



CITY OF PORT WENTWORTH

PLANNING COMMISSION

SEPTEMBER 11, 2017

Council Meeting Room

Regular Meeting

6:30 PM

**305 SOUTH COASTAL HIGHWAY
PORT WENTWORTH, GA 31407**

1. CALL MEETING TO ORDER

2. PRAYER AND PLEDGE OF ALLEGIANCE

3. ROLL CALL - SECRETARY

4. ADOPTION OF MINUTES

A. Planning Commission - Regular Meeting - Aug 14, 2017 6:30 PM

5. ZONING MAP AMENDMENTS (REZONING)

6. ZONING TEXT AMENDMENTS (ORDINANCES)

7. SITE PLAN/SUBDIVISION APPROVAL

A. Site Plan Review Application submitted by Ardmore Port Wentworth, LLC., for PIN # 7-0906-04-062 (in the vicinity of Mulberry Ave) for a General Development Site Plan to allow a Multi-Family Apartment Development in a M-P-O (Master Plan Overlay) Zoning District.

- Public Hearing
- Action

B. Alcoholic Beverage License Application submitted by Travis Booth for a Beer / Wine License for Quik-Way Retail Associates II, LTD (7308 Highway 21) located in a P-C-1 (Planned Neighborhood Business) Zoning District.

- Public Hearing
- Action

C. Alcoholic Beverage License Application submitted by Charlene Singleton for a Beer / Wine License, Pouring - Beer, Wine, & Liquor License, and Sunday Sales License for Boomer's Inc (7202 Highway 21) located in a P-C-3 (Planned General Business) Zoning District.

- Public Hearing
- Action

8. ADJOURNMENT



CITY OF PORT WENTWORTH

PLANNING COMMISSION

AUGUST 14, 2017

Council Meeting Room

Regular Meeting

6:30 PM

305 SOUTH COASTAL HIGHWAY
PORT WENTWORTH, GA 31407

1. CALL MEETING TO ORDER

Chairman Linda Smith called the meeting to order.

2. PRAYER AND PLEDGE OF ALLEGIANCE

Chairman Linda Smith led in Prayer and the Pledge of Allegiance.

3. ROLL CALL - SECRETARY

Attendee Name	Title	Status	Arrived
Linda Smith	Chairperson	Present	
Sylvia Hinely	Planning Commissioner	Present	
Julie Perry	Planning Commissioner	Present	
Joseph Dobry	Planning Commissioner	Present	
Jerry Bogus	Planning Commissioner	Present	
Larry Longo	Planning Commissioner	Present	
Brian Harvey	Director of Development Services	Present	

4. ADOPTION OF MINUTES

A. Planning Commission - Regular Meeting - Jul 10, 2017 6:30 PM

RESULT: ACCEPTED [UNANIMOUS]
MOVER: Joseph Dobry, Planning Commissioner
SECONDER: Larry Longo, Planning Commissioner
AYES: Hinely, Perry, Dobry, Bogus, Longo

5. ZONING MAP AMENDMENTS (REZONING)

6. ZONING TEXT AMENDMENTS (ORDINANCES)

7. SITE PLAN/SUBDIVISION APPROVAL

A. Subdivision Application submitted by Thomas & Hutton Engineering Co. on behalf of Publix Super Markets, Inc for PIN #: 7-0906-04-025 (Mulberry Boulevard and GA Highway 21) located in a M-P-O (Master Plan Overlay) Zoning District for a Final Plat of a Major Subdivision (The Market at Rice Hope) for the purpose of Retail Development

Mr. Harvey informed the Commission that the application was complete. Wright Powers was present on behalf of Thomas & Hutton to answer any questions. Murray Marshall spoke on behalf of the Rice Hope HOA in favor of the application. After several minutes of discussion, Larry Longo made a motion to approve the application. Sylvia Hinely seconded the motion to approve. The vote was unanimous.

Minutes Acceptance: Minutes of Aug 14, 2017 6:30 PM (ADOPTION OF MINUTES)

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Larry Longo, Planning Commissioner
SECONDER: Sylvia Hinely, Planning Commissioner
AYES: Hinely, Perry, Dobry, Bogus, Longo

8. ADJOURNMENT

There being no further business to discuss, Commissioner Dobry made a motion to adjourn the meeting. Commissioner Bogus seconded the motion to adjourn. The vote was unanimous.

Linda Smith, Chairman

The foregoing minutes are true and correct and approved by me on this _____ day of _____, 2017.

Larry Longo, Secretary

Minutes Acceptance: Minutes of Aug 14, 2017 6:30 PM (ADOPTION OF MINUTES)



Planning Commission
305 South Coastal Highway
Port Wentworth, GA 31407

Meeting: 09/11/17 06:30 PM
Department: Public Services
Category: Planning/Zoning Item
Prepared By: Melanie Ellis
Department Head: Brian Harvey

SCHEDULED

AGENDA ITEM (ID # 1725)

DOC ID: 1725

Site Plan Review Application submitted by Ardmore Port Wentworth, LLC., for PIN # 7-0906-04-062 (in the vicinity of Mulberry Ave) for a General Development Site Plan to allow a Multi-Family Apartment Development in a M-P-O (Master Plan Overlay) Zoning District.

Issue/Item: Site Plan Review Application submitted by Ardmore Port Wentworth, LLC., for PIN # 7-0906-04-062 (in the vicinity of Mulberry Ave) for a General Development Site Plan to allow a Multi-Family Apartment Development in a M-P-O (Master Plan Overlay) Zoning District.

Background: The subject property is currently undeveloped land. The proposed development is near the Rice Hope Subdivision.

Facts and Findings: The applicant intends to develop a new apartment complex and associated infrastructure. The complex would contain 14 apartment buildings, clubhouse, pool, dog park, playground, and four 7 car garages. Each apartment building would have a total of 21 units (6 one bedroom, 12 two bedroom, and 3 three bedroom units). Utilities and access to the development will be privately owned and maintained.

Funding: N/A

Recommendation: The Planning Commission will hear this application on September 11, 2017 at 6:30 PM.

ATTACHMENTS:

- Ardmore at Rice Hope Site Plan Review Application (PDF)
- Ardmore at Rice Hope Site Plan Review Application Letter 8.17.17 (PDF)
- Ardmore at Rice Hope Preliminary Submittal_081717 (PDF)
- RC PPD - Elevation Rendering - Bradley and Ball 20170811 (PDF)

City of Port Wentworth
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.

Name of Site Plan: Ardmore at Rice Hope

Site Plan Address: No current address. 20 ACRA PORTION OF TAX PARCEL 7-0906-04-062

PIN #: 7-0906-04-062 Zoning: MPO

Type of Construction: APARTMENT DEVELOPMENT

Estimated Cost of Construction: \$19,000,000

Applicant's Name: ARDMORE PORT WENTWORTH, LLC

Address: 1400 W. NORTHWOOD ST
GREENSBORO, NC 27408

Phone #: (336) 583-5906 Fax #: (336) 676-4977

Owner's Name (if Different from Applicant): BEP R~~OO~~H TRACT 2, LLC

Address: 4800 HAMPAW LAKE, SUITE 200
BETHESDA, MD 20814

Phone #: 301-915-0460 Fax #: _____

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

[Signature]
Applicant's Signature

8/17/17
Date

[Signature]
Owner's Signature (if Different from Applicant)

8/17/17
Date

- Please submit the following with completed application:**
1. Name, address & PIN # for all adjacent property owners.
 2. Fifteen (15) copies in 11"x17" or larger of your site plan & one 8.5"x11".

Attachment: Ardmore at Rice Hope Site Plan Review Application (1725 : Site Plan Review Application (General) Ardmore at Rice Hope SEPT



ARDMORE

RESIDENTIAL

August 17, 2017

Melanie Ellis
City of Port Wentworth
Development Services
305 South Coastal Highway
Port Wentworth, GA 31407

Dear Ms. Ellis,

Please find enclosed the Site Plan Review Application for Ardmore at Rice Hope.

The name and address for the neighboring property owner, within 250 feet, is:

BEP
4800 Hamden Lane, Suite 200
Bethesda, MD 20814

Also enclosed, please find the following:

- 15 large copies of Preliminary Plans for Ardmore at Rice Hope
- 1 copy of Preliminary Plans (size 8-1/2 x 11)
- Check from Ardmore Partners, LLC for \$886.00
- Color rendering of Ardmore at Rice Hope Apartments
- CD containing Site Plan Review Application, Color Rendering, Preliminary Plans

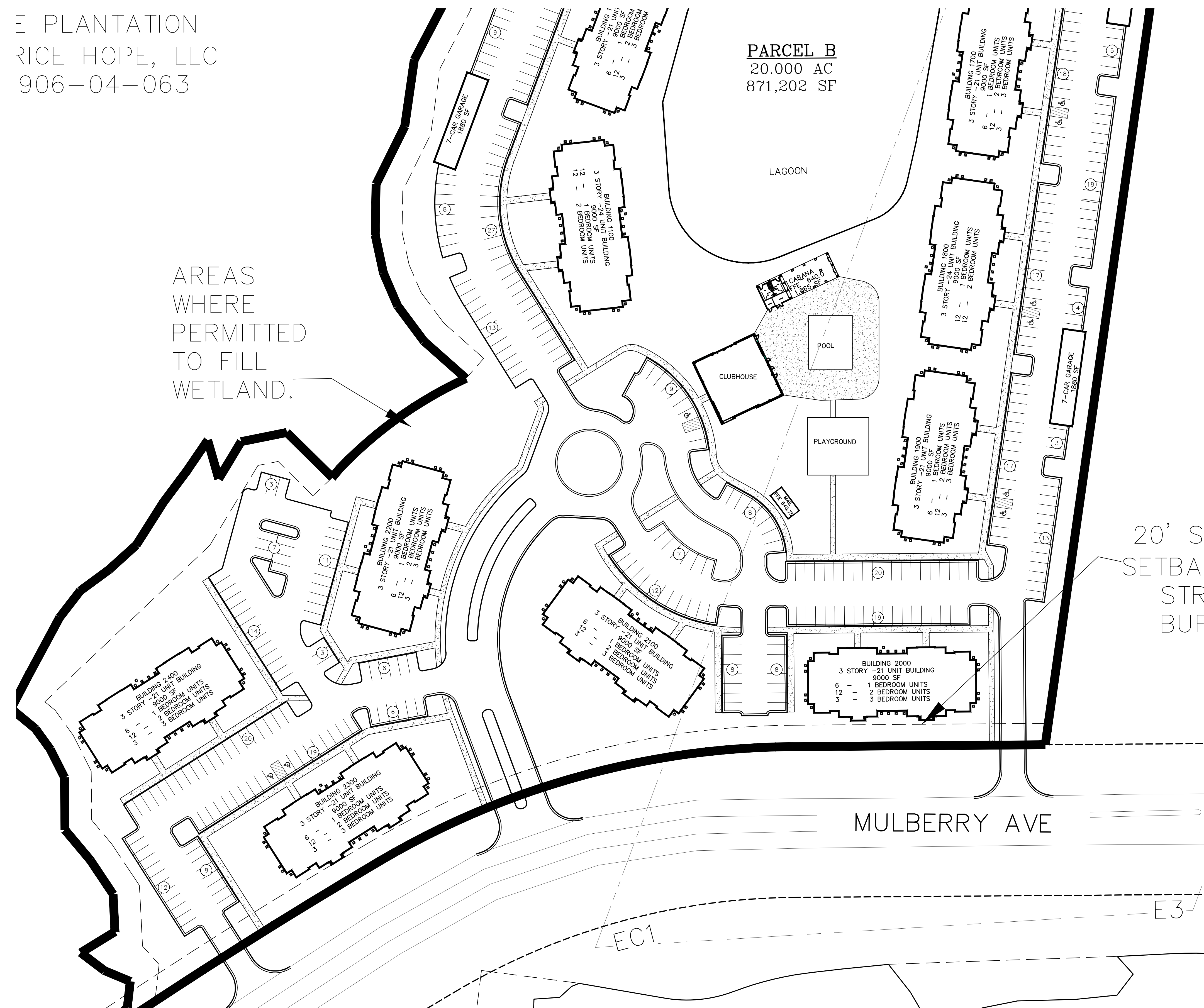
If you have any questions or need further information, please contact Brantley White at 336-383-5906 or at bwhite@ardmoresidential.com

Sincerely,

Jillene Younger
Administrative Assistant

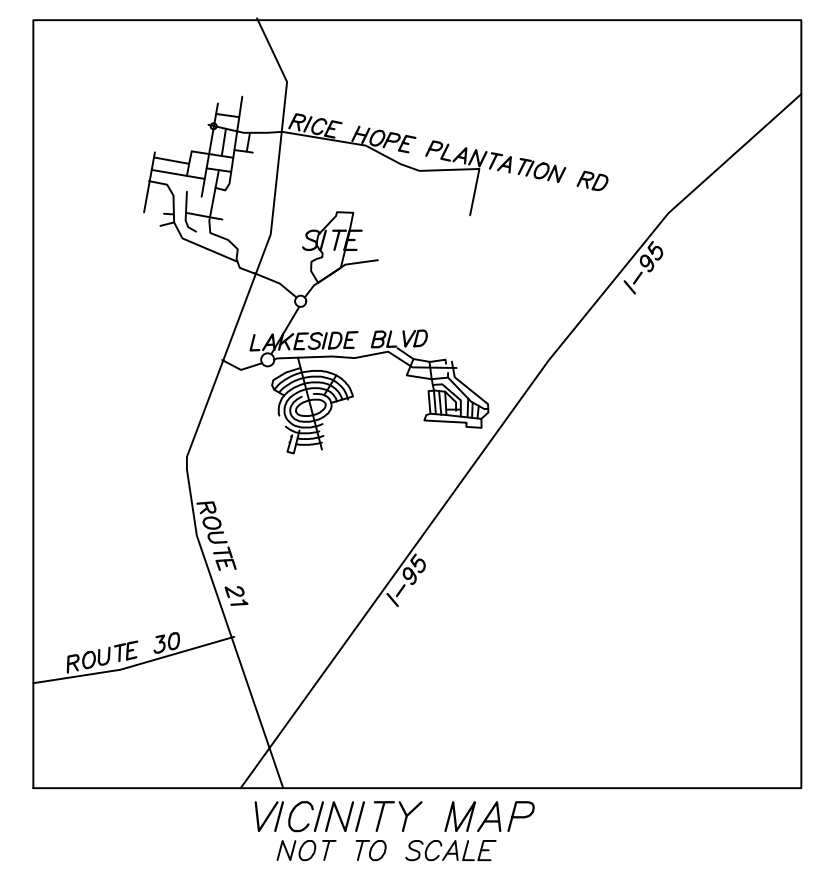
PLANTATION
RICE HOPE, LLC
906-04-063

PARCEL B
20.000 AC
871,202 SF



AREAS WHERE PERMITTED TO FILL WETLAND.

20' S
SETBACK
STR
BUF



SITE SUMMARY

PIN - 7-0906-04-062

OVERALL PUD ACREAGE - ±160.33 ACRES

ACTUAL SITE ACREAGE - ±20 ACRES

CURRENT ZONING - PUD-M

ALLOWABLE DENSITY - DEPENDENT ON PLANNING COMMISSION BUT CANNOT EXCEED 25 DU/AC

PROPOSED DENSITY - ±15 DU/AC

DEED BOOK, PAGE - ?, ?

CURRENT LANDUSE - VACANT RESIDENTIAL

FLOOD PLAIN DESIGNATION - X (OUTSIDE OF 500 YEAR FLOOD ZONE)

PARKING SUMMARY

UNIT TYPE	NUMBER OF UNITS	PARKING REQUIRED
STUDIO	0	1.25 SPACES/UNIT
1 BEDROOM	96	1.5 SPACES/UNIT
2 BEDROOM	168	1.75 SPACES/UNIT
3 BEDROOM	36	2 SPACES/UNIT
TOTAL	300	510 SPACES

PARKING PROVIDED	558 SPACES
GARAGES	28 SPACES
TOTAL PARKING PROVIDED	586 SPACES

PUD-M ZONING REQUIREMENTS:

MINIMUM LOT AREA - NONE

MINIMUM LOT WIDTH - NONE

MAXIMUM LOT COVERAGE - NONE

STREET SETBACK - 20' (TO COLLECTOR STREETS)

SIDE SETBACK - NONE

REAR SETBACK - NONE

MAXIMUM BUILDING HEIGHT - NONE

MIN SEPARATION BETWEEN BUILDINGS - 20'

MIN SEPARATION BETWEEN BUILDINGS (FACE TO FACE) - 50'

MASTER PLAN OVERLAY PHASE 1 REQUIREMENTS:

STREETS SHALL BE ORGANIZED IN A GRID PATTERN

ANY BLOCK EXCEEDED 600' IN LENGTH SHALL INCLUDE PUBLIC ROW FOR PEDESTRIAN ACCESS. THIS TRAIL MUST INCLUDE SIDEWALK OF NO LESS THAN 5' IN WIDTH.

PARKING REQUIREMENTS MAY BE REDUCED FROM CURRENT REGULATIONS LISTED ABOVE FOR THE MASTER PLAN OVERLAY DISTRICT. SHARED PARKING ENCOURAGED.

LANDSCAPE ISLANDS MUST BE A MIN OF 100SF IN AREA.

WETLANDS MUST BE SURVEYED AND DELINEATED.

MIN 25' VEGETATED BUFFER STRIP ALONG EDGES OF JURISDICTIONAL WETLANDS.

NO TREES CAN BE REMOVED FROM WETLANDS WITHOUT PERMIT.

RECREATION AREA / OPEN SPACE REQUIREMENTS:

135 SF OF RECREATION AREA SHALL BE PROVIDED PER DWELLING UNIT. TOTAL RECREATION SPACE CANNOT BE LESS THAN 4000SF IN AREA.

MIN OF 20% OF TOTAL DEVELOPMENT AREA TO BE DEDICATED AS OPEN SPACE

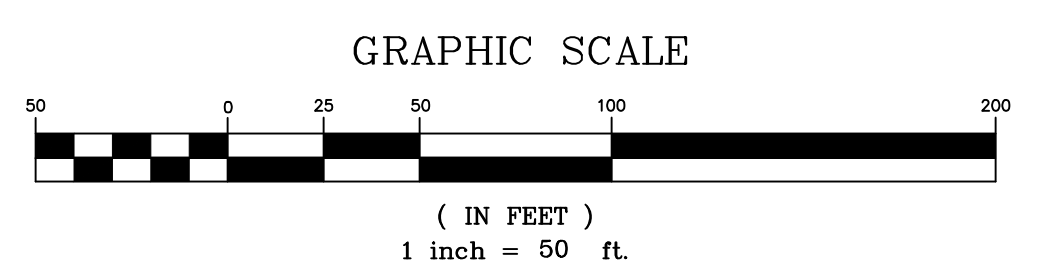
BUFFER YARD REQUIREMENTS:

PUD ADJ TO COLLECTOR STREET - 20'

PUD ADJ TO RESIDENTIAL - 50'

PUD ADJ TO ALL OTHER - 25'

PUD ADJ TO PUD - 0'



PRELIMINARY
AUGUST 17, 2017

FOR REVIEW ONLY

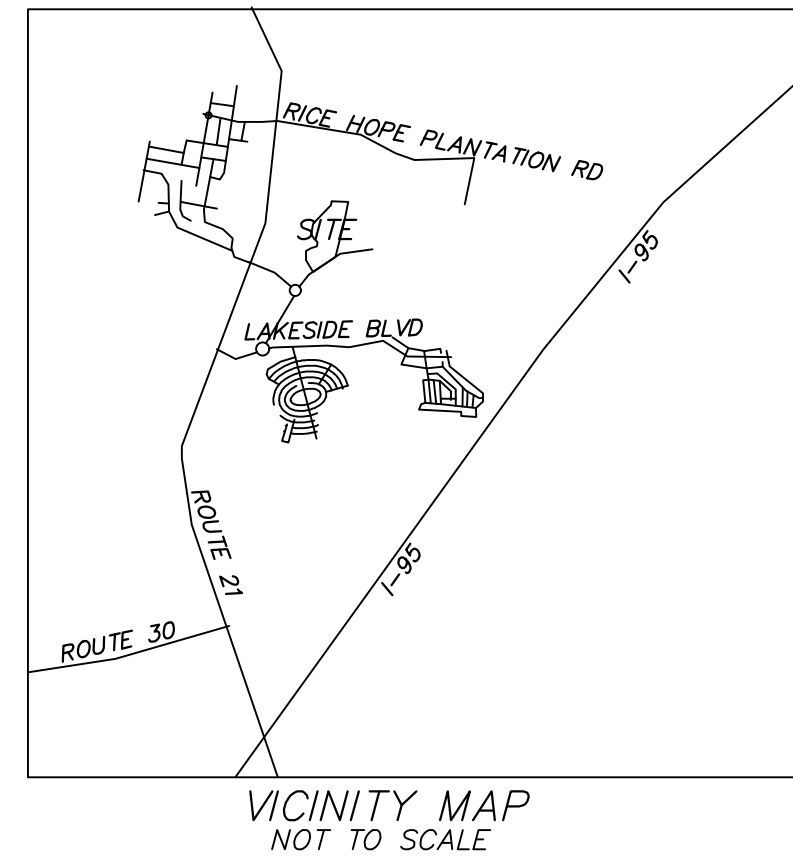
NOT FOR CONSTRUCTION

ARDMORE RESIDENTIAL, INC
1400 W. NORTHWOOD STREET
GREENSBORO, NC 27408
PHONE (336) 383-5906

**PRELIMINARY SITE PLAN
ARDMORE AT RICE HOPE
APARTMENTS**
CITY OF PORT WENTWORTH, GEORGIA

NO.	BY	DATE	REVISIONS DESCRIPTION

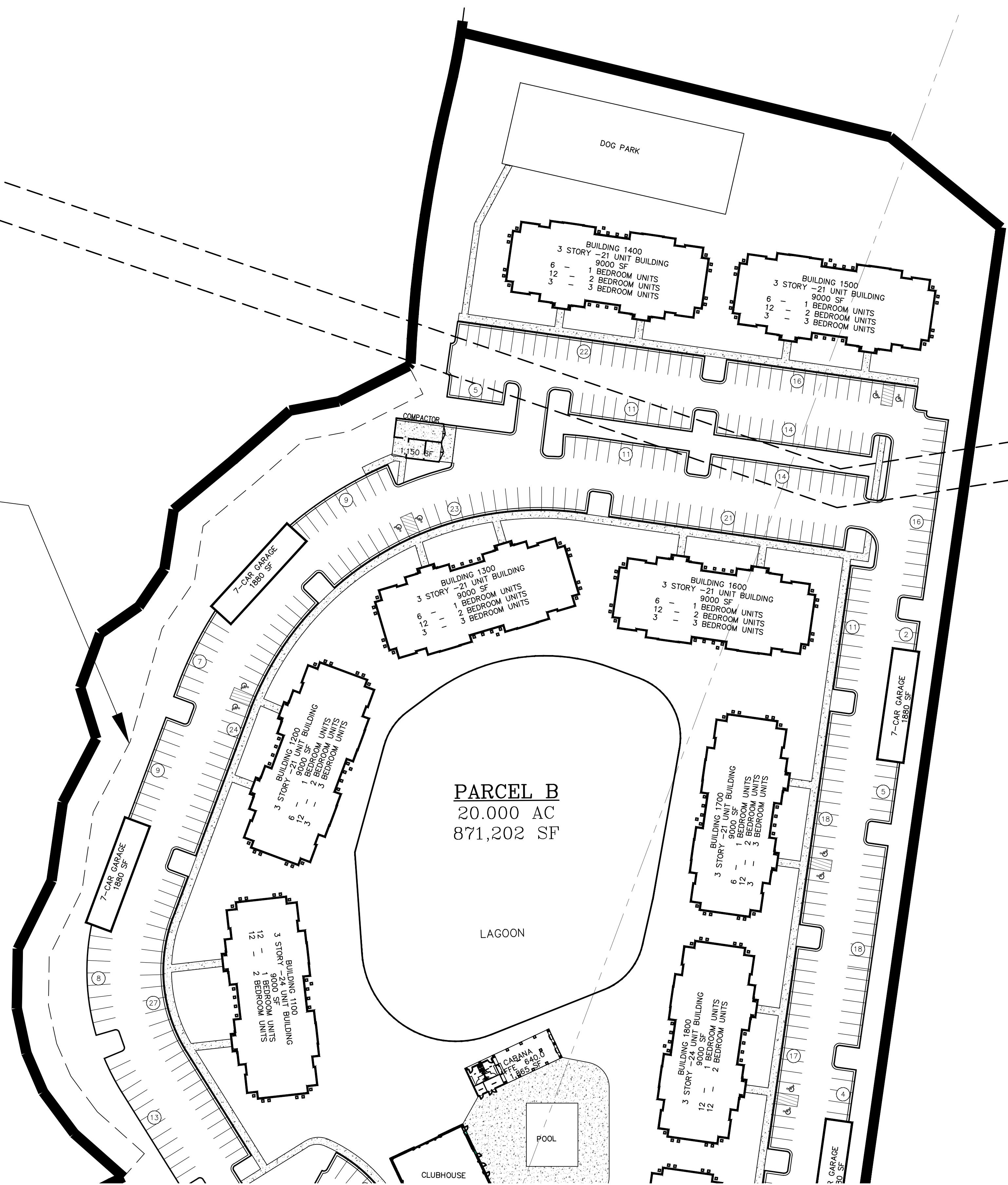
C-1.1



PRESERVED UPLAND BUFFER / 25' VEGETATED BUFFER STRIP

TRACT A-2 PLANTATION HOPE, LLC -04-063

AREAS WHERE PERMITTED TO FILL WETLANDS



SITE SUMMARY

PIN - 7-0906-04-062
 OVERALL PUD ACREAGE - ±160.33 ACRES
 ACTUAL SITE ACREAGE - ±20 ACRES
 CURRENT ZONING - PUD-M
 ALLOWABLE DENSITY - DEPENDENT ON PLANNING COMMISSION BUT CANNOT EXCEED 25 DU/AC
 PROPOSED DENSITY - ±15 DU/AC
 DEED BOOK, PAGE - ?, ?
 CURRENT LANDUSE - VACANT RESIDENTIAL
 FLOOD PLAIN DESIGNATION - X (OUTSIDE OF 500 YEAR FLOOD ZONE)

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TOTAL	300	510 SPACES

PARKING PROVIDED GARAGES	558 SPACES
TOTAL PARKING PROVIDED	28 SPACES
	586 SPACES

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MINIMUM LOT AREA - NONE
 MINIMUM LOT WIDTH - NONE
 MAXIMUM LOT COVERAGE - NONE
 STREET SETBACK - 20' (TO COLLECTOR STREETS)
 SIDE SETBACK - NONE
 REAR SETBACK - NONE
 MAXIMUM BUILDING HEIGHT - NONE
 MIN SEPARATION BETWEEN BUILDINGS - 20'
 MIN SEPARATION BETWEEN BUILDINGS (FACE TO FACE) - 50'

MASTER PLAN OVERLAY PHASE 1 REQUIREMENTS:

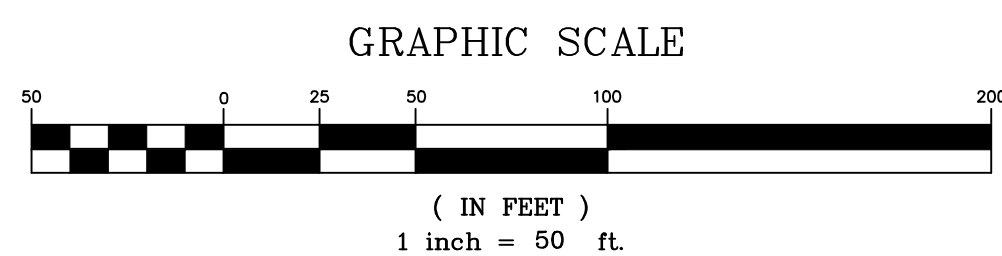
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PRELIMINARY
 AUGUST 17, 2017
FOR REVIEW ONLY
NOT FOR CONSTRUCTION

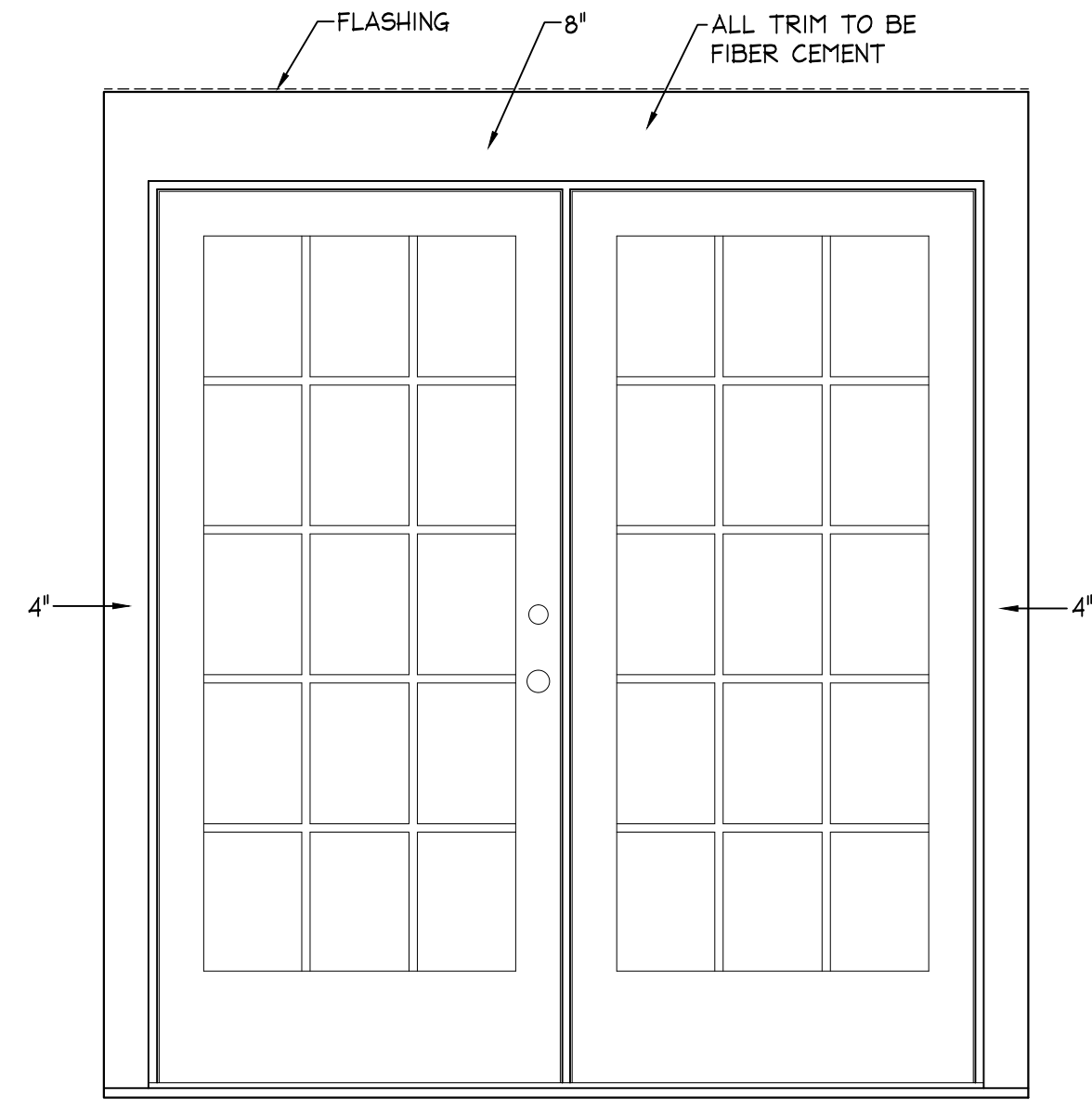
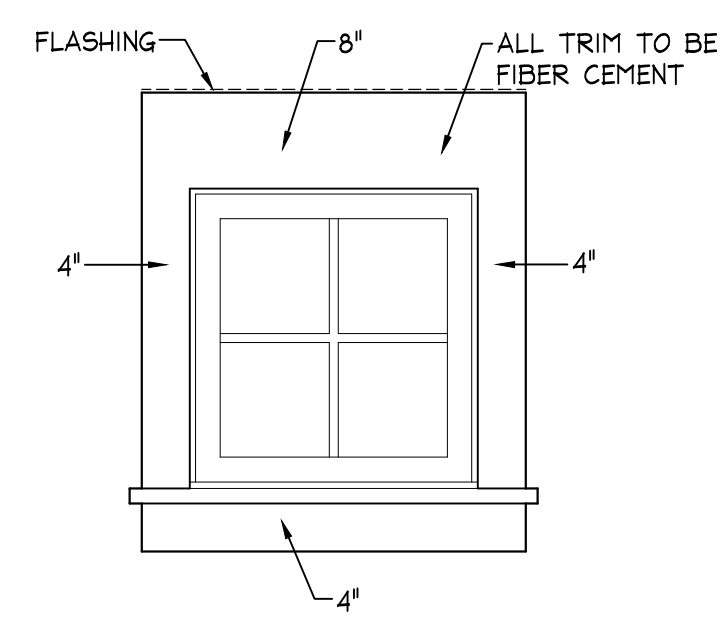
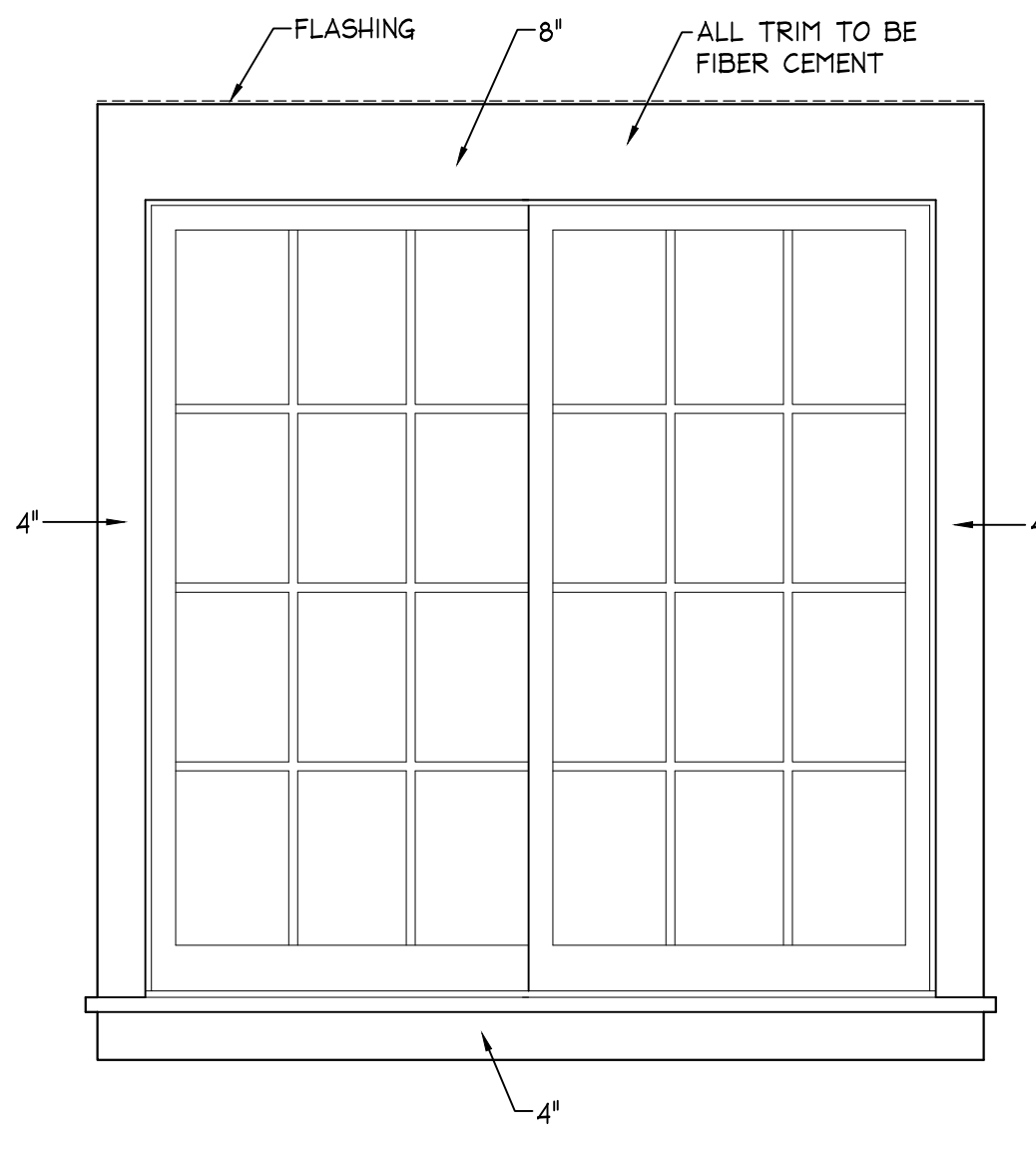
ARDMORE RESIDENTIAL, INC
 1400 W. NORTHWOOD STREET
 GREENSBORO, NC 27408
 PHONE (336) 383-5906

PRELIMINARY SITE PLAN
ARDMORE AT RICE HOPE APARTMENTS
 CITY OF FORT WENTWORTH, GEORGIA

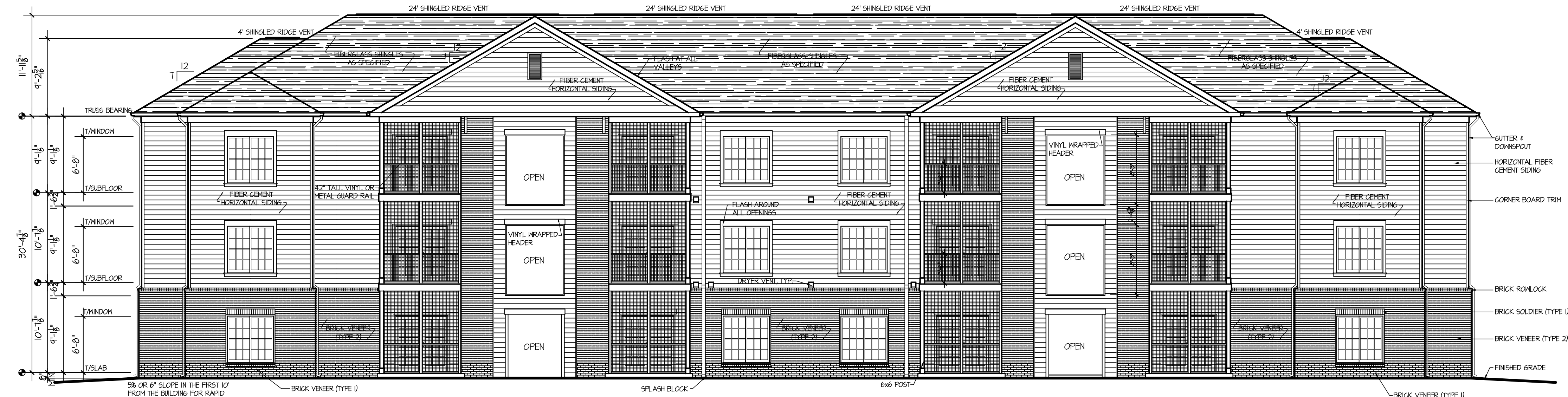
NO.	BY	DESCRIPTION	DATE

C-1.2

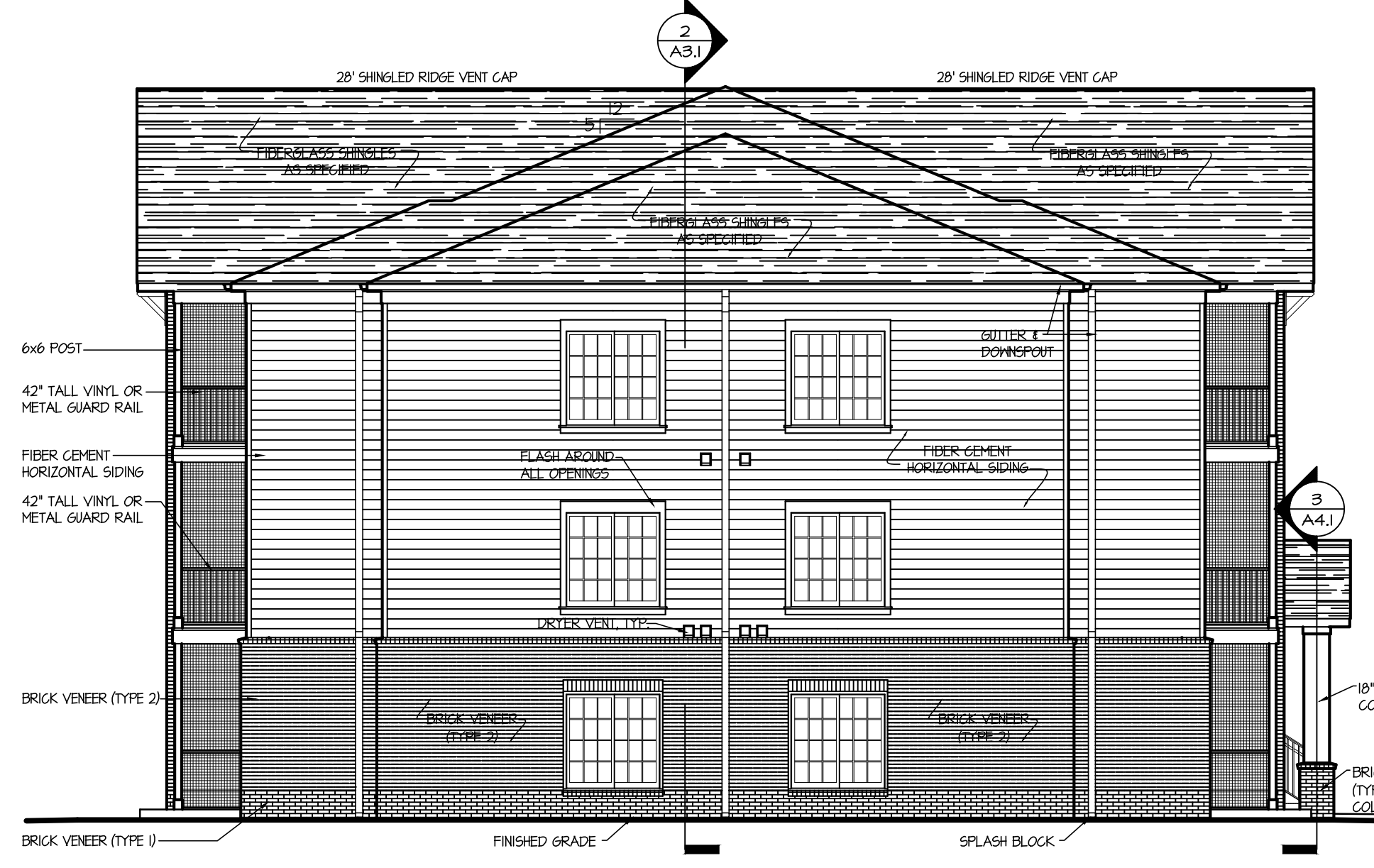
THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF BRADLEY & BALL ARCHITECTS, P.A. ANY REPRODUCTION OR TRANSMISSION OF THESE DRAWINGS WITHOUT THE SPECIFIC WRITTEN PERMISSION OF BRADLEY & BALL ARCHITECTS, P.A. IS PROHIBITED.



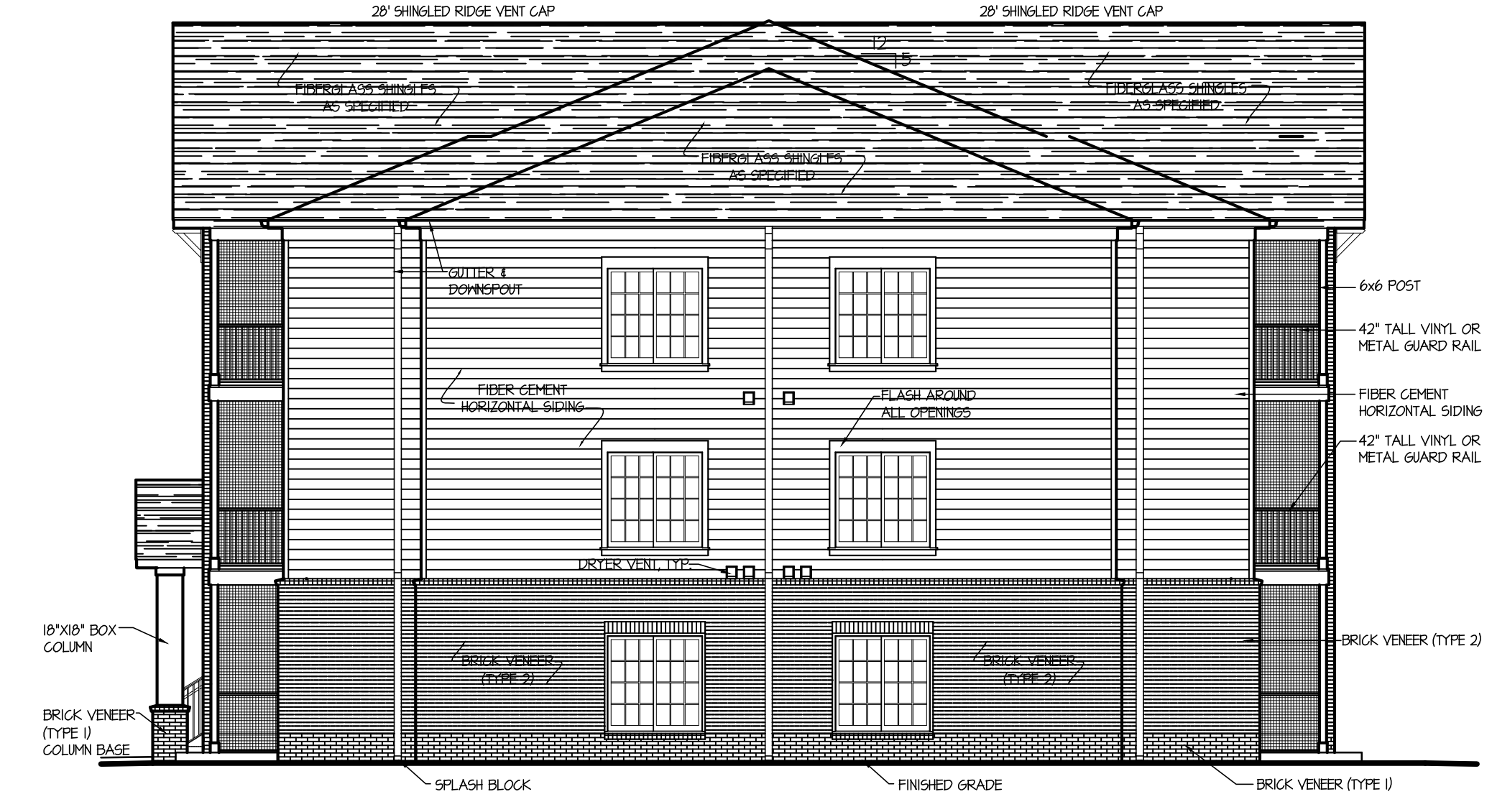
FRONT ELEVATION
 SCALE: 1/8" = 1'-0"
 1 A2.1



REAR ELEVATION
 SCALE: 1/8" = 1'-0"
 2 A2.1



LEFT SIDE ELEVATION
 SCALE: 1/8" = 1'-0"
 3 A2.1



RIGHT SIDE ELEVATION
 SCALE: 1/8" = 1'-0"
 4 A2.1

EXTERIOR FINISH SCHEDULE	
BRICK TYPE 1	TBD
BRICK TYPE 2	BORAL BRICK CO. "CASTLEROCK" - MODULAR
HORIZ. SIDING	TBD
SHAKE SIDING	TBD
LOUVERS	PAINT SHERWIN WILLIAMS SW6385 "DOVER WHITE"
COLUMNS	PAINT SHERWIN WILLIAMS SW6385 "DOVER WHITE"
TRIM	FIBER CEMENT TRIM - PAINT SHERWIN WILLIAMS SW6385 "DOVER WHITE"
GUARDRAIL	ALUMINUM GUARDRAIL W/ BLACK POWDER COAT FINISH
ROOF SHINGLES	TBD



ARDMORE at RICE HOPE

PORT WENTWORTH, GA



Attachment: RC PPD - Elevation Rendering - Bradley and Ball 20170811 (1725 : Site Plan Review Application (General) Ardmore at Rice Hope



Planning Commission
305 South Coastal Highway
Port Wentworth, GA 31407

Meeting: 09/11/17 06:30 PM
Department: Public Services
Category: Planning/Zoning Item
Prepared By: Melanie Ellis
Department Head: Brian Harvey

SCHEDULED

AGENDA ITEM (ID # 1726)

DOC ID: 1726

Alcoholic Beverage License Application submitted by Travis Booth for a Beer / Wine License for Quik-Way Retail Associates II, LTD (7308 Highway 21) located in a P-C-1 (Planned Neighborhood Business) Zoning District.

Issue/Item: Alcoholic Beverage License Application submitted by Travis Booth for a Beer / Wine License for Quik-Way Retail Associates II, LTD (7308 Highway 21) located in a P-C-1 (Planned Neighborhood Business) Zoning District.

Background: The applicant has submitted this application due to a change in ownership.

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

Funding: N/A

Recommendation: The Planning Commission will hear this application on September 11, 2017 at 6:30 PM.

ATTACHMENTS:

- Quik-Way Retail Associates-beer&wine Sept 2017 (PDF)

BL # 0900

License Types:

- Package Shop \$2165.80
- Beer/Wine \$720.40
- Pouring-Beer/Wine/Liquor \$2575.00
- Wine \$265.00
- Sunday Alcohol Sales \$450.00
- Admin Fee(All Licenses) \$100

Total: ~~\$820.40~~ **460.20**

DATE: JULY 18

YEAR OF: 2017

City of Port Wentworth
APPLICATION FOR
ALCOHOLIC BEVERAGE LICENSE

A) GENERAL INFORMATION:

QUICK-WAY RETAIL ASSOCIATES II, LTD
 Business Name (as registered with the Clerk of the Superior Court in Chatham County) RETAIL GAS STATION

7308 GA HWY 21, SAVANNAH, GA 31407 Type of Business

Business Location 214-396-1497

Distance from nearest school or church (please indicate distance in miles or feet) Business Phone #

8350 N CENTRAL EXPY SUITE M2185, DALLAS, TX 75206 P-C-1

Mailing Address Zoning District

SEE ATTACHMENT - OFFICER INFORMATION

Name of Applicant	Title	Birth Date
SEE ATTACHMENT - OFFICER INFORMATION		
Applicant's Address		
SEE ATTACHMENT - OFFICER INFORMATION		
Applicant's Phone #		Applicant's Social Security #
N/A		
Business Owner's Name (if different from Applicant)		Business Owner's Phone #
Business Owner's Address		

B) BRIEF PERSONAL HISTORY:

Please provide a brief personal history (i.e. education, previous employments, owned businesses and the 5 most recent place of residence (feel free to attach additional pages if needed) :

See Attachment

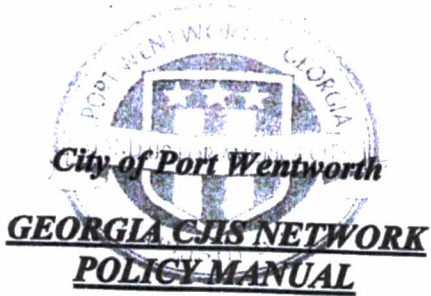
C) CRIMINAL BACKGROUND (background check is required):

Has the applicant ever been convicted of any crime, violation of law or served time in prison? Yes No

If you answered yes to the above question please explain:

Attachment: Quik-Way Retail Associates-beer&wine Sept 2017 (1726 : Alcoholic Beverage License Application BEER/WINE 7308 HWY 21 Sept

NO History
8-24-17
J



CONSENT FORM

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

TRAVIS BOOTH
Full Name (please print)

6615 NORTHWOOD Rd, DANVILLE, TX. 7522
Address

M
Sex

WHITE
Race

[REDACTED]
Date of Birth

[REDACTED]
Social Security #

[Signature]
Signature

Sworn to and subscribed before me

This 25th day of July, 2017.

[Signature]
Notary Public



Attachment: Quik-Way Retail Associates-beer&wine Sept 2017 (1726 : Alcoholic Beverage License Application BEER/WINE 7308 HWY 21 Sept

City of Port Wentworth
GEORGIA CJIS NETWORK
POLICY MANUAL

CONSENT FORM

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

TRAVIS BOOTH
Full Name (please print)

6615 NORTHWOOD RD, DANVA, TX. 7521
Address

M
Sex

WHITE
Race

[REDACTED]
Date of Birth

[REDACTED]
Social Security #

[Signature]
Signature

Sworn to and subscribed before me

This 25th day of July, 2017.

[Signature]
Notary Public



Attachment: Quik-Way Retail Associates-beer&wine Sept 2017 (1726 : Alcoholic Beverage License Application BEER/WINE 7308 HWY 21 Sept

D) FINANCIAL INTERESTS:

List all persons with financial interest in this business. Corporations must list all stockholders who own more than 10% of the corporation (feel free to attach additional pages if needed):

Name	Address	%Ownership
See Corporate Organizational Structure Attached		

Describe the interest owned or held by the applicant in the premises:

Applicant will lease the Premises from an affiliated entity, which entity will be purchasing the Premises in August.

D) BUSINESS DETAILS:

Are you the Owner or Tenant of this business location? If tenant, please provide landlord information.

Landlord name _____ Landlord Ph# _____

Landlord Address _____

What other kinds of business will be conducted at this location?
Gas Station with Convenience Store

Will the applicant operate business in person? Yes No If not, please list the name of the manager.

GEORGE ENGLE
Manager's Name _____ 602-820-6570
Manager's Ph # _____

In whose name will the income taxes be due on profits arising from the operation of said business?

Quik-Way Retail Associates II, LTD

E) REFERENCES:

Please list 3 citizens of Port Wentworth as references:

Name	Address	Phone#
Ricksima Mitchell	501 Old Richmond Road, Apt. 908 Port Wentworth, GA 31407	843-277-3423
Aliyah Moore	2 Tiller Court, Port Wentworth, GA 31407	912-713-4521
Jacqua Byrd	501 Old Richmond Road, Apt., 515, Port Wentworth, GA 31407	706-373-1981

All of the foregoing information is hereby given and all of the following statements are hereby made on oath, willfully, knowingly, and absolutely, and the same is and are hereby sworn to be true under penalty for false swearing, as provided by law.

Sworn to and subscribed before me this

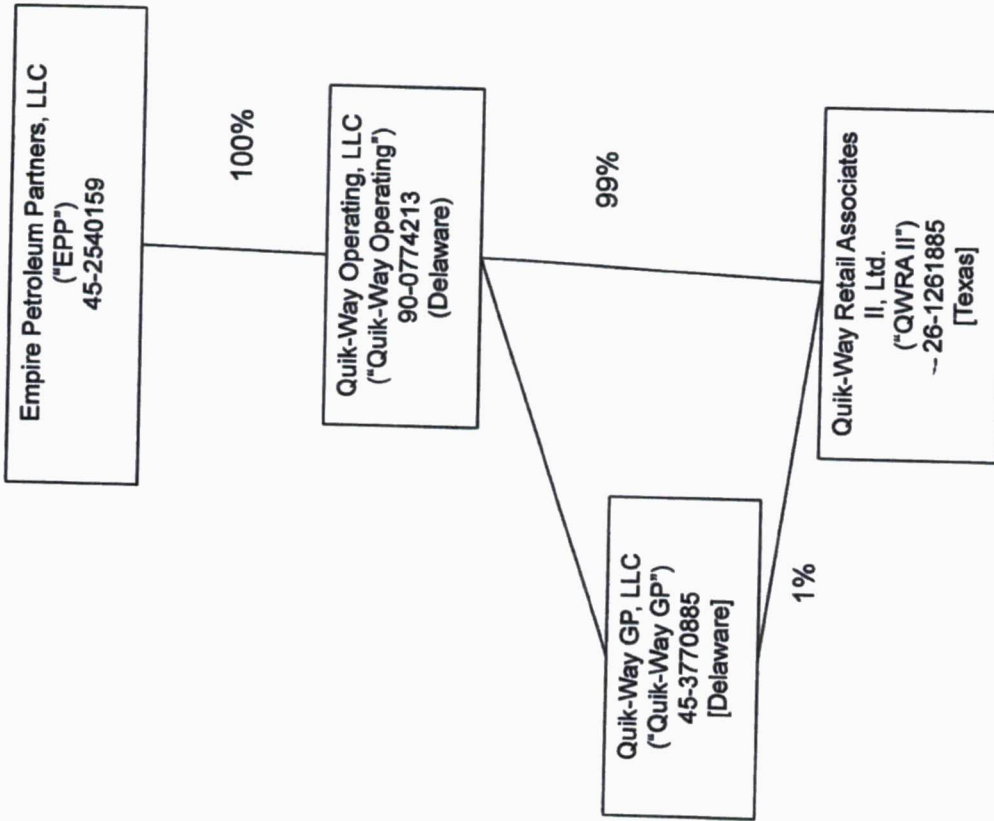


[Signature]
Applicant's Signature

Notary Public

Attachment: Quik-Way Retail Associates-beer&wine Sept 2017 (1726 : Alcoholic Beverage License Application BEER/WINE 7308 HWY 21 Sept

Quik-Way Retail Associates II, Ltd. Legal Structure



_____ = Ownership Rev. 7.21.2017

Private Employer Affidavit Of Compliance Pursuant To
O.C.G.A. § 36-60-6(d)

By executing this affidavit, the undersigned private employer verifies its compliance with O.C.G.A. § 36-60-6, stating affirmatively that the individual, firm or corporation employs **more than ten employees** and has registered with and utilizes the federal work authorization program commonly known as E-Verify, or any subsequent replacement program, in accordance with the applicable provisions and deadlines established in O.C.G.A. § 13-10-90. Furthermore, the undersigned private employer hereby attests that its federal work authorization user identification number and date of authorization are as follows:

575853
Federal Work Authorization User Identification Number

7/24/17
Date of Authorization

QUIK-WAY RETAIL ASSOCIATES II, LTD
Name of Private Employer

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

Executed on 7/24, 24, 2017 in DALLAS (city), TX (state).

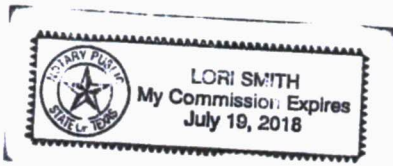
[Signature]
Signature of Authorized Officer or Agent

COO JEFFREY GOODWIN
Printed Name and Title of Authorized Officer or Agent

****NOTE**** This document may be notarized at City Hall IF you provide photo ID and sign this document in the presence of our notary. This is a complimentary service and no fee will be charged.

SUBSCRIBED AND SWORN BEFORE ME
ON THIS THE 24 DAY OF JULY, 2017.

[Signature]
NOTARY PUBLIC



Attachment: Quik-Way Retail Associates-beer&wine Sept 2017 (1726 : Alcoholic Beverage License Application BEER/WINE 7308 HWY 21 Sept

Officers					
Name	Title	DOB	Address	SSN	Driver's License
Travis E. Booth	Secretary	[REDACTED]	6615 Northwood Road Dallas, Texas 75225	[REDACTED]	[REDACTED]

Name	Education	Previous Employment	Businesses Owned	Last 5 Residents
Travis Booth	Law Degree (University of Baltimore)	Empire Petroleum Holdings, LLC	None	6615 Northwood Rd., Dallas, TX 75225 7502 Marquette St., Dallas, TX 75225; 8320 Snug Hill Ln, Potomac, MD 20854; 403 Main St., Gaithersburg, MD 20877

Attachment: Quik-Way Retail Associates-beer&wine Sept 2017 (1726 : Alcoholic Beverage License Application BEER/WINE 7308 HWY 21 Sept

Affidavit Verifying Status for City Public Benefit Application

Name of Business:
QUICK-WAY RETAIL ASSOCIATES II, LTD

By executing this affidavit under oath, as an applicant for a City of Port Wentworth, Georgia Business License or Occupation Tax Certificate, Alcohol License, Taxi Permit or other public benefit as referenced in O.C.G.A. Section 50-36-1, I am stating the following with respect to my application for a City of Port Wentworth, Business License or Georgia Occupational Tax Certificate, Alcohol License, Taxi Permit or other public benefit (circle one) for

TRAVIS BOOTH
[Name of natural person applying on behalf of individual, business, corporation, partnership, or other private entity]

1.) I am an United States citizen

OR

2.) I am a legal permanent resident 18 years of age or older or I am an otherwise qualified alien or non-immigrant under Federal Immigration and Nationality Act 18 years of age or older and lawfully present in the United States.*

In making the above representation under oath, I understand that any person who knowingly and willfully makes a false, fictitious, or fraudulent statement or representation in an affidavit shall be guilty of a violation of Code Section 16-10-20 of the Official Code of Georgia.

[Signature]
SIGNATURE of Applicant

8/23/2017
Date

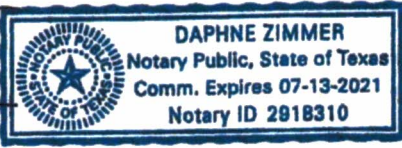
TRAVIS BOOTH
PRINTED NAME of Applicant

* _____
Alien Registration Number for Non-Citizens

SUBSCRIBED AND SWORN
BEFORE ME ON THIS THE
23 DAY OF AUGUST, 2017

[Signature]
Notary Public

July 13, 2021
Commission Expiration Date



****NOTE**** This document may be notarized at City Hall IF you provide a photo ID and sign this document in the presence of our notary. This is a complimentary service and no fee will be charged.

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

Attachment: Quik-Way Retail Associates-beer&wine Sept 2017 (1726 : Alcoholic Beverage License Application BEER/WINE 7308 HWY 21 Sept

Invoice Date	Reference	Invoice Amount	Deduction	Balance
08/18/17	AdminFee	100.00	.00	100.00

EMPIRE PETROLEUM PARTNERS, LLC DALLAS, TEXAS 75206

No. **0585**

Invoice Date	Reference	Invoice Amount	Deduction	Balance
08/22/17	BusLic	360.20	.00	360.20

CITY OF PORT WENTWORTH
(312) 964-4379

CITY OF PORT WENTWORTH
(312) 964-4379

REC#: 00165792 8/23/2017 10:05 AM
OPER: YI TERM: 003
REF#: 053513

REC#: 00165792 8/23/2017 10:05 AM
OPER: YI TERM: 003
REF#: 053513

TRAN: 111.0000 BUSINESS LICENSE
0900-12/31/17 QUIK-WAY RETAIL ASSOC I
BEER/WINE 360.20CR
ADMINISTRATIVE FEE-AL 100.00CR

TRAN: 111.0000 BUSINESS LICENSE
0900-12/31/17 QUIK-WAY RETAIL ASSOC I
BEER/WINE 360.20CR
ADMINISTRATIVE FEE-AL 100.00CR

TENDERED: 100.00 CHECK
360.20 CHECK
APPLIED: 460.20-
CHANGE: 0.00

TENDERED: 100.00 CHECK
360.20 CHECK
APPLIED: 460.20-
CHANGE: 0.00

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Attachment: Quik-Way Retail Associates-beer&wine Sept 2017 (1726 : Alcoholic Beverage License Application BEER/WINE 7308 HWY 21 Sept



Planning Commission
 305 South Coastal Highway
 Port Wentworth, GA 31407

Meeting: 09/11/17 06:30 PM
 Department: Public Services
 Category: Planning/Zoning Item
 Prepared By: Melanie Ellis
 Department Head: Brian Harvey

SCHEDULED

AGENDA ITEM (ID # 1727)

DOC ID: 1727

Alcoholic Beverage License Application submitted by Charlene Singleton for a Beer / Wine License, Pouring - Beer, Wine, & Liquor License, and Sunday Sales License for Boomer's Inc (7202 Highway 21) located in a P-C-3 (Planned General Business) Zoning District.

Issue/Item: Alcoholic Beverage License Application submitted by Charlene Singleton for a Beer / Wine License, Pouring - Beer, Wine, & Liquor License, and Sunday Sales License for Boomer's (7202 Highway 21) located in a P-C-3 (Planned General Business) Zoning District.

Background: Boomer's is a new restaurant operating at 7202 Highway 21, Port Wentworth, Georgia.

Facts and Findings: The applicant, Charlene Singleton, has properly completed and filed the City application and paid all applicable fees. Ms. Singleton has listed three (3) residents of the City as references, and she has passed the criminal background check conducted by the Port Wentworth Police Department.

Funding: N/A

Recommendation: The Planning Commission will hear this application on September 11, 2017 at 6:30 PM.

ATTACHMENTS:

- Boomers Alcoholic Beverage License Sept 2017 (PDF)

License Types:

- Package Shop \$2165.80
- Beer/Wine \$720.40
- Pouring-Beer/Wine/Liquor \$2575.00
- Wine \$265.00
- Sunday Alcohol Sales \$450.00
- Admin Fee(All Licenses) \$100-⁺

Total: 2172.70

DATE: 08/22
 YEAR OF: 2017

City of Port Wentworth
APPLICATION FOR
ALCOHOLIC BEVERAGE LICENSE

A) GENERAL INFORMATION:

Boomers' Inc.
 Business Name (as registered with the Clerk of the Superior Court in Chatham County) _____
7202 Ga. Hwy. 21 Port Wentworth 31407
 Business Location _____ Type of Business _____
1.9 miles (Rice Creek)
 Business Phone # _____
 Distance from nearest school or church (please indicate distance in miles or feet) _____
9 Bass Rock Court Savannah Ga. 31419
 Zoning District _____
 Mailing Address _____
Charlene Singleton COO
 Name of Applicant _____ Title _____ Birth Date _____
36 Rice Creek Rd Port Wentworth Ga. 31407
 Applicant's Address _____
803 8427991
 Applicant's Phone # _____ Applicant's Social Security # _____
 Business Owner's Name (if different from Applicant) _____ Business Owner's Phone # _____
 Business Owner's Address _____

B) BRIEF PERSONAL HISTORY:

Please provide a brief personal history (i.e. education, previous employments, owned businesses and the 5 most recent place of residence (feel free to attach additional pages if needed) :

3 years of college
Wood's Hitchery
36 Rice Creek Port Wentworth Ga. 31407
24 Jim Lice Rd. Gamett SC 29922

C) CRIMINAL BACKGROUND (background check is required):

Has the applicant ever been convicted of any crime, violation of law or served time in prison? Yes No

If you answered yes to the above question please explain:

Attachment: Boomers Alcoholic Beverage License Sept 2017 (1727 : Alcoholic Beverage License Application POURING BEER/WINE/LIQUOR,

D) FINANCIAL INTERESTS:

List all persons with financial interest in this business. Corporations must list all stockholders who own more than 10% of the corporation (feel free to attach additional pages if needed):

Name	Address	%Ownership
James & Mildred Patterson	9 Bass Rock Ct.	30%
Marvin & Jannie Bowers	274 Jim Tice Rd.	30%
Charlene Singleton	36 Rice Creek	40%

Describe the interest owned or held by the applicant in the premises:

D) BUSINESS DETAILS:

Are you the Owner or Tenant of this business location? If tenant, please provide landlord information.

Landlord name _____ Landlord Ph# _____

Landlord Address _____

What other kinds of business will be conducted at this location?

Food

Will the applicant operate business in person? Yes No If not, please list the name of the manager.

Manager's Name _____ Manager's Ph # _____

In whose name will the income taxes be due on profits arising from the operation of said business?

Charlene Singleton

E) REFERENCES:

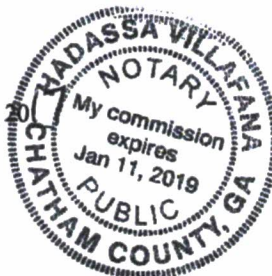
Please list 3 citizens of Port Wentworth as references:

Name	Address	Phone#
Paul Jones	36 Rice Creek Rd	803 842 71
Cynthia Smith	117 35 Rice Creek Rd.	912 272 01
Jody Smith		912 272 5

All of the foregoing information is hereby given and all of the following statements are hereby made on oath, willfully, knowingly, and absolutely, and the same is and are hereby sworn to be true under penalty for false swearing, as provided by law.

Sworn to and subscribed before me this 22nd day of Aug

[Signature] Notary Public



[Signature] Applicant's Signature

Affidavit Verifying Status for City Public Benefit Application

Name of Business:
Boomers' INC

By executing this affidavit under oath, as an applicant for a City of Port Wentworth, Georgia Business License or Occupation Tax Certificate, Alcohol License, Taxi Permit or other public benefit as referenced in O.C.G.A. Section 50-36-1, I am stating the following with respect to my application for a City of Port Wentworth, Business License or Georgia Occupational Tax Certificate, Alcohol License, Taxi Permit or other public benefit (circle one) for

Charlene Singleton

[Name of natural person applying on behalf of individual, business, corporation, partnership, or other private entity]

1.) I am an United States citizen

OR

2.) _____ I am a legal permanent resident 18 years of age or older or I am an otherwise qualified alien or non-immigrant under Federal Immigration and Nationality Act 18 years of age or older and lawfully present in the United States.*

In making the above representation under oath, I understand that any person who knowingly and willfully makes a false, fictitious, or fraudulent statement or representation in an affidavit shall be guilty of a violation of Code Section 16-10-20 of the Official Code of Georgia.

Charlene Singleton
SIGNATURE of Applicant

08/22/2017
Date

Charlene Singleton
PRINTED NAME of Applicant

* _____
Alien Registration Number for Non-Citizens

SUBSCRIBED AND SWORN
BEFORE ME ON THIS THE
____ DAY OF _____, 20____

Notary Public

Commission Expiration Date

****NOTE**** This document may be notarized at City Hall **IF** you provide a photo ID and sign this document in the presence of our notary. This is a complimentary service and no fee will be charged.

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

Attachment: Boomers Alcoholic Beverage License Sept 2017 (1727 : Alcoholic Beverage License Application POURING BEER/WINE/LIQUOR,

Private Employer Exemption Affidavit Pursuant To O.C.G.A. § 36-60-6(d)

By executing this affidavit, the undersigned private employer verifies that it is exempt from compliance with O.C.G.A. § 36-60-6, stating affirmatively that the individual, firm, or corporation employs ten (10) or fewer employees and is not required to register with and/or utilize the federal work authorization program commonly known as E-Verify, or any subsequent replacement program, in accordance with the applicable provisions and deadlines established in O.C.G.A. § 36-60-6.

Charlene Singleton
Name of Exempt Private Employer

I hereby declare under penalty of perjury that the foregoing is true and correct. Executed on 08 22 2017
in Fort Worth (city), Ga (state).

Charlene Singleton
Signature of Authorized Officer or Agent

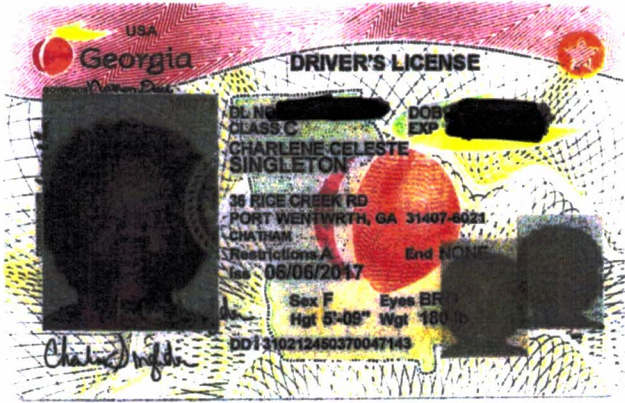
Charlene Singleton
Printed Name and Title of Authorized Officer or Agent

****NOTE**** This document may be notarized at City Hall IF you provide photo ID and sign this document in the presence of our notary. This is a complimentary service and no fee will be charged.

SUBSCRIBED AND SWORN BEFORE ME
ON THIS THE 22nd DAY OF August, 2017.
[Signature]
NOTARY PUBLIC

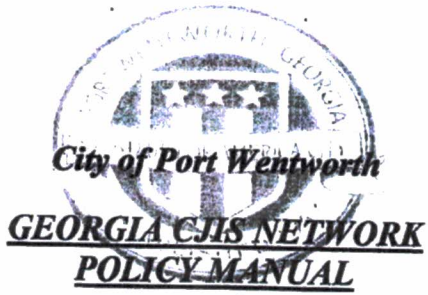


Attachment: Boomers Alcoholic Beverage License Sept 2017 (1727 : Alcoholic Beverage License Application POURING BEER/WINE/LIQUOR,



Attachment: Boomers Alcoholic Beverage License Sept 2017 (1727 : Alcoholic Beverage License Application POURING BEER/WINE/LIQUOR,

NO History
8-24-17
CS



CONSENT FORM

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

Charlene Singleton
Full Name (please print)
36 Ricc Creek Rd
Port Wentworth Ga 3140
Address

F
Sex

Blk
Race

[Redacted]
Date of Birth

[Redacted]
Social Security #

Charlene Singleton
Signature

Sworn to and subscribed before me

This 2nd day of August, 2017

[Signature]
Notary Public



Attachment: Boomers Alcoholic Beverage License Sept 2017 (1727 : Alcoholic Beverage License Application POURING BEER/WINE/LIQUOR,

CITY OF PORT WENTWORTH
(912) 964-4379

REC#: 00165773 8/22/2017 3:43 PM
OPER: HV TERM: 003
REF#:

TRAN: 111.0000 BUSINESS LICENSE
0898-12/31/17 BOOMERS' INC.
BEER/WINE 360.20CR
ADMINISTRATIVE FEE-AL 100.00CR
POURING BEER/WINE/LIQ 1,287.50CR
ADMINISTRATIVE FEE-AL 100.00CR
SUNDAY SALES 225.00CR
ADMINISTRATIVE FEE-AL 100.00CR

TRAN: 111.0000 BUSINESS LICENSE
0899-12/31/17 BOOMERS' INC.
OF EMPLOYEES 1-9 77.25CR
ADMINISTRATIVE FEE 50.00CR

TENDERED: 2,300.00 CASH
APPLIED: 2,299.95-

CHANGE: 0.05

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Attachment: Boomers Alcoholic Beverage License Sept 2017 (1727 : Alcoholic Beverage License Application POURING BEER/WINE/LIQUOR,