



CITY OF PORT WENTWORTH

PLANNING COMMISSION

FEBRUARY 12, 2018

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 - Jan 16, 2018 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 Maupin Engineering, on behalf of Rick Lee for PIN #: 7-0035-01-002 (6232 Highway 21) for a Specific Development Site Plan to allow an Office Addition in a P-C-3 (Planned Community Business) Zoning District.

- Public Hearing
- Action

B. Site Plan Review Application submitted by Jitendra Patel for PIN #: 7-0906-04-031 (6 Magnolia Boulevard) for a General Development Site Plan to allow a Liquor Store in a M-P-O (Master Plan Overlay) Zoning District.

- Public Hearing
- Action

C. Alcoholic Beverage License Application submitted by Jitendra Patel for a Package Shop License for Riya Beverage 2 LLC., (6 Magnolia Boulevard) located in a M-P-O (Master Plan Overlay) Zoning District.

- Public Hearing
- Action

8. ADJOURNMENT



CITY OF PORT WENTWORTH

PLANNING COMMISSION

JANUARY 16, 2018

Council Meeting Room

Regular Meeting

6:30 PM

305 SOUTH COASTAL HIGHWAY
PORT WENTWORTH, GA 31407

1. CALL MEETING TO ORDER

Chairman Joseph Dobry called the meeting to order.

2. PRAYER AND PLEDGE OF ALLEGIANCE

Chairman Joseph Dobry led in Prayer and the Pledge of Allegiance.

3. ROLL CALL - SECRETARY

Attendee Name	Title	Status	Arrived
Joseph Dobry	Chariman	Present	
Jerry Bogus	Planning Commissioner	Present	
Larry Longo	Planning Commissioner	Present	
Rufus Bright	Planning Commissioner	Absent	
Rosetta Franklin	Planning Commissioner	Present	
Donna Blalock	Planning Commissioner	Present	
Brian Harvey	Director of Development Services	Present	

4. ADOPTION OF MINUTES

A. Planning Commission - Regular Meeting - Dec 11, 2017 6:30 PM

RESULT: ACCEPTED [UNANIMOUS]
MOVER: Jerry Bogus, Planning Commissioner
SECONDER: Rosetta Franklin, Planning Commissioner
AYES: Bogus, Longo, Franklin, Blalock
ABSENT: Bright

5. ZONING MAP AMENDMENTS (REZONING)

6. ZONING TEXT AMENDMENTS (ORDINANCES)

7. SITE PLAN/SUBDIVISION APPROVAL

A. Subdivision Application submitted by Michael Hussey, Sundial Land Surveying, PC., on behalf of Fox Haven Properties, LLC, for PIN #: 7-0978-01-025 (Roseberry Circle) located in a P-RIP (Planned Residential Institutional) Zoning District for a Final Plat of a Major Subdivision (St. Augustine Town Homes) for the purpose of Townhomes

Mr. Harvey informed the Commission that the application was complete. Michael Hussey was present on behalf of the applicant to answer any questions. After a few brief comments, Rosetta Franklin made a motion to approve the application. Larry Longo seconded the motion to approve.

Minutes Acceptance: Minutes of Jan 16, 2018 6:30 PM (ADOPTION OF MINUTES)

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Rosetta Franklin, Planning Commissioner
SECONDER: Larry Longo, Planning Commissioner
AYES: Bogus, Longo, Franklin, Blalock
ABSENT: Bright

- B. Subdivision Application submitted by Terry Coleman, Coleman Company Inc., on behalf of BEP Rice Hope LLC., for PIN # 7-0906B-14-003 (Lakeside Boulevard) located in a M-P-O (Master Plan Overlay) Zoning District for a Preliminary Plat of a Major Subdivision (Parkside Subdivision) for the purpose of Single-Family Homes

Mr. Harvey informed the Commission that the application was complete. Greg Coleman was present on behalf of the applicant to answer any questions. After a few brief comments, Jerry Bogus made a motion to approve the application. Rosetta Franklin seconded the motion to approve.

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Jerry Bogus, Planning Commissioner
SECONDER: Rosetta Franklin, Planning Commissioner
AYES: Bogus, Longo, Franklin, Blalock
ABSENT: Bright

- C. Site Plan Review Application submitted by Greg Coleman, Coleman Company, Inc., on behalf of BEP Rice Hope LLC for PIN #: 7-0906B-14-003 (Lakeside Boulevard) for a Specific Development Plan to allow a Single Family Residential Development in a MPO (Master Plan Overlay) Zoning District

Mr. Harvey informed the Commission that the application was complete. Greg Coleman was present on behalf of the applicant to answer any questions. The Commission asked several questions about the proposed drainage profiles in the approved plans. Mr. Coleman responded to the questions and assured the Commission that the drainage would work as designed. Murray Marshall, on behalf of the owner, also assured the Commission that the drainage would work or it will be repaired at the expense of the developer. After a few brief comments, Larry Longo made a motion to approve the application. Donna Blalock seconded the motion to approve.

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Larry Longo, Planning Commissioner
SECONDER: Donna Blalock, Planning Commissioner
AYES: Bogus, Longo, Franklin, Blalock
ABSENT: Bright

8. ADJOURNMENT

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

Joseph Dobry, Chairman

Minutes Acceptance: Minutes of Jan 16, 2018 6:30 PM (ADOPTION OF MINUTES)

The foregoing minutes are true and correct and approved by me on this _____ day of _____, 2018.

Larry Longo, Secretary

Minutes Acceptance: Minutes of Jan 16, 2018 6:30 PM (ADOPTION OF MINUTES)



Planning Commission
305 South Coastal Highway
Port Wentworth, GA 31407

Meeting: 02/12/18 06:30 PM
Department: Public Services
Category: Planning/Zoning Item
Prepared By: Melanie Ellis
Department Head: Brian Harvey

SCHEDULED

AGENDA ITEM (ID # 1821)

DOC ID: 1821

Site Plan Review Application submitted by Maupin Engineering, on behalf of Rick Lee for PIN #: 7-0035-01-002 (6232 Highway 21) for a Specific Development Site Plan to allow an Office Addition in a P-C-3 (Planned Community Business) Zoning District.

Issue/Item: Site Plan Review Application submitted by Maupin Engineering, on behalf of Rick Lee for PIN #: 7-0035-01-002 (6232 Highway 21) for a Specific Development Site Plan to allow an Office Addition in a P-C-3 (Planned Community Business) Zoning District.

Background: The subject property is an existing warehouse business (Cargo Group, LLC) and is being served by City water and sanitary sewer.

Facts and Findings: The applicant intends to construct a 3621 square foot office space. The new office space will replace the existing office space that is inside the warehouse. The new office space will connect to existing water and sanitary sewer lateral's. This application is currently under technical review by City Engineers, Goodwyn, Mills & Cawood.

Funding: N/A

Recommendation: The Planning Commission will hear this application on Monday, February 12, 2018 at 6:30 PM.

ATTACHMENTS:

- Cargo Group 7-0035-01-002 Specific Site Plan Application (PDF)
- Cargo Group 7-0035-01-002 Specific Site Plan (PDF)
- Cargo Group-1st review letter (PDF)

140996

7.A.a



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: Cargo Group-New Office

Site Plan Address: 6232 Highway 21, Port Wentworth, Georgia 31407

PIN #: 7-0035-01-002 Zoning: P-C-3

Type of Construction: OFFICE ADDITION

Estimated Cost of Construction: \$ 500,000

Applicant's Name: Jay Maupin, MAUPIN ENGINEERING

Address: 114W 42nd Street, Savannah, Georgia 31401

Phone #: 912-235-2915 Fax #: N/A

Owner's Name (If Different from Applicant): Rick Lee

Address: 6232 Highway 21, Port Wentworth, Georgia 31407

Phone #: 912-721-1014 Fax #: N/A

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

Applicant's Signature [Signature]

Date 1/9/18

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

Date 1/9/2018

- 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: Cargo Group 7-0035-01-002 Specific Site Plan Application (1821 : Site Plan Review Application CARGO GROUP PIN # 7-0035-01-

City of Port Wentworth

305 South Coastal Highway, Port Wentworth, Georgia 31407
Phone 912-966-7427 Fax 912-966-3699 mellis@cityofportwentworth.com

INVOICE #153

Customer

Cargo Group LLC
6232 Highway 21
Port Wentworth, GA 31407

Invoice Date 1/18/2018
Sales Person Melanie Ellis
Permit # 140996

Phone 912-721-1014
Fax

PAID
JAN 18 2018

Job	Payment Due	Payment Terms
6232 Highway 21-Specific Site Plan Review	1/18/2018	Due on Receipt

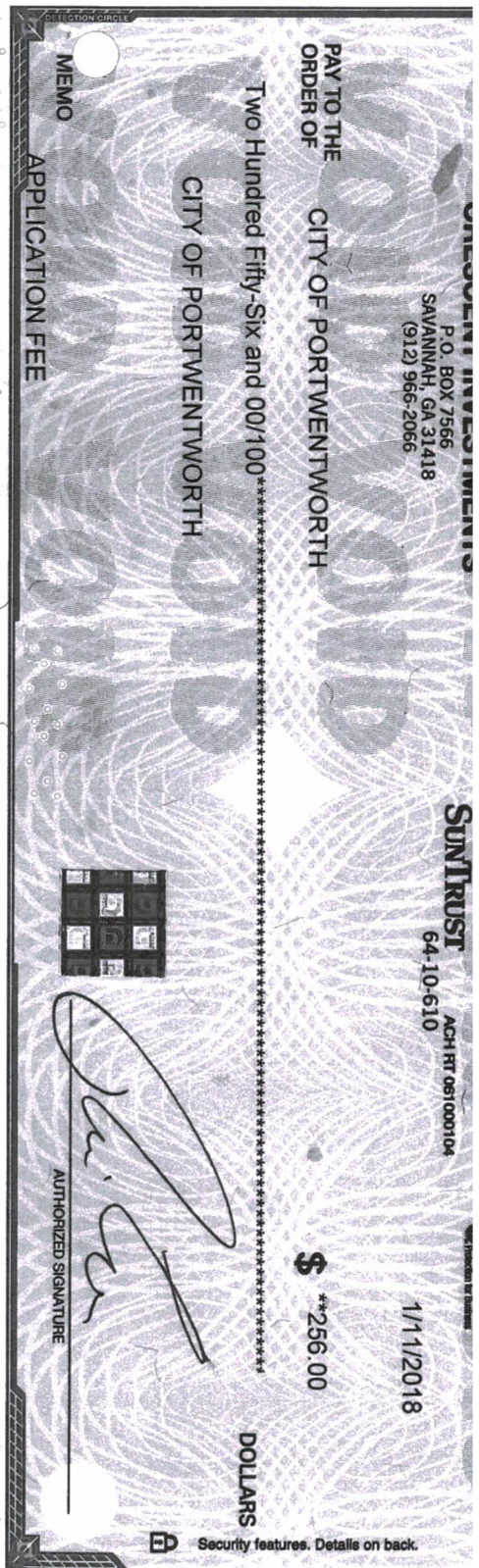
Product	Quantity	Unit Price	Line Total
ADMINISTRATIVE FEE	1	\$50.000	\$50.00
SITE PLAN/REVISION TO PUD (NO LAND DISTURBANCE)	1	\$206.000	\$206.00

Products Total	\$256.00
Invoice Total	\$256.00

Thank you for your business

City of Port Wentworth 305 South Coastal Highway, Port Wentworth, Georgia 31407
Phone 912-966-7427 Fax 912-966-3699 mellis@cityofportwentworth.com

Attachment: Cargo Group 7-0035-01-002 Specific Site Plan Application (1821 : Site Plan Review Application CARGO GROUP PIN # 7-0035-01-



CRESCENT INVESTMENTS

CITY OF PORTWENTWORTH

Date	Type	Reference	Original Amt.	Balance Due	1/11/2018	Discount	Payment
1/11/2018	Bill	PIN: 7-0035-01-002	256.00	256.00			256.00
							256.00
							256.00

5785

Cash-Checking Accou APPLICATION FEE

256.00

Owner Name	Street Address	Street Address 2	City	State	Zip
Maupin Engineering	114 W. 42nd Street		Savannah	GA	31401
Rick Lee	6232 Highway 21		Port Wentworth	GA	31407
L-A Savannah-Crossgate LLC	171 17th St NW	Suite 1575	Atlanta	GA	30363
Savannah-Crossgate LLC	1960 Satellite Blvd	Suite 3000	Duluth	GA	30097
Article VIII Credit Shelter TR	Attn: Richard E Lee	6232 Hwy 21	Port Wentworth	GA	31407
Mayor & Aldermen of Savannah	P.O. Box 1027		Savannah	GA	31412

CITY OF PORT WENTWORTH

(912) 964-4379

REC#: 00180789 1/18/2018 10:24 AM
OPER: YI TERM: 003
REF#: 5785

TRAN: 112.0000 BLDG PERMIT
140996 256.00CR
CARGO GROUP, LLC
6232 HIGHWAY 21
DEV-SPR 256.00CR

TENDERED: 256.00 CHECK
APPLIED: 256.00-

CHANGE: 0.00

Attachment: Cargo Group 7-0035-

GENERAL DEVELOPMENT NOTES:

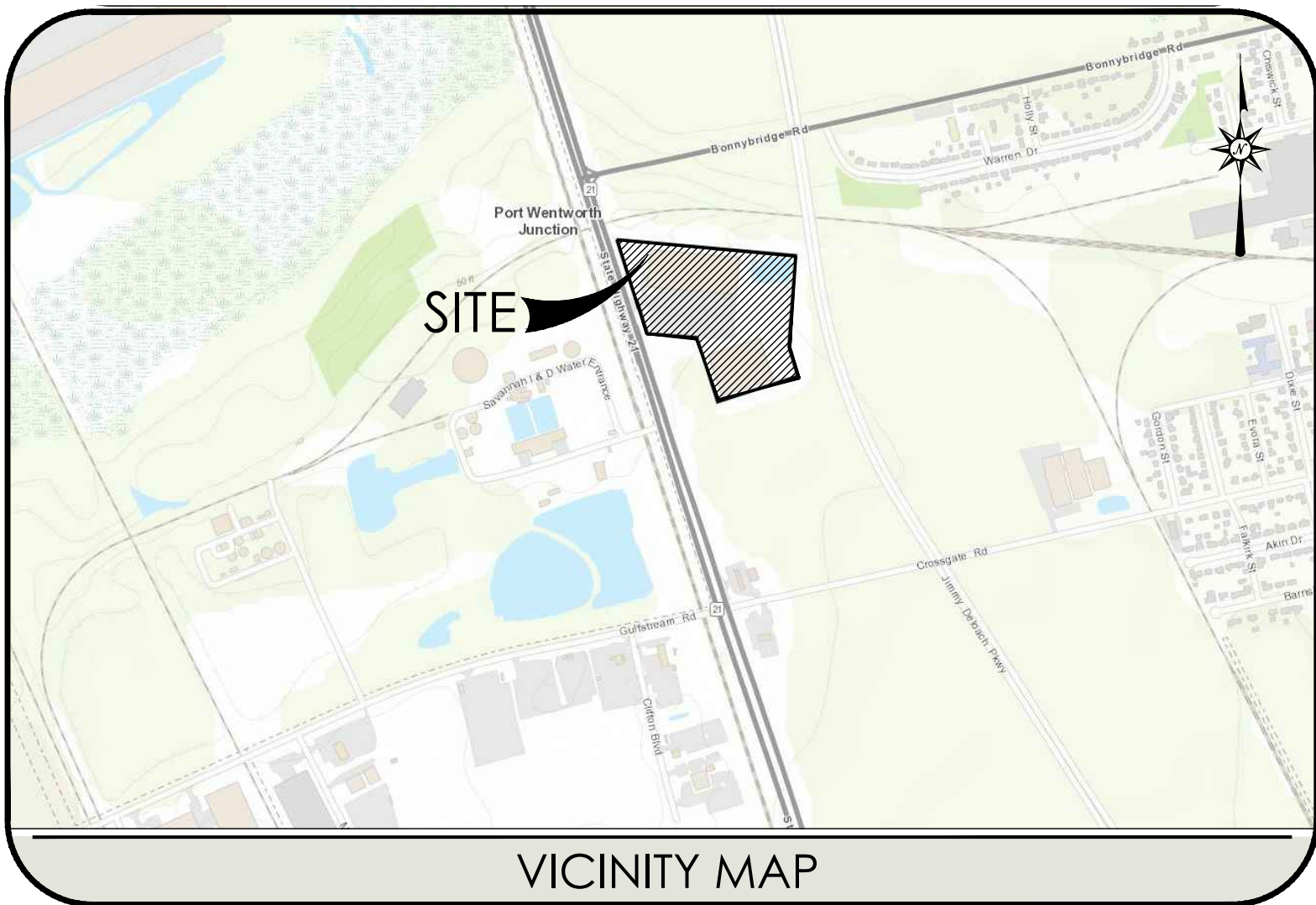
- 1. PIN: 7-0035-01-002
ADDRESS: 6232 HWY 21
Port Wentworth, GA 31407
 - 2. TOTAL LAND ACREAGE = 19.26(±) AC
TOTAL DISTURBED ACREAGE = .1 (±) AC
 - 3. EXISTING USE OF PROPERTY : WAREHOUSE
PROPOSED USE OF PROPERTY : WAREHOUSE
 - PRESENT SITE ZONING : P-C-3
 - 3. PROPERTY IS LOCATED IN ZONE X, NOT A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY FEMA FLOOD INSURANCE RATE MAP # 13051C0045F, DATED 9/26/2008
 - 4. THE SITE IS SERVED BY THE CITY WATER AND SEWER SYSTEM.
 - 5. PARKING SPACE CALCULATIONS: N/A
- NEW OFFICE SPACE REPLACES EXISTING OFFICE SPACE

CARGO GROUP-NEW OFFICE

Specific Development Plan

MEI Proj #737-17-01 Plan Date: 1/9/18

PREPARED FOR:
 CARGO GROUP, LLC
 Rick Lee
 6232 GA Hwy 21
 Savannah, GA 31407
 912-721-1014



MAUPIN[™]
engineering

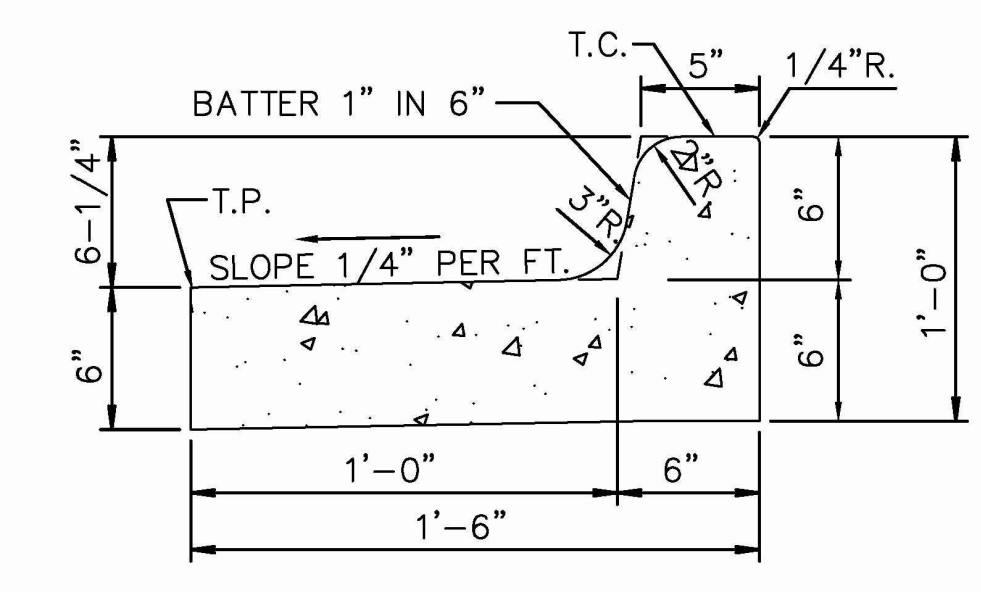
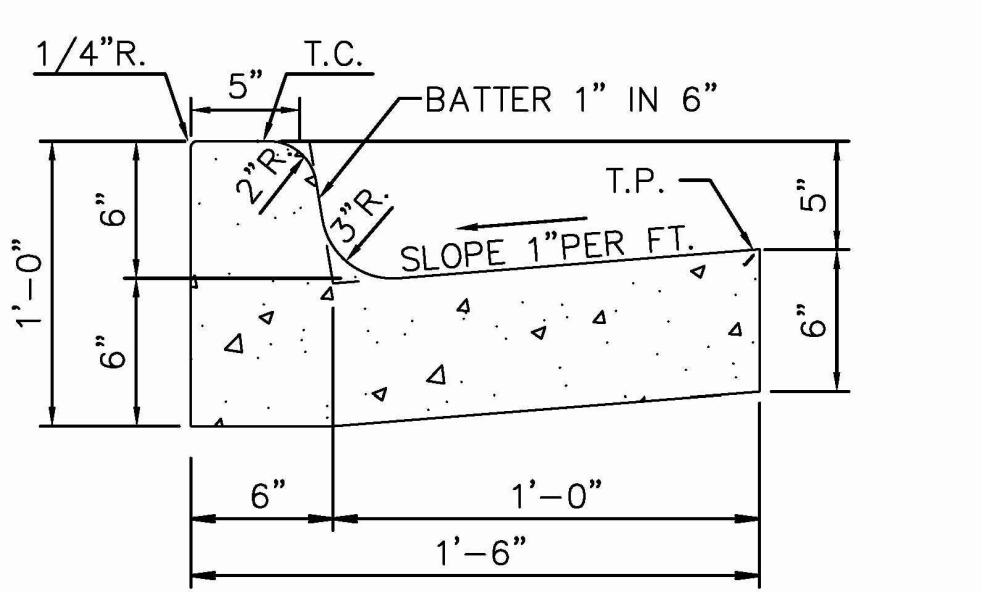
114 WEST 42ND STREET SAVANNAH, GA 31401 OFFICE PHONE (912) 235 - 2915 GENERAL@MAUPINENGINEERING.COM

SHEET INDEX

C0	COVER - NOTES
C1	SURVEY
C2	EXISTING CONDITIONS & DEMOLITION PLAN
C3	DEVELOPMENT PLAN
D1	DETAILS

REVISIONS		
NO.	DATE	DESCRIPTION

THIS SET IS RELEASED FOR PERMITTING 01/09/18



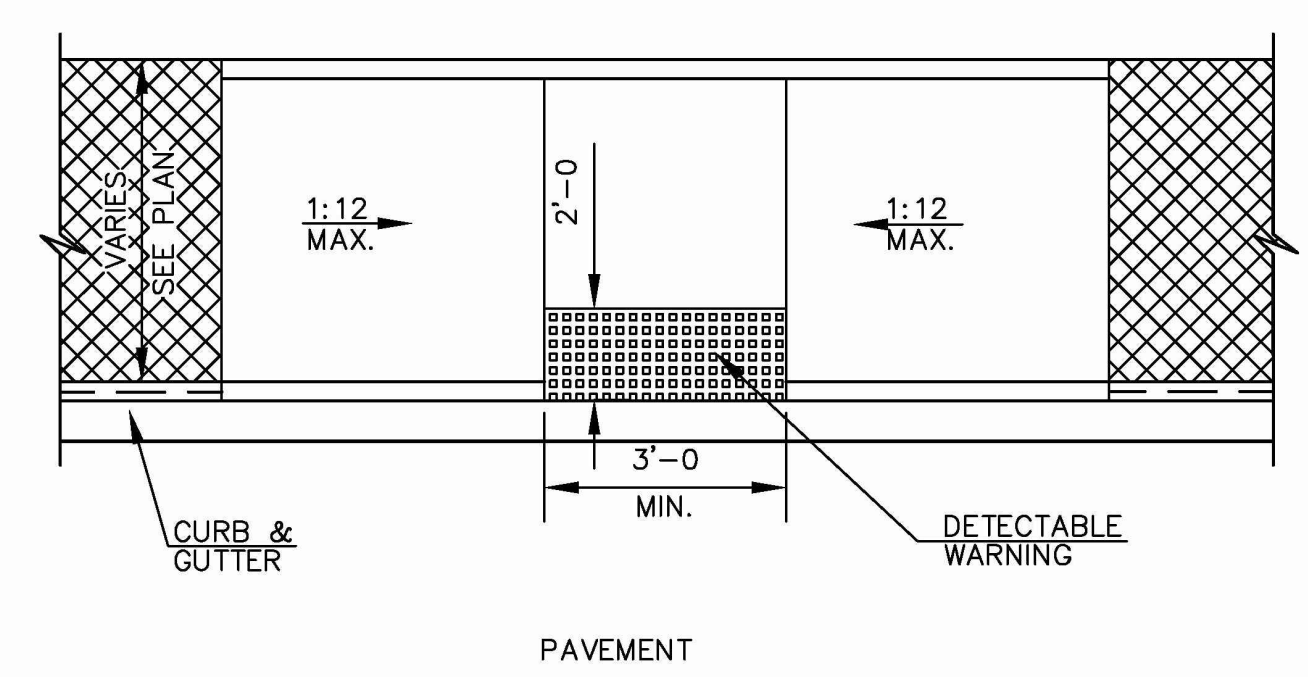
NOTE: COMPACT SUBGRADE TO 98% (ASTM D698-00a_{el})

DETECTABLE WARNINGS ON WALKING SURFACE OF HANDICAP RAMP

DETECTABLE WARNINGS SHALL CONSIST OF RAISED TRUNCATED DOMES WITH A DIAMETER OF NOMINAL 0.9 IN (23mm). A HEIGHT OF NOMINAL 0.2 IN (5mm) AND A CENTER-TO-CENTER SPACING OF NOMINAL 2.35 IN (60mm) AND SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES, EITHER LIGHT-ON-DARK, OR DARK-ON-LIGHT.

THE MATERIAL USED TO PROVIDE CONTRAST SHALL BE INTEGRAL PART OF THE WALKING SURFACE. DETECTABLE WARNINGS USED ON SURFACES SHALL DIFFER FROM ADJOINING WALKING SURFACES IN RESILIENCY OR SOUND-ON-CANE CONTACT.

SURFACES SHALL MEET THE ADA ACCESSIBILITY GUIDELINES SECTION 4.29.2.



18" CURB & GUTTER
 City of Port Wentworth
 TECHNICAL DETAILS

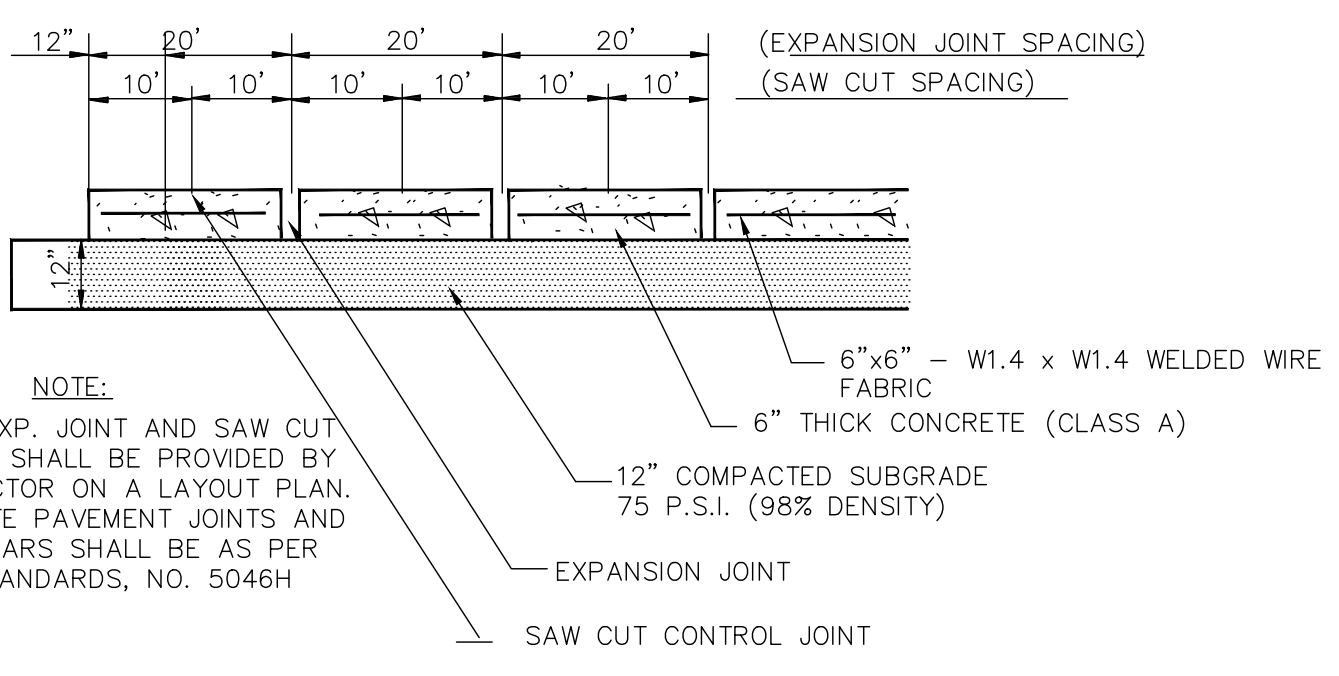
P-3

PREPARED BY SAUSSY ENGINEERING, LLC. SCALE: N.T.S. DATED: FEBRUARY 2007

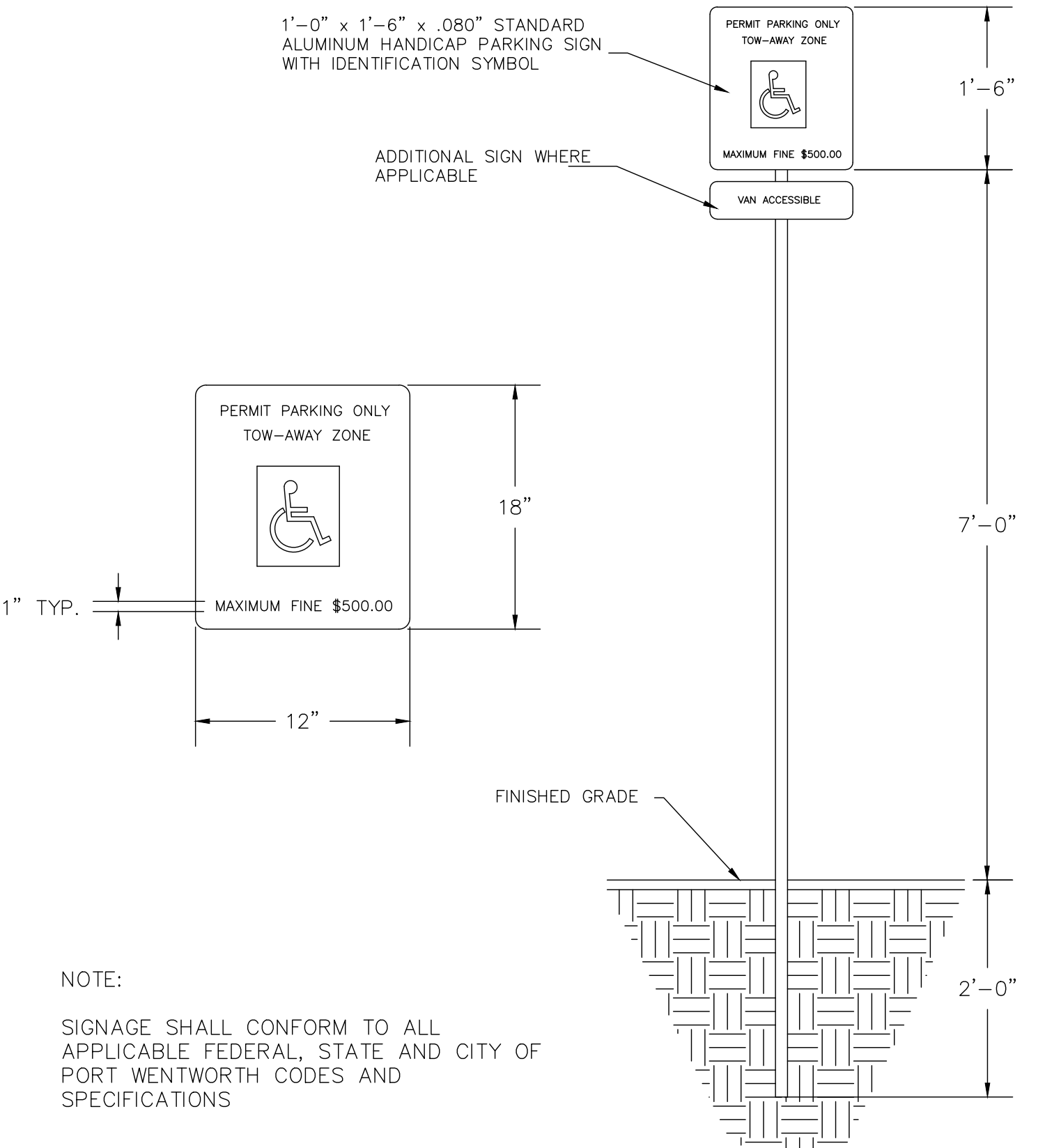
HANDICAP RAMP TYPE "B"
 City of Port Wentworth
 TECHNICAL DETAILS

P-5

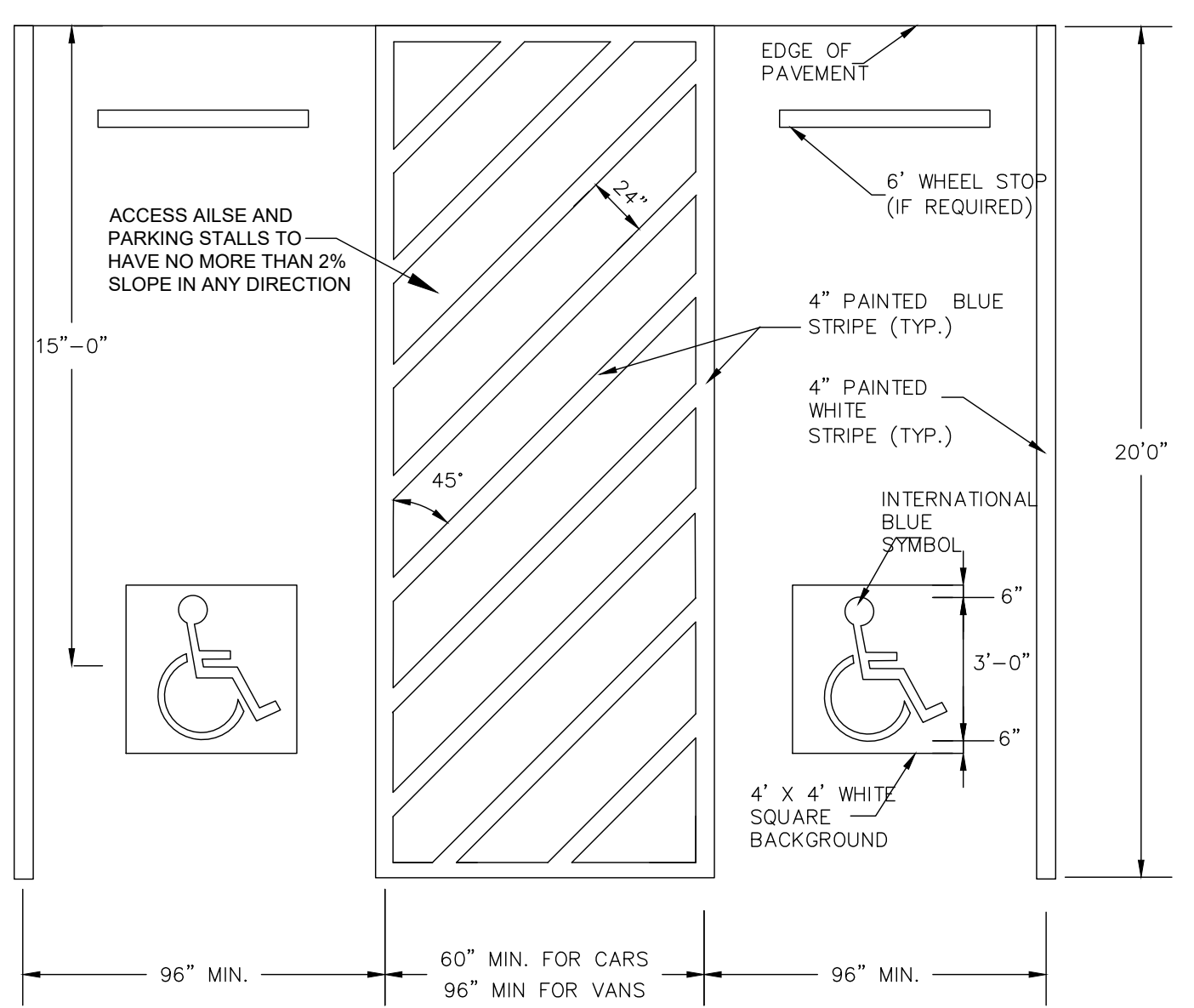
PREPARED BY SAUSSY ENGINEERING, LLC. SCALE: N.T.S. DATED: FEBRUARY 2007



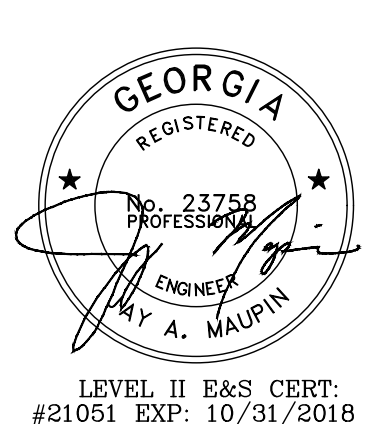
NOTE:
 EXACT EXP. JOINT AND SAW CUT SPACING SHALL BE PROVIDED BY CONTRACTOR ON A LAYOUT PLAN. CONCRETE PAVEMENT JOINTS AND DOWEL BARS SHALL BE AS PER GDOT STANDARDS, NO. 5046H



NOTE:
 SIGNAGE SHALL CONFORM TO ALL APPLICABLE FEDERAL, STATE AND CITY OF PORT WENTWORTH CODES AND SPECIFICATIONS



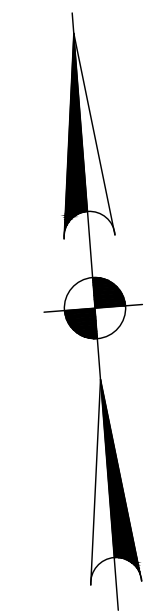
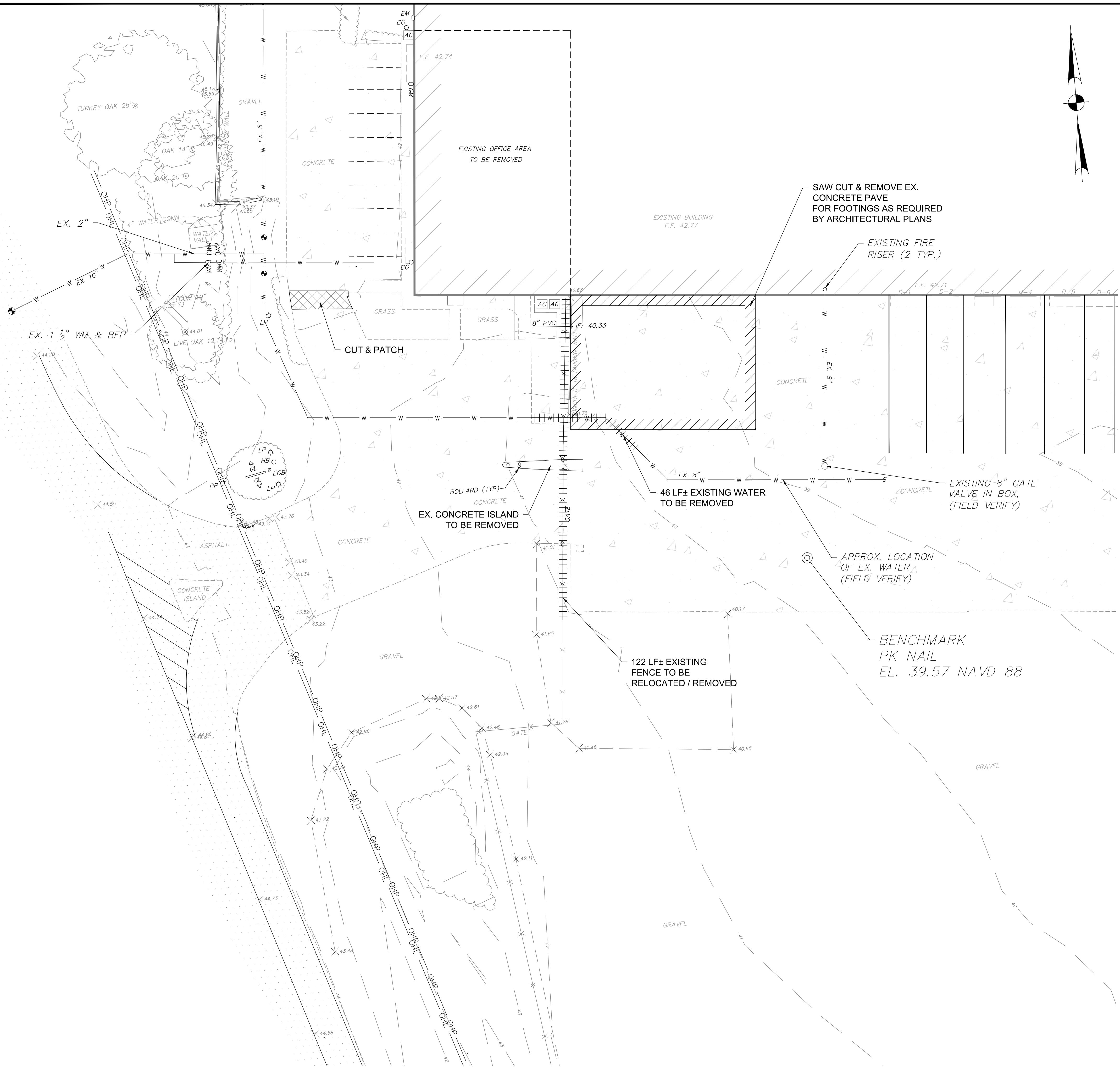
NOTE:
 1. STRIPING AND CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE FEDERAL, STATE AND CITY OF PORT WENTWORTH CODES AND SPECIFICATIONS.
 2. ALL PAVEMENT MARKINGS AND STRIPING IN THE RIGHT-OF-WAY SHALL BE THERMOPLASTIC.



UTILITIES PROTECTION CENTER

Dig Safely.
CALL 811

CONTRACTOR IS REQUIRED TO CALL AT LEAST 3 DAYS PRIOR TO START OF CONSTRUCTION

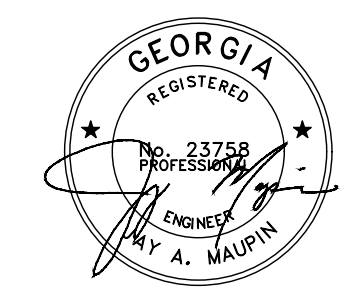


NO.	DATE	DESCRIPTION

MAUPINtm
engineering

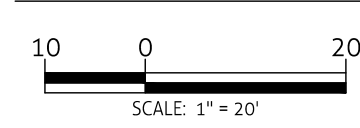
114 WEST 42ND STREET
SAVANNAH, GA 31401 • GENERAL@MAUPINENGINEERING.COM
OFFICE PHONE (912) 235-2915

EXISTING CONDITIONS & DEMOLITION PLAN
CARGO GROUP-NEW OFFICE



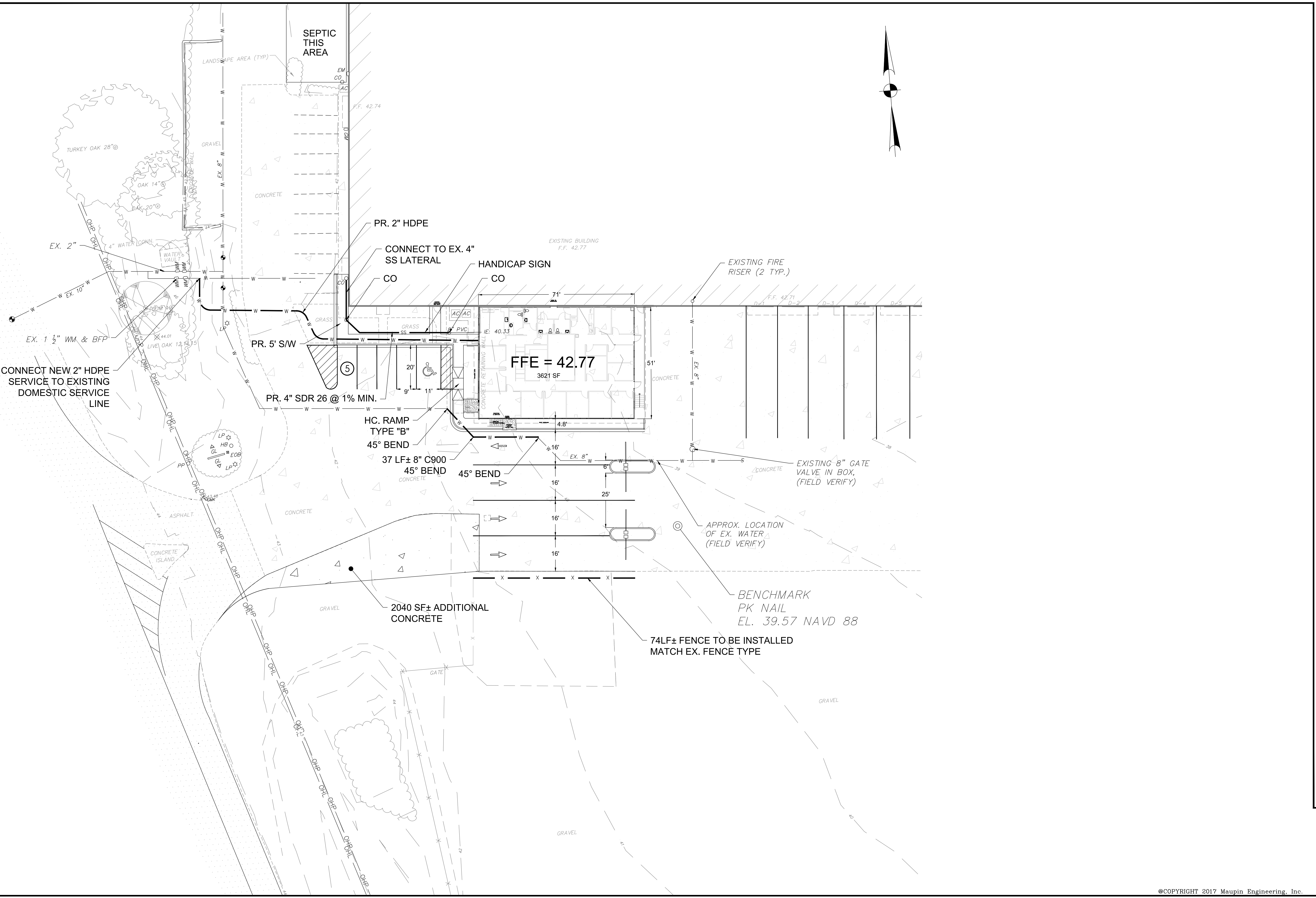
STATUS:
RELEASED FOR PERMITTING

DRWN: INITIALS 1-9-2018
CHK'D: JAM DATE



SHEET NO.
C.2
737-17-01

Attachment: Cargo Group 7-0025-01-002 Specific Site Plan (1821 : Site Plan Review Application CARGO GROUP PIN # 7-0025-01-002 February 2018)

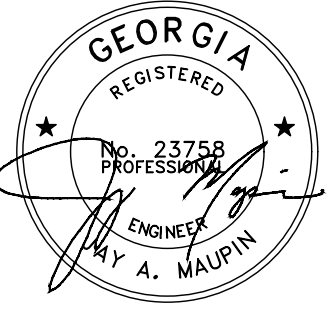


REVISIONS



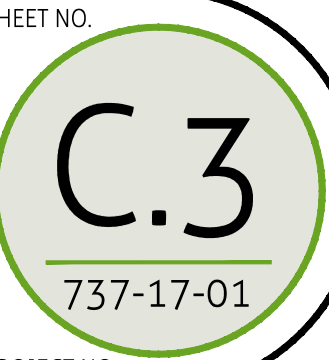
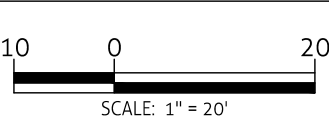
OFFICE PHONE (912) 235-2915
114 WEST 42ND STREET
SAVANNAH, GA 31401
GENERAL@MAUPINENGINEERING.COM

DEVELOPMENT PLAN
CARGO GROUP-NEW OFFICE

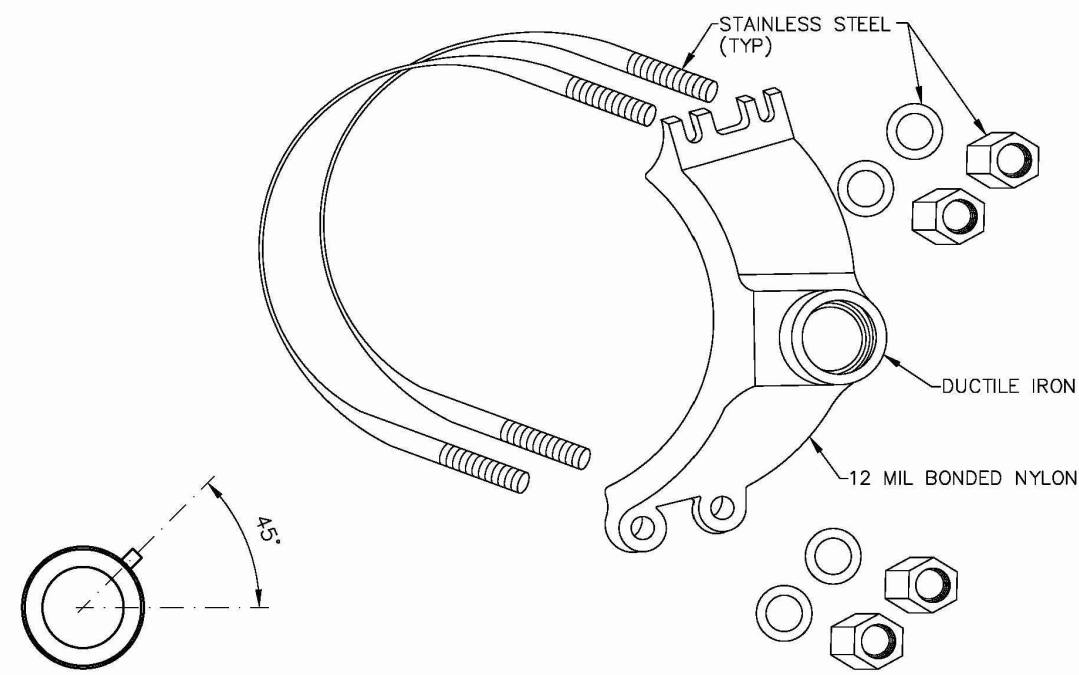


STATUS:
RELEASED FOR PERMITTING

DRWN: INITIALS 1-9-2018
CHK'D: JAM DATE



Attachment: Cargo Group 7-0025-01-002 Specific Site Plan (1821 : Site Plan Review Application CARGO GROUP-PIN # 7-0025-01-002 February 2018)



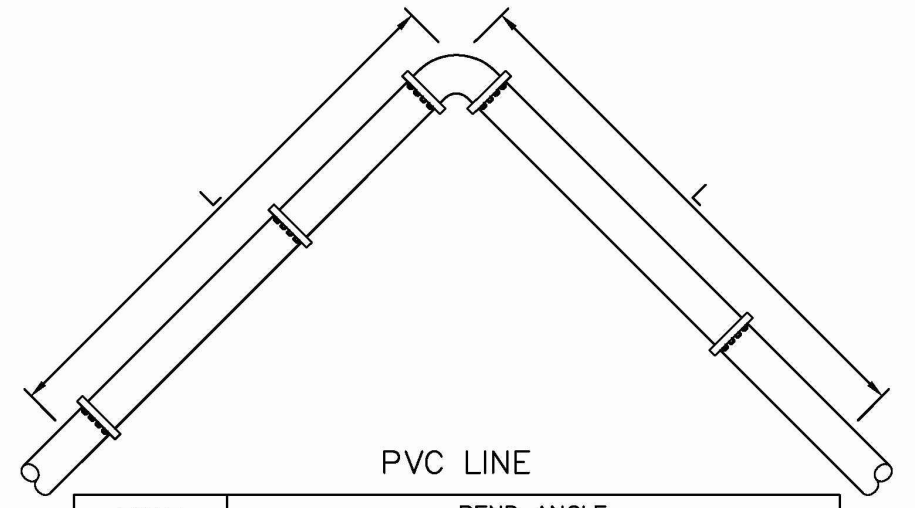
- NOTES:
1. TAPPING SADDLE TO BE DUCTILE IRON WITH TYPE 304 STAINLESS STEEL FORGED DOUBLE STRAPS, STAINLESS STEEL BOLTS, NUTS AND WASHERS. FINISH IS FUSION-BONDED NYLON TO AVERAGE THICKNESS OF 12 MILS.
 2. ALL TAPS ON WATER MAIN WILL REQUIRE A TAPPING SADDLE.

1" AND 2" TAPPING SADDLE

City of Port Wentworth
TECHNICAL DETAILS

W-2

PREPARED BY SAUSSY ENGINEERING, LLC. SCALE: N.T.S. DATED: FEBRUARY 2007



PVC LINE

PIPE DIA.	BEND ANGLE			
	11 1/4"	22 1/2"	45°	90°
4	3	6	12	29
6	4	8	17	41
8	5	11	22	53
10	6	13	26	64
12	7	15	31	75

DUCTILE IRON LINE

PIPE DIA.	BEND ANGLE			
	11 1/4"	22 1/2"	45°	90°
4	2	4	8	20
6	3	6	12	28
8	4	7	15	36
10	4	9	18	43
12	5	10	21	51
16	6	13	27	65
20	8	16	33	79
24	9	18	38	92

- MINIMUM RESTRAINED LENGTH (L)
- NOTES:
1. LENGTH OF RESTRAINT SHOWN IS IN FEET.
 2. WHERE LINES CONSIST OF BOTH DUCTILE IRON AND PVC WITHIN THE LIMITS OF REQUIRED RESTRAINT, LIMITS FOR PVC SHALL APPLY.

STANDARD HORIZONTAL BEND RESTRAINT

City of Port Wentworth
TECHNICAL DETAILS

W-27

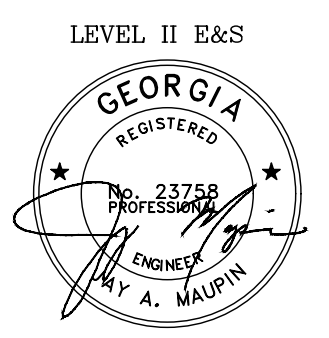
PREPARED BY SAUSSY ENGINEERING, LLC. SCALE: N.T.S. DATED: FEBRUARY 2007

REVISIONS

NO.	DATE	DESCRIPTION



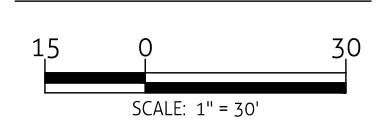
EROSION CONTROL
GENERAL NOTES
CARGO GROUP-NEW OFFICE



CERT.#21051 EXP-10/31/2018

STATUS:
RELEASED FOR PERMITTING

DRWN: INITIALS 1-9-2018
CHK'D: JAM DATE



SHEET NO.
D.1
737-17-01

Attachment: Cargo Group 7-0025-01-002 Specific Site Plan (1821 : Site Plan Review Application CARGO GROUP PIN # 7-0025-01-002 February 2018)

Cargo Group-New Office_010818.dwg



February 2, 2018

Mr. Brian Harvey
 Director of Development Services
 City of Port Wentworth
 305 South Coastal Highway
 Port Wentworth, GA 31407

RE: Cargo Group (1st Submittal)

Dear Mr. Harvey:

We have the initial submittal for the referenced project. Below are our comments.

- 1) Clarify grading around the existing entrance and how drainage will occur. Provide spot elevations as necessary.
- 2) Provide cut in tee for 2" water service line connection.
- 3) Correct EX. 2" leader location.
- 4) State striping material/width/length for 16 ft. lanes.
- 5) Provide clean out detail.
- 6) Provide a detail with dimensions & radius of the new curb, striping and gate island. How are new islands attached to existing concrete?
- 7) Provide gate, electrical details and electrical conduits for new gates.
- 8) Provide 5 ft. wide sidewalk detail. Show dimensions limits of sidewalk construction. Shade proposed sidewalk. Difficult to distinguish what is existing versus proposed.
- 9) What is replacing the existing concrete island to be removed?
- 10) Show loading dock parking stripes dashed (existing).
- 11) Label SR 21, show right-of-way. Prepare GDOT permit for concrete driveway addition.
- 12) Rename Sheet D.1 to "Standard Water Details" currently named "Erosion Control General Notes.
- 13) Provide erosion control plan and details per GS&WCC utilizing BMP's.

Let us know if there are questions.

Sincerely,

GOODWYN MILLS CAWOOD, INC.

James C. Vaughn, Jr, P.E.
 Project Manager

Goodwyn Mills Cawood

424 East Oglethorpe Avenue
 Savannah, GA 31401

T (912) 655-6790
 F (770) 955-1064

www.gmcnetwork.com

Cc: Maupin Engineering (via email)

Attachment: Cargo Group-1st review letter (1821 : Site Plan Review Application CARGO GROUP PIN # 7-0035-01-002 February 2018)



Planning Commission
305 South Coastal Highway
Port Wentworth, GA 31407

Meeting: 02/12/18 06:30 PM
Department: Public Services
Category: Planning/Zoning Item
Prepared By: Melanie Ellis
Department Head: Brian Harvey

SCHEDULED

AGENDA ITEM (ID # 1823)

DOC ID: 1823

Site Plan Review Application submitted by Jitendra Patel for PIN #: 7-0906-04-031 (6 Magnolia Boulevard) for a General Development Site Plan to allow a Liquor Store in a M-P-O (Master Plan Overlay) Zoning District.

Issue/Item: Site Plan Review Application submitted by Jitendra Patel for PIN #: 7-0906-04-031 (6 Magnolia Boulevard) for a General Development Site Plan to allow a Liquor Store in a M-P-O (Master Plan Overlay) Zoning District.

Background: The parcel of land is currently undeveloped and is between the Dollar General and the Pump-N-Go.

Facts and Findings: The applicant has submitted a General Development Site Plan to build a Liquor store in the Rice Hope Development. The building will be a pre-engineered metal building that will include a drive thru. The applicant intends to connect to City water and sewer utilities.

Funding:

N/A

Recommendation: The Planning Commission will hear this application on Monday, February 12, 2018 at 6:30 PM.

ATTACHMENTS:

- Site Plan Application 6 Magnolia Blvd FEBRUARY 2018 (PDF)
- Site Plan 6 Magnolia Blvd FEBRUARY 2018 (PDF)

140012

City of Port Wentworth
Site Plan Review Application

Received **7.B.a**
JAN 18 2018

City of Port Wentworth

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: RICE HOPE PLAZA

Site Plan Address: 6 MAGNOLIA BLVD

PIN #: 7-0906-04-031 Zoning: M-P-O

Type of Construction: NEW PRE-ENGINEERED METAL BLDG

Estimated Cost of Construction: \$ 330,000

Applicant's Name: JITENDRA PATEL

Address: 1 PALM GROVE COURT
SAVANNAH GA 31410

Phone #: 9125072230 Fax #: _____

Owner's Name (If Different from Applicant): SAME

Address: _____

Phone #: _____ Fax #: _____

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

[Signature]
Applicant's Signature

1/17/18
Date

Owner's Signature (If Different from Applicant)

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: Site Plan Application 6 Magnolia Blvd FEBRUARY 2018 (1823 : Site Plan Review Application PIN # 7-0906-04-031 6 MAGNOLIA

City of Port Wentworth**INVOICE #165**

305 South Coastal Highway, Port Wentworth, Georgia 31407

Phone 912-966-7427 Fax 912-966-3699 mellis@cityofportwentworth.com

Customer

Jitendra Patel

1 Palm Grove Court

Savannah, GA 31410

Invoice Date 1/29/2018

Sales Person Melanie Ellis

Permit # 141012

Phone 912-507-2230

Fax

PAID

JAN 30 2018

Job	Payment Due	Payment Terms
6 Magnolia Blvd-Site Plan Review Application	1/29/2018	Due on Receipt

Product	Quantity	Unit Price	Line Total
ADMINISTRATIVE FEE	1	\$50.000	\$50.00
SITE PLAN/REVISION TO PUD (WITH LAND DISTURBANCE)	1	\$836.000	\$836.00

Products Total	\$886.00
Invoice Total	\$886.00

Thank you for your business

City of Port Wentworth 305 South Coastal Highway, Port Wentworth, Georgia 31407

Phone 912-966-7427 Fax 912-966-3699 mellis@cityofportwentworth.com

Attachment: Site Plan Application 6 Magnolia Blvd FEBRUARY 2018 (1823 : Site Plan Review Application PIN # 7-0906-04-031 6 MAGNOLIA

Properties within 250 ft

PIN	NAME	ADDRESS
1 7-0906-01-0018	M&M LEE, LLC	2612 WHATLEY AVE, SAVANNAH GA 31404
2 7-0906-04-032	LEX JR 2 LLC	955 OLD CHEROKEE RD LEXINGTON SC 29072
3 7-0906-04-030	ANDREWS COMMERCIAL REAL ESTATE	124 GRAY'S CREEK DRIVE SAVANNAH GA 31410
4 7-0906-04-034	ANDREWS COMMERCIAL REAL ESTATE	124 GRAY'S CREEK DRIVE SAVANNAH GA 31410
5 7-0906-04-033	ANDREWS COMMERCIAL REAL ESTATE	124 GRAY'S CREEK DRIVE SAVANNAH GA 31410

Received
JAN 30 2018

CITY OF PORT WENTWORTH

(912) 964-4379

***** R E P R I N T R E C E I P T ****

REC#: 00181537 1/30/2018 9:52 AM
OPER: YI TERM: 002
REF#:

ACCT #: XXXXXXXXXXXXXXXXXXXX
AUTH #: 03088C
TRAN #: 000000181537

TYPE: PURCHASE
APP NAME: Mastercard
ENTRY MODE: CHIP
CVM: SIGN

AMOUNT USD\$ 886.00

EMV DETAILS:

AID: A0000000041010
ARC: 00
IAD: 0510601001220000000000000000000000000000
TSI: E800
TVR: 0400008000

TRAN: 112.0000 BLDG PERMIT
141012 886.00CR
PATEL, JITENDRA
6 MAGNOLIA BLVD
DEV-SPR 886.00CR

TENDERED: 886.00 CREDIT CARD
APPLIED: 886.00-

CHANGE: 0.00

Attachment: Site Plan Application 6 Magnolia Blvd FEBRUARY 2018 (1823 : Site

GEORGIA HIGHWAY NO. 21 - R/W VARIES

7.B.b

Tie To Previous

Parcel 3
SMB 39-S, Pg. 51

7-0906-04-030
ANDREWS COMMERCIAL REAL ESTATE
124 GRAYS CREEK DRIVE

12' x 12'
DUMP PAD
WITH SCREENED
FENCE

20' Utility Easement
PRB 39-S, Pg. 51

S 70°29'11" E
277.89'

6' WIDE CONC. SIDEWALK
LOCATED 2' FROM BACK OF
CURB - SEE DETAILS

Benchmark
PK Nail
Elev. 1:
N:8064
E:955'

Sanitary Manhole
Frame 14.8
IE Lateral
IE 0.70

Sanitary Lateral

ADA RAMP -
SEE DETAILS

Storm Manhole
Frame 14.0
IE

SSMH

WV
D.F.H.

ADA RAMP -
SEE DETAILS

S 19°32'48" W
165.81'

MAGNOLIA BLVD. - R/W VARIES

6' WIDE CONC. SIDEWALK
LOCATED 2' FROM BACK OF
CURB - SEE DETAILS

301" MH-MH

Con
PK
N:
E:

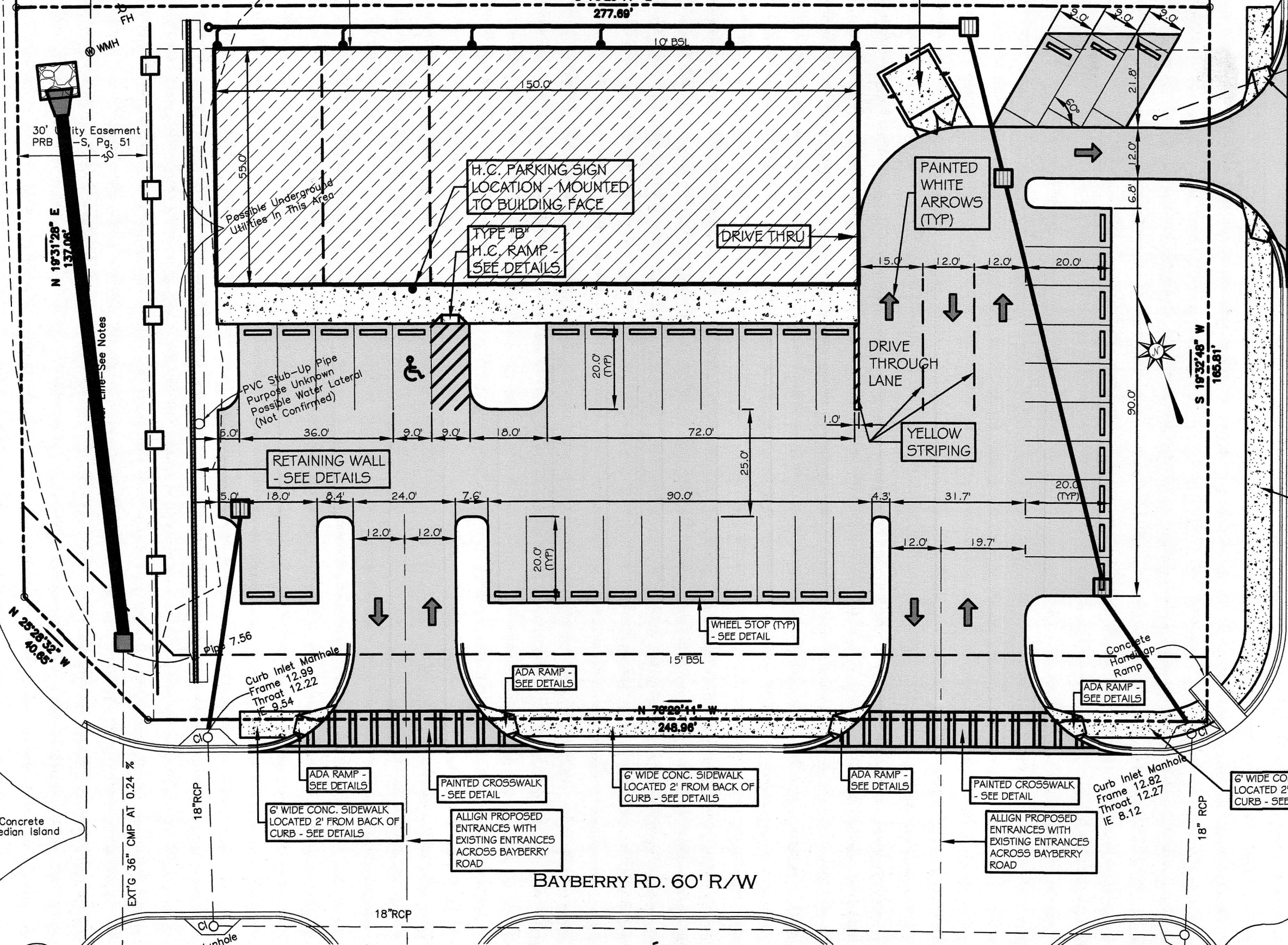
Curb Inlet Manhole
Frame 12.82
Throat 12.27
IE 8.12

6' WIDE CONC. SIDEWALK
LOCATED 2' FROM BACK OF
CURB - SEE DETAILS

Sanitary Manhole
Frame 12.9'
IE 1.45

SSMH

Packet Pg. 21



Attachment: Site Plan 6 Magnolia Blvd FEBRUARY 2018 (1823 : Site Plan Review Application PIN # 7-0906-04-031 6 MAGNOLIA BLVD February



Planning Commission
305 South Coastal Highway
Port Wentworth, GA 31407

Meeting: 02/12/18 06:30 PM
Department: Public Services
Category: Planning/Zoning Item
Prepared By: Melanie Ellis
Department Head: Brian Harvey

SCHEDULED

AGENDA ITEM (ID # 1824)

DOC ID: 1824

Alcoholic Beverage License Application submitted by Jitendra Patel for a Package Shop License for Riya Beverage 2 LLC., (6 Magnolia Boulevard) located in a M-P-O (Master Plan Overlay) Zoning District.

Issue/Item: Alcoholic Beverage License Application submitted by Jitendra Patel for a Package Shop License for Riya Beverage 2 LLC., (6 Magnolia Boulevard) located in a M-P-O (Master Plan Overlay) Zoning District.

Background: The applicant intends to build a liquor store at 6 Magnolia Blvd.

Facts and Findings: The applicant, Jitendra Patel, has properly completed and filed the City application and paid all applicable fees. Mr. Patel 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 Monday, February 12, 2018 at 6:30 PM.

ATTACHMENTS:

- Alcoholic Beverage License Application 6 Magnolia Blvd February 2018 (PDF)

Receipts:

- 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: \$ 2265.80

DATE: 01-18

YEAR OF: 2018

City of Port Wentworth
APPLICATION FOR
ALCOHOLIC BEVERAGE LICENSE

A) GENERAL INFORMATION:

RIYA BEVERAGE 2 LLC PACKAGE SHOP
 Business Name (as registered with the Clerk of the Superior Court in Chatham County) Type of Business

6 MAGNOLIA BOULEVARD PORTWENTWORTH GA 31407 912 5072230
 Business Location Business Phone #

SURVEY ATTACHED
 Distance from nearest school or church (please indicate distance in miles or feet) Zoning District

1 PALM GROVE COURT SAVANNAH GA 31410
 Mailing Address

JITENDRA PATEL PRESIDENT [REDACTED]
 Name of Applicant Title Birth Date

1 PALM GROVE COURT SAVANNAH GA 31410
 Applicant's Address

912 507 2230 [REDACTED]
 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) :

BACHELOR IN BUSINESS
CURRENTLY OWNS 1 PACKAGE SHOP IN POOLER & GAS STATION
IN WHITEMARSH ISLAND, ALSO HAD A PACKAGE SHOP IN WILMINGTON IS
WHICH I SOLD IN NOV 2017
CURRENT RESI: 1 PALM GROVE COURT SAVANNAH GA 31410
MAY 2016 - Dec 2017 - 108 COPPERFIELD DR N, SAVANNAH GA 31410
Dec 2000 - MAY 2016 125 DAVID CIRCLE SAVANNAH GA 31410

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: Alcoholic Beverage License Application 6 Magnolia Blvd February 2018 (1824 : Alcoholic Beverage License Application 6

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
JITENDRA PATEL	1 PALM GROVE COURT	100%

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

100%

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?
PACKAGE SHOP

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?

E) REFERENCES:

Please list 3 citizens of Port Wentworth as references:

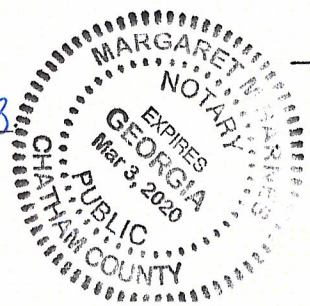
Name	Address	Phone#
ANAND MORAR	101 O'LEARY ROAD PORT WENTWORTH	912 507 6404
ASHISH PATEL	41 HOLLY SPRING CIR PORT WENTWORTH	912 604 7559
NIRAV SONIL SHETH	115 O'LEARY ROAD PORT WENTWORTH	912 659 1582

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.

J.Patel
Applicant's Signature

Sworn to and subscribed before me this 18 day of Jun 2018

Margaret El Bonner
Notary Public



Attachment: Alcoholic Beverage License Application 6 Magnolia Blvd February 2018 (1824 : Alcoholic Beverage License Application 6

Affidavit Verifying Status for City Public Benefit Application

Name of Business:
RINA BEVERAGE 2 LLC

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

JITENDRA PATEL
[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] 1/18/18
SIGNATURE of Applicant Date
JITENDRA PATEL
PRINTED NAME of Applicant

* _____
Alien Registration Number for Non-Citizens

SUBSCRIBED AND SWORN
BEFORE ME ON THIS THE
18 DAY OF January, 2018

[Signature]
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(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: Alcoholic Beverage License Application 6 Magnolia Blvd February 2018 (1824 : Alcoholic Beverage License Application 6

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.

RIYA BEVERAGE 2 LLC
Name of Exempt Private Employer

I hereby declare under penalty of perjury that the foregoing is true and correct. Executed on Jan, 18, 2018
in PORT WENTWORTH (city), GA (state).

[Signature]
Signature of Authorized Officer or Agent

JITENDRA PATEL PRESIDENT
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 18 DAY OF January, 2018.
NOTARY PUBLIC



Attachment: Alcoholic Beverage License Application 6 Magnolia Blvd February 2018 (1824 : Alcoholic Beverage License Application 6

Yawn Land Surveys, LLC

Dale E. Yawn, L.S.
P.O. Box 30858
Savannah, Ga. 31410
Voice: 912-897-6307
yawn2510@bellsouth.net

September 28, 2017

Re: Proposed Package Store To Be Located At:
6 Magnolia Boulevard
Port Wentworth, Ga. 31407
Tax Assessor's ID No. 7-0906-04-031
City Of Port Wentworth, Chatham County, Georgia

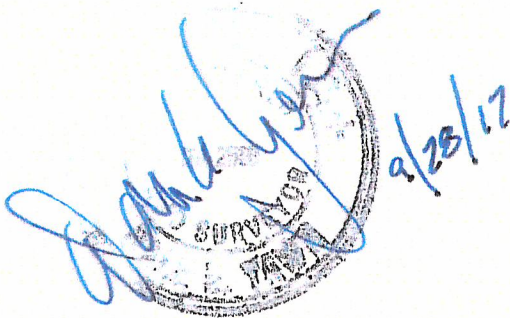
To Whom It May Concern,

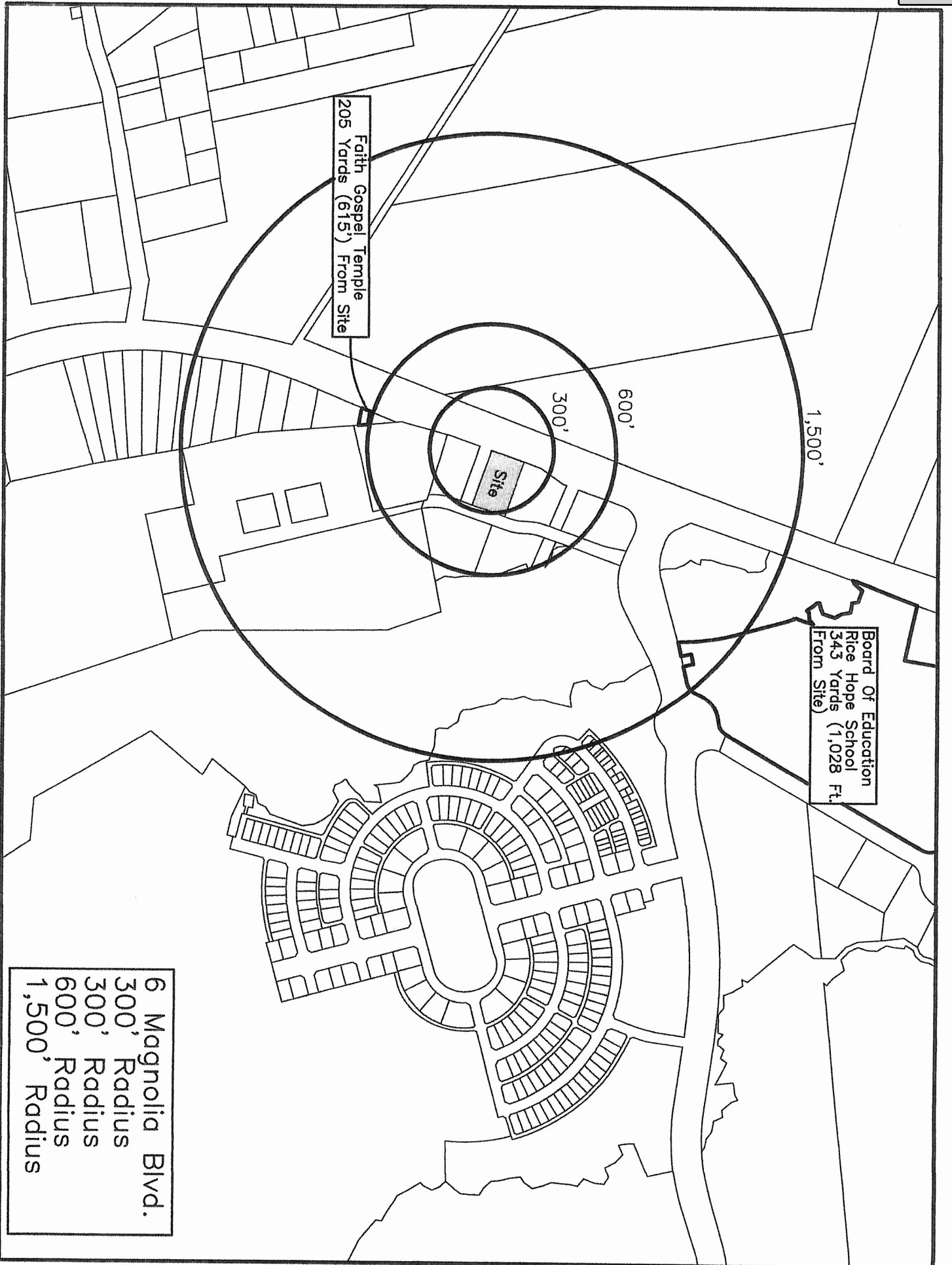
I hereby certify as of the date of this letter the following:

1. There are no school grounds within 200 yards (600 feet) of the proposed package store.
2. There are no Churches within 100 yards (300 feet) of the proposed package store.
3. There are no existing Government owned or operated alcohol treatment centers within 500 yards (1,500.00 feet) of the proposed package store.
4. There is no government housing within 100 yards (300 feet) of the proposed package store.

Please see the attached Exhibit.

Dale E. Yawn, LS
Georgia Registered Land Surveyor No. 2510





CITY OF PORT WENTWORTH
(912) 964-4379

REC#: 00180791 1/18/2018 11:15 AM
OPER: YI TERM: 003
REF#: 5947

TRAN: 111.0000 BUSINESS LICENSE
0952-12/31/18 RIYA BEVERAGE 2 LLC
PACKAGE SHOP 2,165.80CR
ADMINISTRATIVE FEE-AL 100.00CR

TENDERED: 2,265.80 CHECK
APPLIED: 2,265.80-

CHANGE: 0.00

WWW.CITYOFPORTWENTWORTH.COM