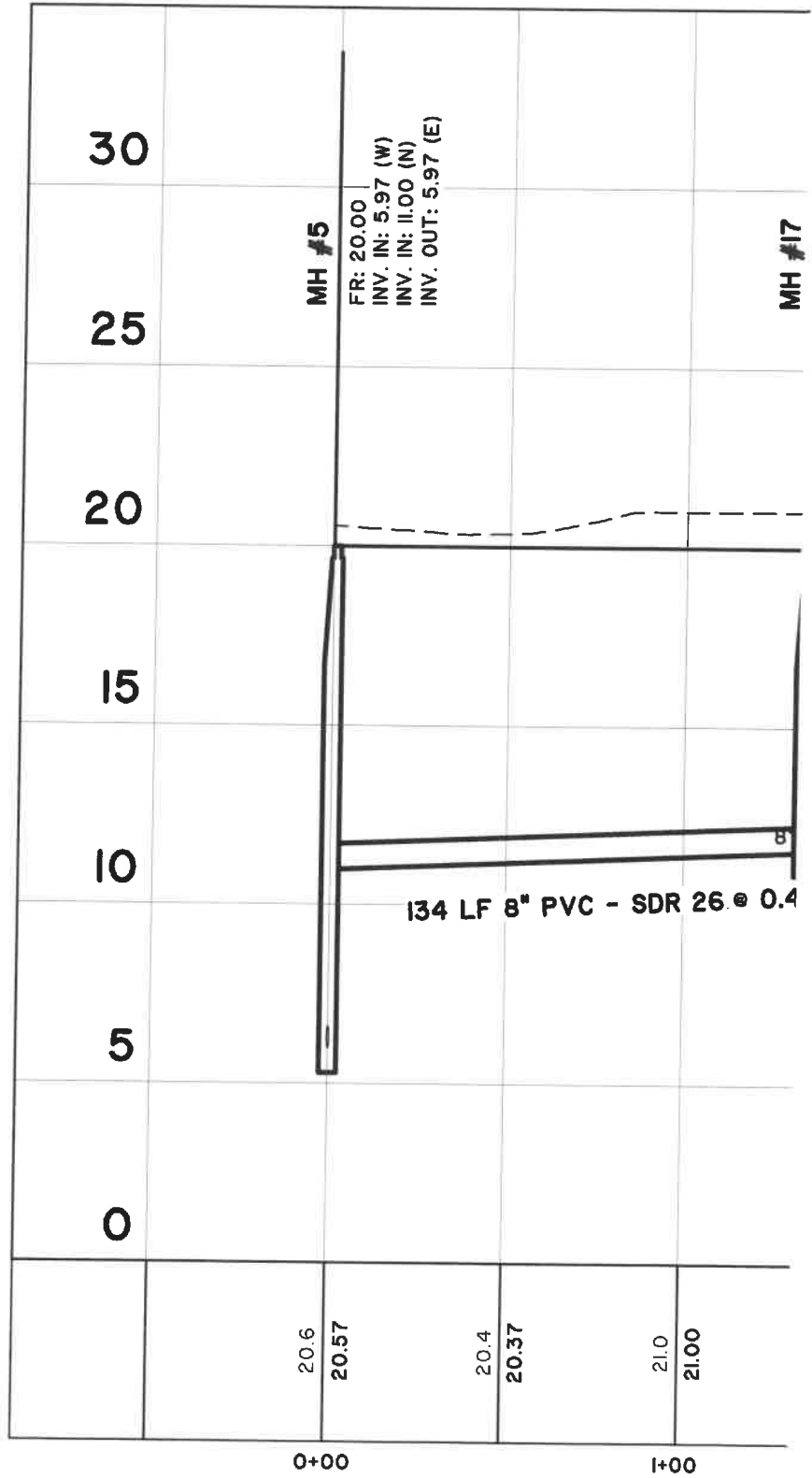


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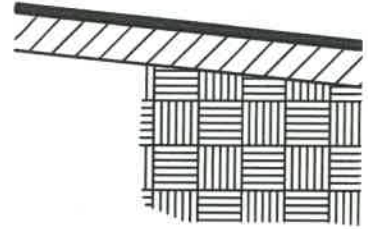
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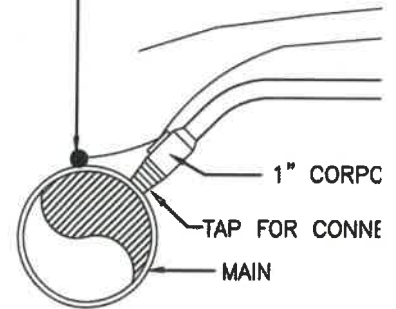




MARK FACE OF CURB WITH
"W" OVER LOCATION OF LATERAL



#12 GAUGE INSULATED
STRAND COPPER WIRE
PIPE AND ATTACHED TO
CORPORATION STOP AND



WA



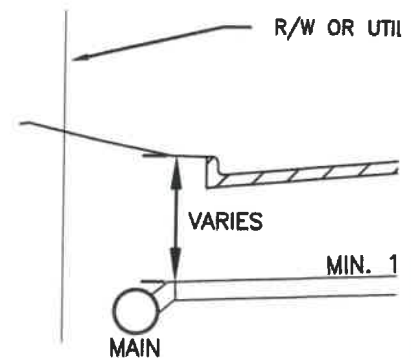
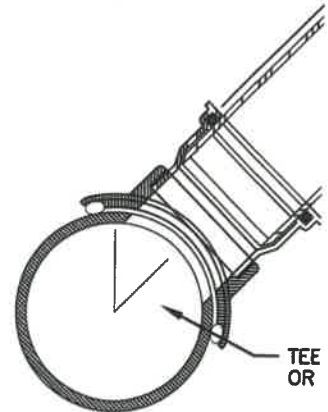
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NOTE:

1. THE TEE-WYE SHALL BE SET AT PROPOSED DEPTH TO ACCOMMODATE THE PROPOSED EXISTING HOUSE LATERAL.
2. IN ROADWAYS, SEWER LATERALS TO BE EXTENDED TO PROPERTY LINE. LOCATIONS OF LATERALS TO BE NOTED WITH "S" STAMP ON FACE OF CURB (WHERE APPLICABLE). PROVIDE LATERALS FOR ALL VACANT LOTS. ON SEWERS, PROVIDE CONNECTION FOR EACH CUSTOMER, EXISTING AND FUTURE. SHOW LOCATIONS ON RECORD DRAWINGS.
3. ALL 4" FITTINGS TO BE PUSH ON TYPE CLUE FITTINGS ALLOWED.

12 GAUGE SOLID COPPER WIRE FROM MAIN TO CURB

4" Ø MIN. SDR 26 PIPE OR DIP CLASS 50



SANITARY S



City
TEC

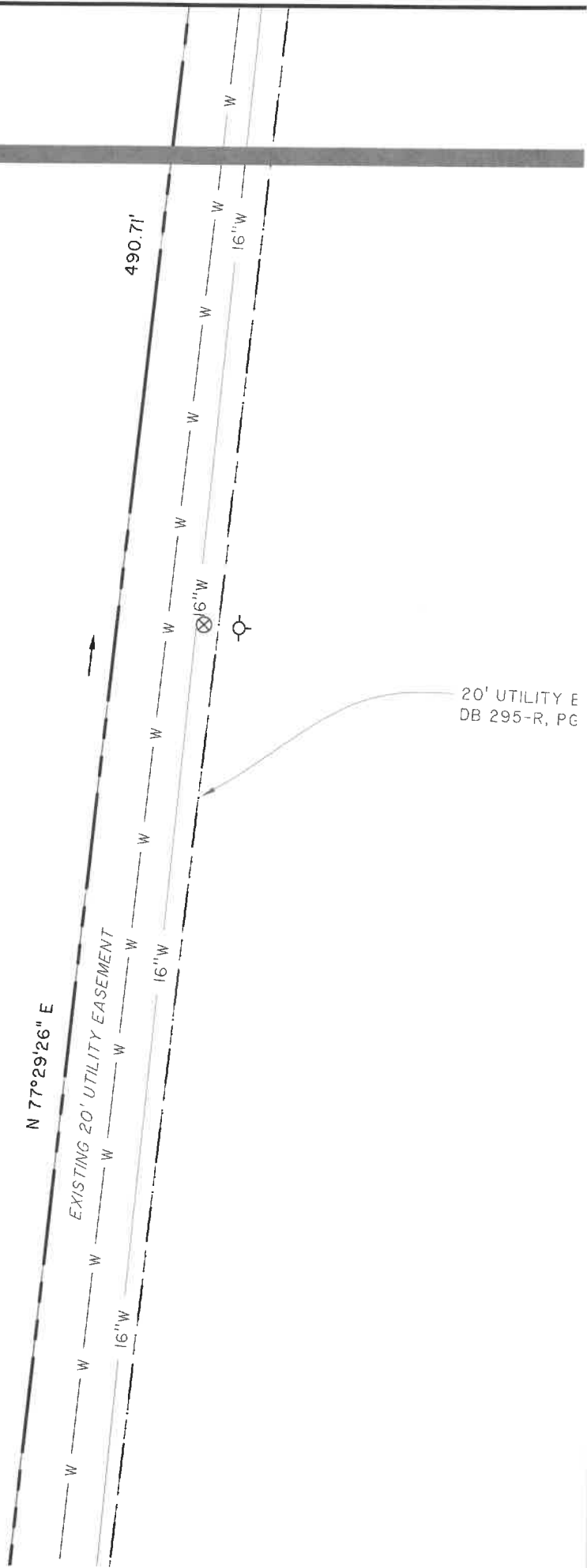
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N/F
E GROUP, LLC
975 Q2015
27-H PAGE 294

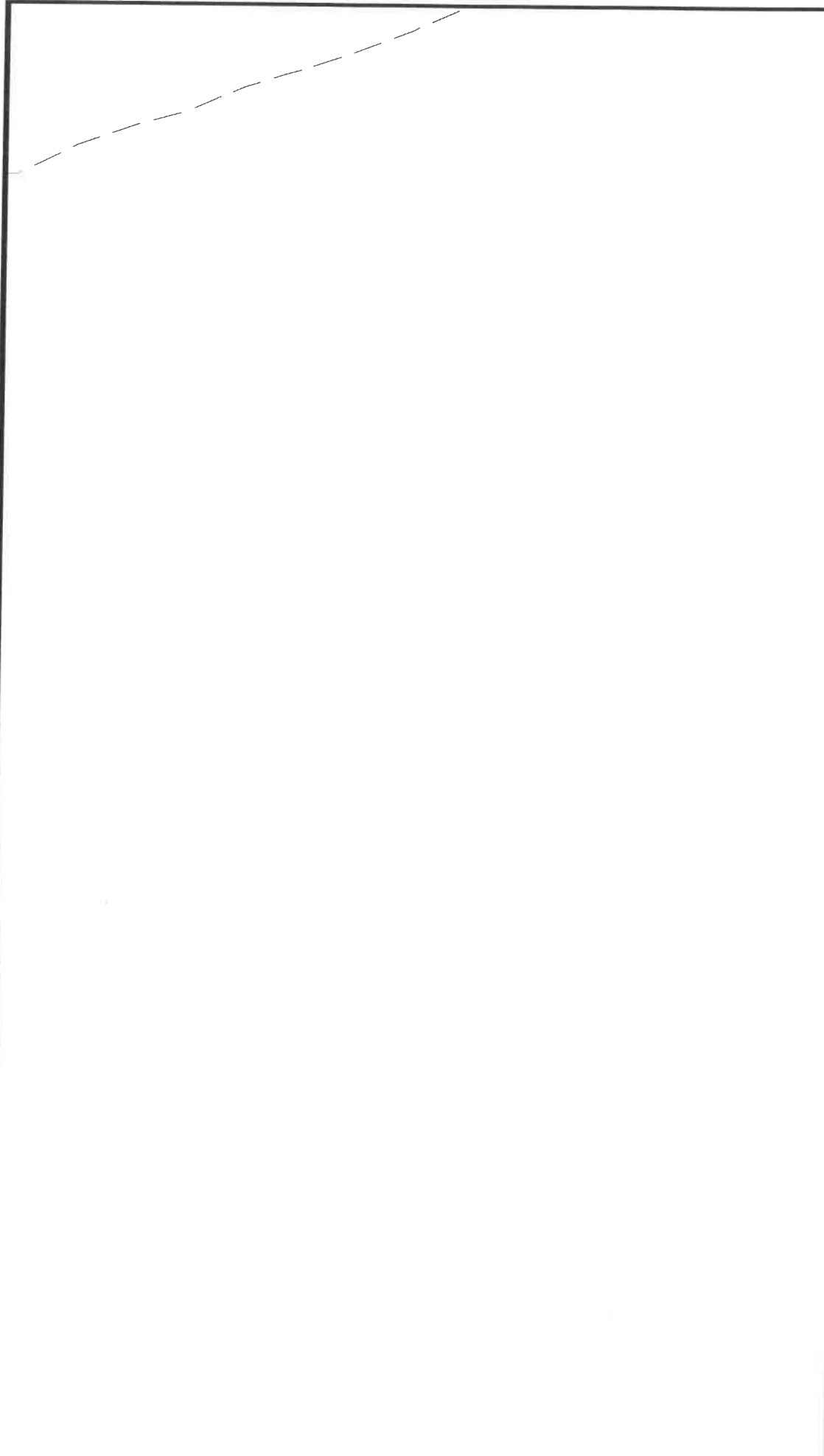
N 77°29'26" E

EXISTING 20' UTILITY EASEMENT

490.71'



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GATE

BLDG 1
TYPE C
FFE: 23.7

TP 22.7

TP 22.7

TP 22.7

CARRIAGE
HOUSE TYPE 1
FFE: 23.0

CARRIAGE
HOUSE TYPE 1
FFE: 23.0

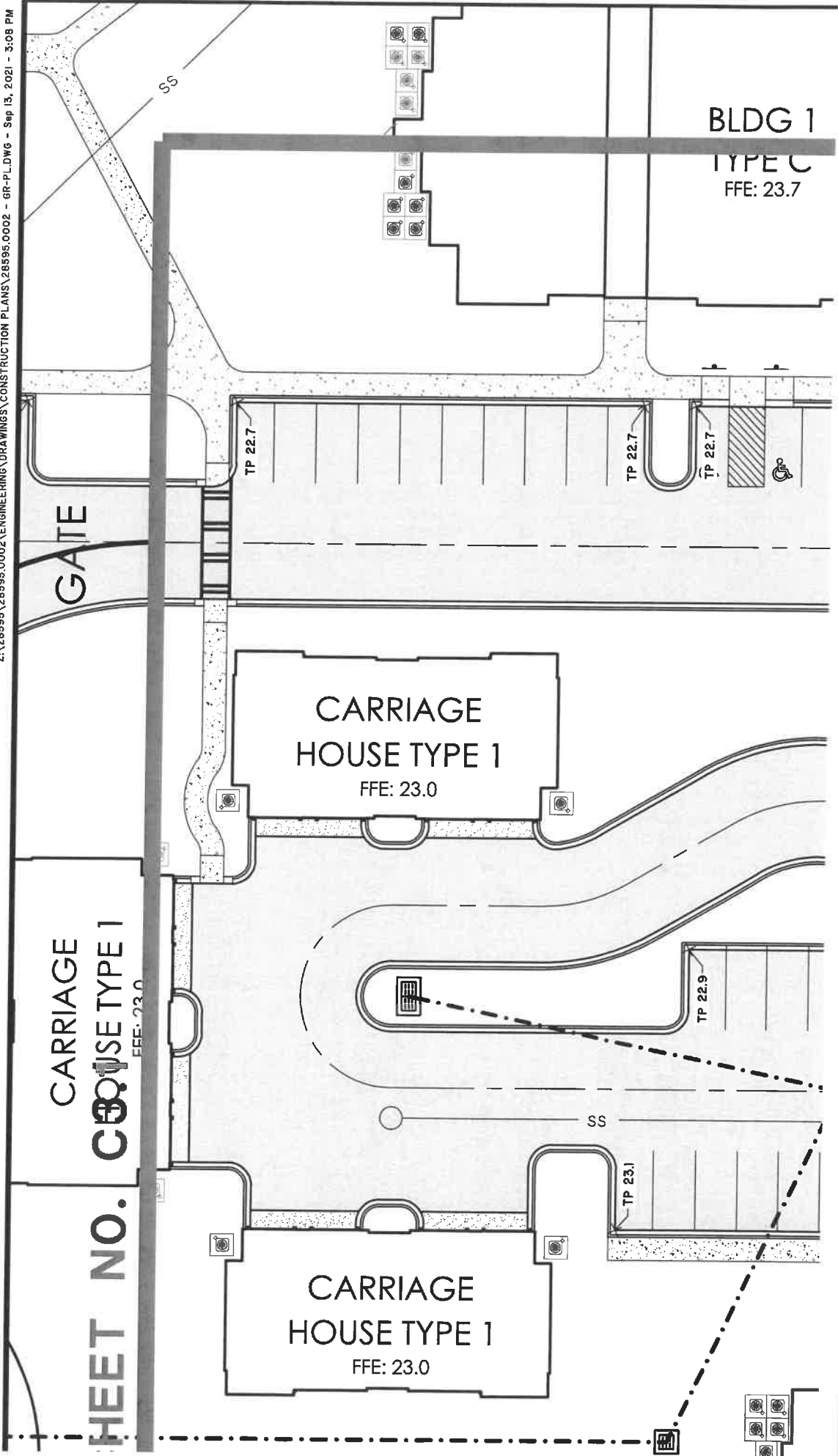
TP 22.9

SS

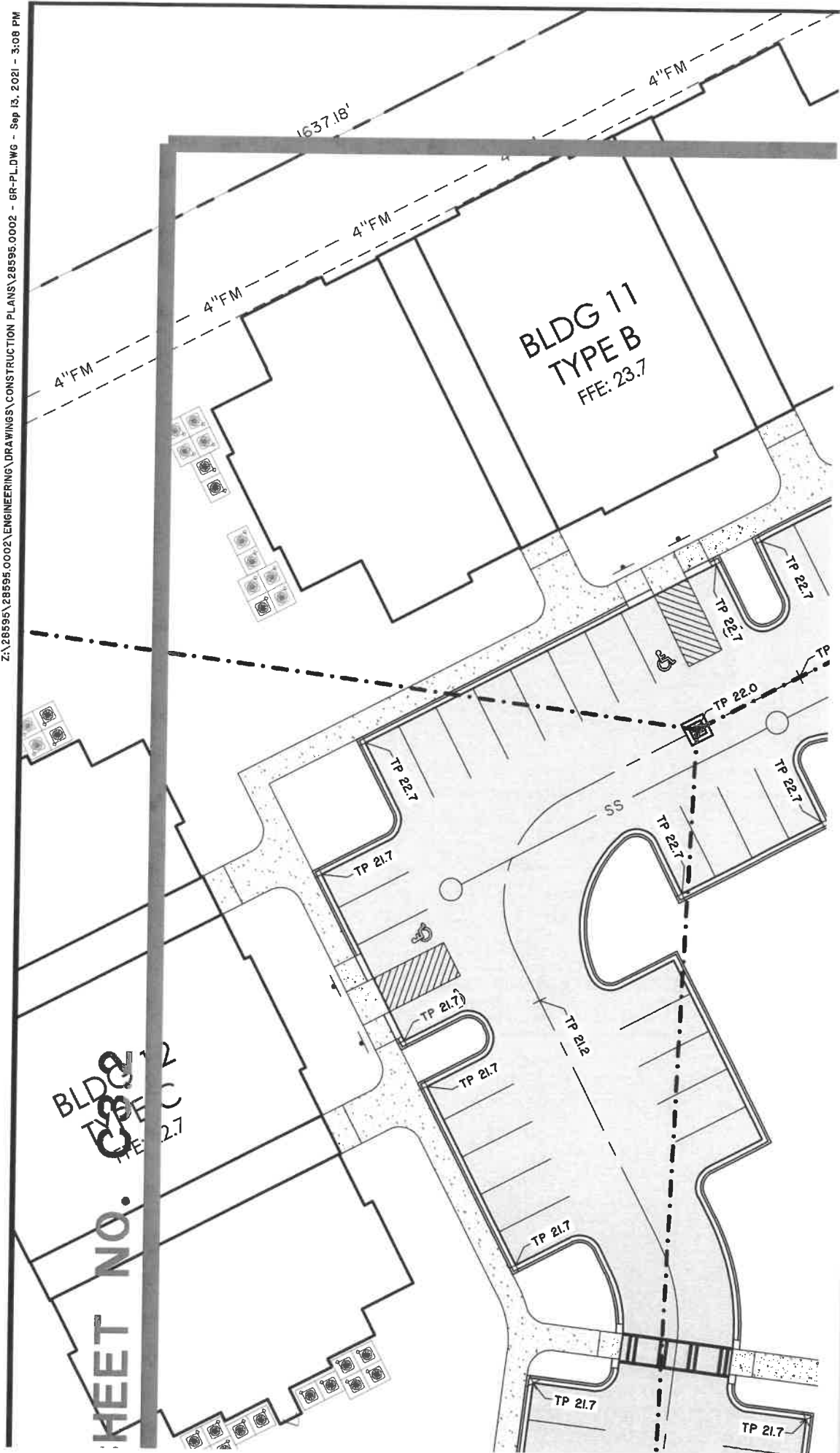
CARRIAGE
HOUSE TYPE 1
FFE: 23.0

TP 23.1

SHEET NO. CARRIAGE HOUSE TYPE 1



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SHEET NO. 03

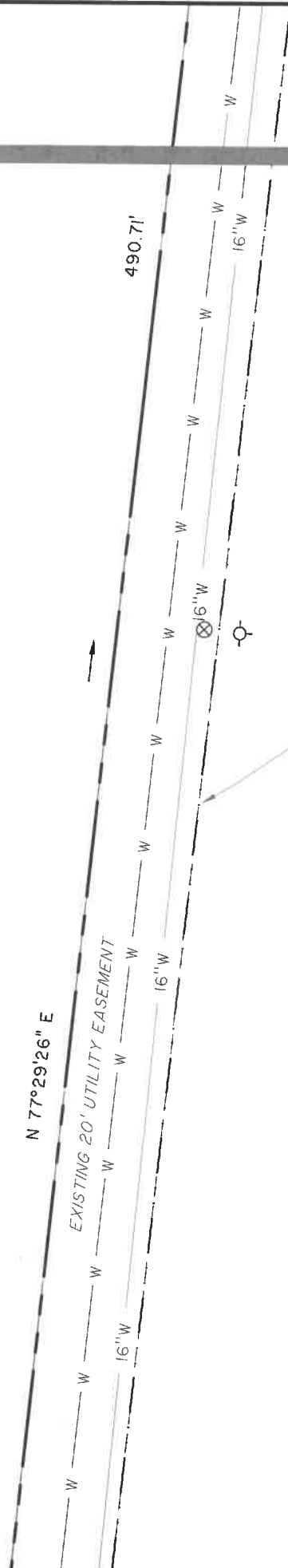
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IE GROUP, LLC
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27-H PAGE 294

N 77°29'26" E

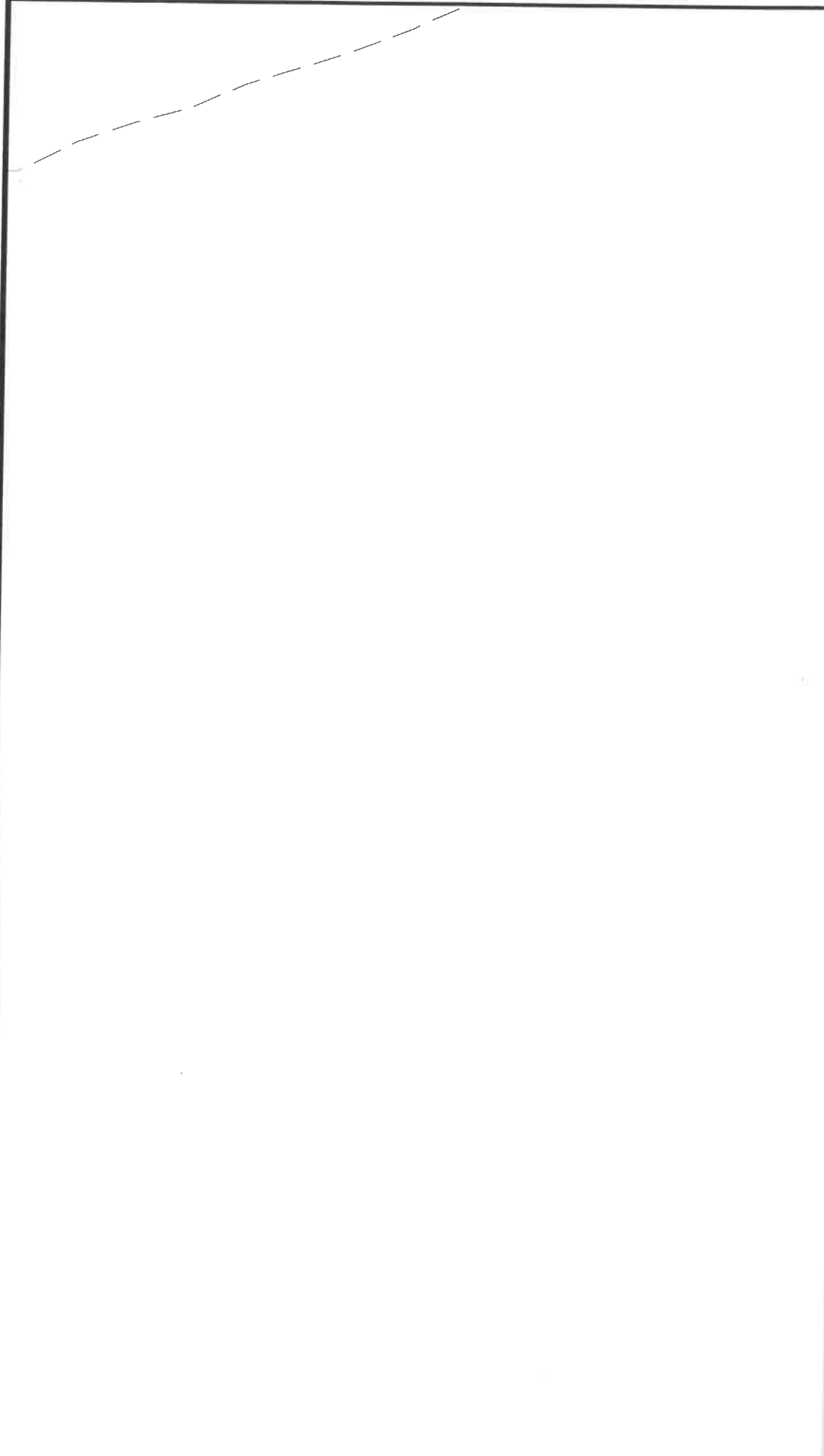
EXISTING 20' UTILITY EASEMENT

490.71'

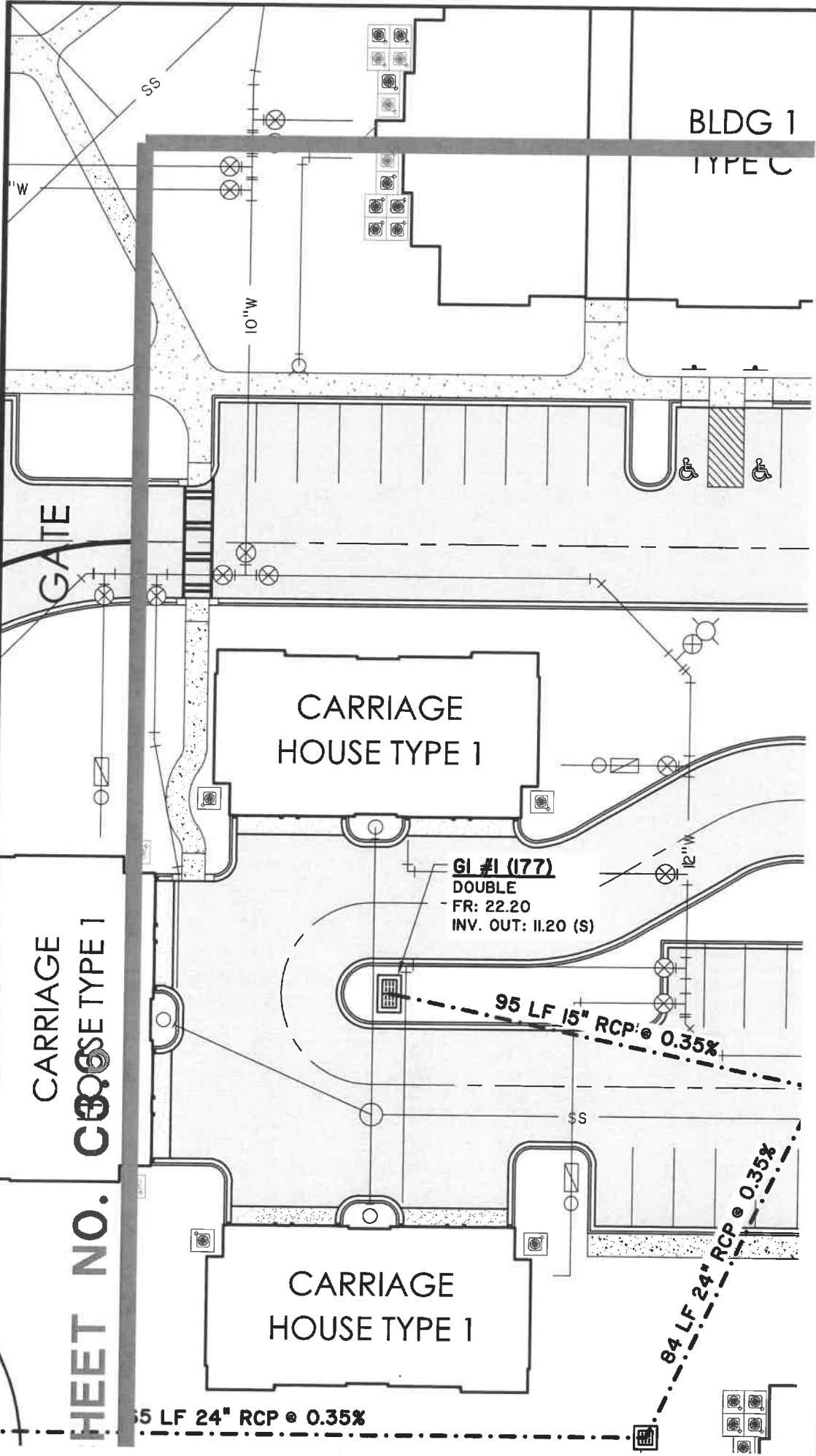


20' UTILITY E
DB 295-R, PG

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BLDG 1
TYPE C

GATE

CARRIAGE
HOUSE TYPE 1

GI #1 (177)
DOUBLE
FR: 22.20
INV. OUT: 11.20 (S)

CARRIAGE
HOUSE TYPE 1

CARRIAGE
HOUSE TYPE 1

HEET NO. C306

55 LF 24" RCP @ 0.35%

95 LF 15" RCP @ 0.35%

84 LF 24" RCP @ 0.35%

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1637.18'

BLDG 11
TYPE B

GI #1 (94)
FR: 22.00
INV. IN: 9.00 (W)
INV. IN: 9.00 (N)
INV. OUT: 9.00 (SE)

3)
00 (W)
9.00 (S)

175 LF 36" RCP @ 0.00%

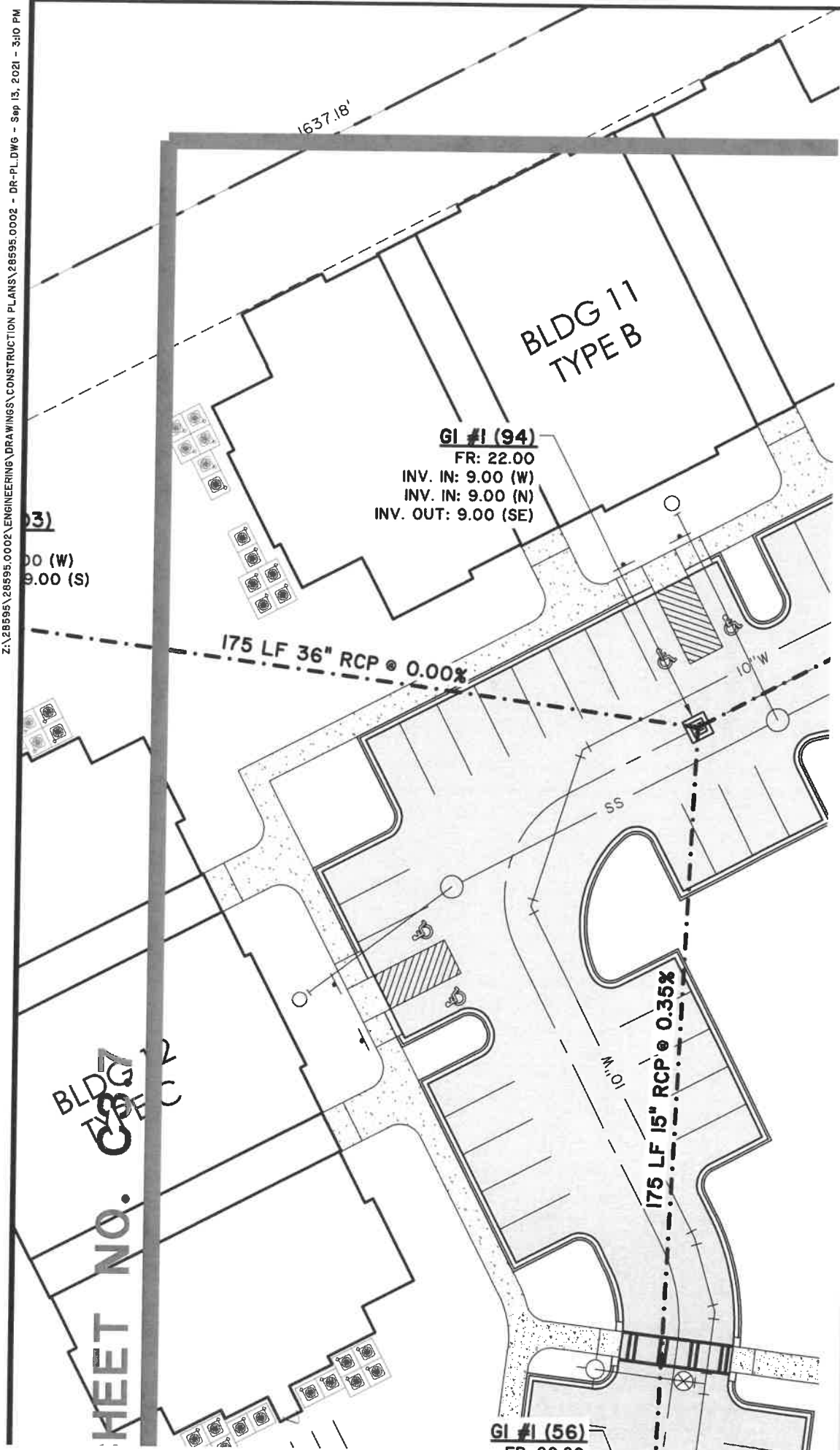
BLDG
TYPE C

SHEET NO. 03

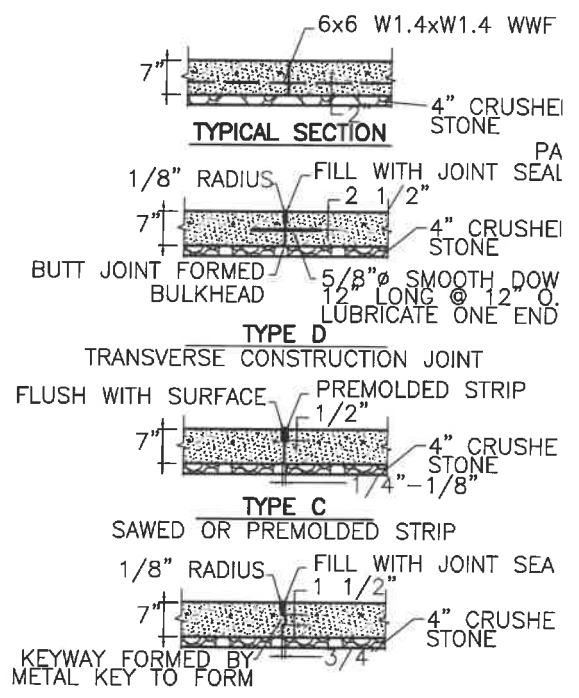
SS

175 LF 15" RCP @ 0.35%

GI #1 (56)
FR: 22.00

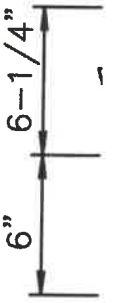
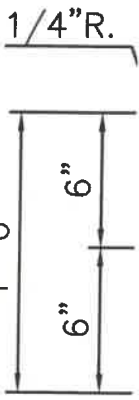
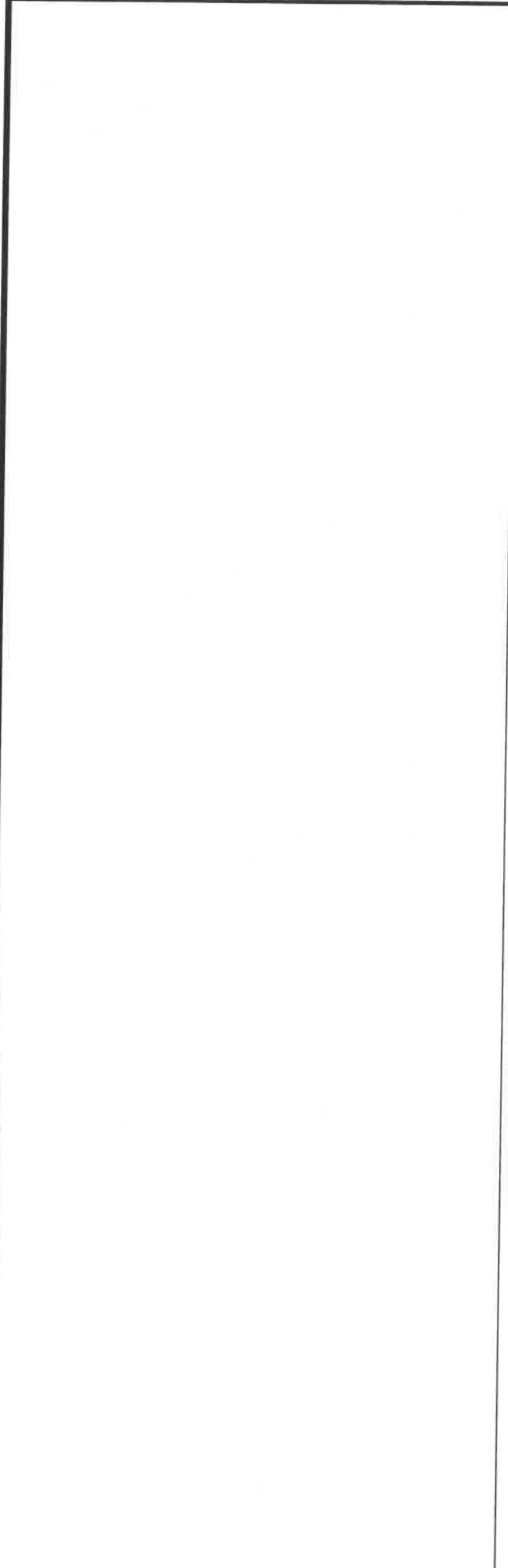


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- TYPE B**
- LONGITUDINAL CONSTRUCTION JOINT
1. ALL CATCH BASINS SHALL BE SEPARATE OUT AROUND BASIN AS SHOWN ABOVE. EX COMPLETELY THROUGH CURB AND SLAB. MA BE BOXED IN LIKE MANNER EXCEPT WHEN
 2. WHEN A JOINT FALLS WITHIN 5' OF OR STRUCTURES, SHORTEN ONE OR MORE PANI

Z:\28595\28595.0002\ENGINEERING\DRAWINGS\CONSTRUCTION PLANS\28595.0002 - P&D-DT.DWG - Sep 13, 2021 - 3:41 PM



NOTI
(AS1



PREPARED BY SAUSSY ENGINE

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



308 Commercial Drive
Savannah, Georgia 31406
Office: (912) 335-1046
Fax: (912) 355-1642

October 7, 2021

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

Re: Site Development Plan of Novare
Highway 21 (Northwest of Pine Forest Subdivision)
Port Wentworth, Georgia

Dear Mr. Harvey:

T. R. Long Engineering, P.C. has reviewed the specific development plans entitled "Site Development Plans of Novare," prepared by Thomas & Hutton dated September 13, 2021. We offer the following comments regarding this assessment:

1. **Comment:** Sheet EX1.1, Note 2 states wetlands taken from USACOE ID determination No. SAS-2008-01253, Dated October 19, 2020. Are there wetlands located on site? If so, please show wetlands.
2. **Comment:** Label all pond surface water elevations.
3. **Comment:** Sheet G1.1 – Client and Geotech information missing in item 21, general information and proposed for note.
4. **Comment:** Signage plan- Please label all proposed signage (stop, yield, etc.)
5. **Comment:** Please provide GDOT approval letter.
6. **Comment:** Please provide GSWCC approval letter.
7. **Comment:** Please provide water system basis of design.
8. **Comment:** Please provide soil erosion control plan.
9. **Comment:** Please provide centerline elevation profile.
10. **Comment:** Please provide storm drainage profiles.
11. **Comment:** Please provide force main profiles.
12. **Comment:** Please label/show air release valves and provide detail.

13. **Comment:** *Please provide note that the existing manhole to be line for proposed force main connection.*
14. **Comment:** *What is the purpose of sanitary manhole #27?*
15. **Comment:** *Sheet C2.3 What is the purpose of the 12" PIV at Providence Drive? Does this connect to the Pine Forest Subdivision water system?*
16. **Comment:** *Sheet C2.11 Please provide pump station details. (Inverts, pump levels, pump size, etc.)*
17. **Comment:** *Paving, Grading and Drainage plans- please provide existing and proposed contours.*
18. **Comment:** *Please provide centerline profiles.*
19. **Comment:** *Please provide elevations for entrance drive.*
20. **Comment:** *Culvert at entrance has no slope, please demonstrate how sediment will not accumulate in pipe.*
21. **Comment:** *Please provide inverts for existing storm pipes along Highway 21.*
22. **Comment:** *Please provide DOT pavement section detail.*
23. **Comment:** *Please provide outlet control structure detail.*
24. **Comment:** *Please provide emergency overflow and detail.*
25. **Comment:** *Please provide sanitary sewer detail.*
26. **Comment:** *Please provide location underdrain pipe to be installed.*
27. **Comment:** *Please provide flared end section detail.*
28. **Comment:** *Please provide curb inlet detail.*

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

Sincerely,



Trent R. Long, P.E.

Melanie Ellis

From: Brandon Purcell <bpurcell@trlongeng.com>
Sent: Friday, October 8, 2021 8:05 AM
To: Melanie Ellis; Brian Harvey
Cc: Trent R Long
Subject: RE: Novare Site Plan Review

Mr. Brian,

I forgot to add one item to the review comment letter: "Please provide sanitary sewer basis of design/calculations." I also need to retract item #6 as Port Wentworth does not use GSWCC for soil erosion plan reviews.

Thanks,

Brandon Purcell
 T.R. Long Engineering, P.C.
 Office (912) 368-5664

From: Melanie Ellis <mellis@cityofportwentworth.com>
Sent: Friday, October 8, 2021 7:56 AM
To: Brandon Purcell <bpurcell@trlongeng.com>; Brian Harvey <bharvey@cityofportwentworth.com>
Cc: Trent R Long <TRLong@trlongeng.com>
Subject: RE: Novare Site Plan Review

Thank you.

Sincerely,

Melanie B. Ellis, CPT
 Building Inspector
 City of Port Wentworth
 Email: mellis@cityofportwentworth.com
 Office: 912-999-2084



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From: Brandon Purcell <bpurcell@trlongeng.com>
Sent: Thursday, October 7, 2021 5:38 PM

Attachment: 7-0907-01-003 NOVARE S-SITE PLAN OCT 2021 - 1st Comment Letter TRLONG 10.7.21 (2521 : Site Plan Review Application

Project Timeline

7-0907-01-003 - Novare – Specific Site Plan

Project Number 210376

Applicant: NGI Acquisitions, LLC / Engineer: Scott Monson (Thomas & Hutton)

Review Engineer: TR Long Engineering

- 9/13/2021—application received- incomplete – Missing Info: PDF & Hydro Report
- 9/17/2021 – sent email to Scott Monson about missing information.
- 9/20/2021 – received PDF of site plan and hydro. Forwarded submittal to TR Long Engineering for review.
- 10/4/2021 – sent email to TR Long for review update.
- 10/8/2021 – received 1st comment letter from TR Long. Sent to Scott Monson (T&H)