



CITY OF PORT WENTWORTH

PLANNING COMMISSION

DECEMBER 12, 2022

Council Meeting Room

Regular Meeting

3:30 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 - Nov 14, 2022 3:30 PM

6. ZONING MAP AMENDMENTS (REZONING)

7. ZONING TEXT AMENDMENTS (ORDINANCES)

8. SITE PLAN/SUBDIVISION APPROVAL

A. Site Plan Review Application submitted by White Oak Development Partners, LLC on behalf of PWJB, LLC., for PIN #'s 70906 04033 and 70906 04034 (5 & 7 Magnolia Blvd) for a General Development Site Plan to allow a Self-Storage Facility (Silo Self Storage) in a M-P-O (Master Plan Overlay) Zoning District

- Public Hearing
- Action

B. Alcoholic Beverage License Application submitted by Shahid Mehmood for a Beer / Wine and Sunday Sales License for Mehmood Traders 2022, LLC., DBA Fast Market (7308 Highway 21) located in a P-C-1 (Planned Neighborhood Business) Zoning District

- Public Hearing
- Action

9. NEW BUSINESS

10. ADJOURNMENT



CITY OF PORT WENTWORTH

PLANNING COMMISSION

NOVEMBER 14, 2022

Council Meeting Room

Regular Meeting

3:30 PM

7224 GA HIGHWAY 21
PORT WENTWORTH, GA 31407

1. CALL MEETING TO ORDER

Chairman Stewart called the meeting to order.

2. PRAYER AND PLEDGE OF ALLEGIANCE

Commissioner Gray led the Prayer and Pledge of Allegiance.

3. ROLL CALL - SECRETARY

| Attendee Name | Title | Status | Arrived |
|----------------------|----------------------------------|---------|---------|
| Lance Moore | Planning Commissioner | Present | |
| Omar Senati-Martinez | Planning Commissioner | Present | |
| Abby Brown | Planning Commissioner | Absent | |
| Jason Stewart | Chairman | Present | |
| John Holland | Planning Commissioner | Absent | |
| Christopher Gray | Planning Commissioner | Present | |
| Nishant Randerwala | Planning Commissioner | Present | |
| Charlene Middleton | Planning Commissioner | Present | |
| Sean Register | 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: Sean Register, Planning Commissioner
SECONDER: Omar Senati-Martinez, Planning Commissioner
AYES: Moore, Senati-Martinez, Gray, Randerwala, Middleton, Register
ABSENT: Brown, Holland

5. ADOPTION OF MINUTES

A. Planning Commission - Regular Meeting - Oct 10, 2022 6:30 PM

Minutes Acceptance: Minutes of Nov 14, 2022 3:30 PM (ADOPTION OF MINUTES)

RESULT: **ACCEPTED [UNANIMOUS]**
MOVER: Omar Senati-Martinez, Planning Commissioner
SECONDER: Lance Moore, Planning Commissioner
AYES: Moore, Senati-Martinez, Gray, Randerwala, Middleton, Register
ABSENT: Brown, Holland

6. ZONING MAP AMENDMENTS (REZONING)

- A. Zoning Map Amendment Application submitted by Daniel Ben-Yisrael, Drayton Parker Companies, on behalf of Frank Neville Floyd, for PIN #'s 70976 02003, a portion of 70976 02029 and a portion of 70976B01001B (Northwest intersection of Highway 21 and Highway 30) to Rezone from RA (Residential Agriculture) to P-C-3 (Planned General Business) Zoning District for the purpose of a Convenience Store / Fuel Service Station (Parker's Kitchen)

The applicant Daniel Ben-Yisrael was present and offered to answer any questions the commission may have.

Public Comments:

1. Avril Roy-Smith - Roseberry Cir - stated that another gas station / convenience store is not needed.

There being no further public comments, the public hearing was closed.

Commissioner Discussion: Commissioner Gray asked if this is going to be gas only or if they will be adding truck diesel. Mr. Ben-Yisrael stated that they have discussions internally if they would build a hybrid station that would include truck diesel, but the most recent concept site plan did show the high flow diesel being removed but if the property was rezoned to C-3 that would be an option. Commissioner Register asked if any programs had been used to take in consideration of all types of vehicles that would use this facility. Mr. Ben-Yisrael stated that yes and they are in the process of doing a traffic study for the site. Commissioner Moore asked if left turns for trucks onto Hwy 30. Mr. Ben-Yisrael stated that would be the intent but they would have to examine it further. Commissioner Senati-Martinez asked any conversations with GDOT about giving access. Cody Rogers, EMC Engineering Services, responded that yes they have spoke with GDOT and GDOT is favorable to giving them access on Highway 21 and Highway 30. Chairman Stewart asked Mr. Harvey to give the differences between C1, C2 and C3 zoning classifications. Mr. Ben-Yisrael stated that their hybrid truck stop is different than your traditional truck stops, regarding having truck parking and the store being smaller in square footage. Commissioner Middleton stated concerns with traffic and safety with the increase of trucks. Mr. Ben-Yisrael stated that this site wants to serve the existing truck traffic and that it will not attract new truck traffic. Commissioner Moore stated that in his opinion a C-2 zoning designation would be more appropriate for this site. Mr. Ben-Yisrael stated they would want to stay with the P-C-3 zoning designation. Mr. Ben-Yisrael stated that he has spoken to the neighbors and they are in favor of the application. Commissioner Middleton made a motion to deny the application. Commissioner Gray seconded the motion to deny. The vote passes 5-1

RESULT: **APPROVED [5 TO 1]**
MOVER: Charlene Middleton, Planning Commissioner
SECONDER: Christopher Gray, Planning Commissioner
AYES: Moore, Senati-Martinez, Gray, Randerwala, Middleton
NAYS: Register
ABSENT: Brown, Holland

7. ZONING TEXT AMENDMENTS (ORDINANCES)

Minutes Acceptance: Minutes of Nov 14, 2022 3:30 PM (ADOPTION OF MINUTES)

8. SITE PLAN/SUBDIVISION APPROVAL

- A. Subdivision Application submitted by Cody Rogers, P.E., EMC Engineering Services, Inc., on behalf of Forrest and William Floyd for PIN #'s: 70976 02003, 70976 02029, and 70976B01001B (Northwest Quadrant of the Intersection of Highway 21 and Highway 30) located in a R-A (Residential Agriculture) Zoning District for a Final Plat of a Major Subdivision (Floyd Property - 9.525 Acres) for the purpose of retail and other business development

The applicant Cody Rogers was present and offered to answer any questions the commission may have.

Public Comments:

1. Avril Roy-Smith - Roseberry Cir - asked what the application was for. Mr. Rodger's explained that it is partly a recombination and partly a subdivision.

There being no further public comments, the public hearing was closed.

Commissioner Discussion: Chairman Stewart asked Mr. Harvey if the subdivision plat met the requirements of the ordinance. Mr. Harvey stated yes. Commissioner Senati-Martinez made a motion to approve the application. Commissioner Register seconded the motion to approve. The vote was unanimous.

| | |
|------------------|---|
| RESULT: | APPROVED [UNANIMOUS] |
| MOVER: | Omar Senati-Martinez, Planning Commissioner |
| SECONDER: | Sean Register, Planning Commissioner |
| AYES: | Moore, Senati-Martinez, Gray, Randerwala, Middleton, Register |
| ABSENT: | Brown, Holland |

- B. Site Plan Review Application submitted by Nate Fuss, Bohler of behalf of Double Reverse, LLC., for PIN # 70037 02018 (150 Highway 30) for a General Development Site Plan to allow a RV / Boat Storage (Bespoke Port Wentworth) in a P-C-3 (Planned General Business) Zoning District

The applicant Nate Fuss was present and offered to answer any questions the commission may have.

There being no public comments, the public hearing was closed.

Commissioner Discussion: Chairman Stewart asked Mr. Harvey if this was an allowable use in the P-C-3 zoning district. Mr. Harvey responded yes. Chairman Stewart asked if there would be any screening. The Owner responded that yes the property would be fenced using materials approved by the City. Commissioner Moore asked if there would be fire suppression. The Owner stated yes they would follow all the requirements. Commissioner Register made a motion to approve the application. Commissioner Moore seconded the motion to approve. The vote was unanimous.

| | |
|------------------|---|
| RESULT: | APPROVED [UNANIMOUS] |
| MOVER: | Sean Register, Planning Commissioner |
| SECONDER: | Lance Moore, Planning Commissioner |
| AYES: | Moore, Senati-Martinez, Gray, Randerwala, Middleton, Register |
| ABSENT: | Brown, Holland |

- C. Site Plan Review Application submitted by Scott Monson, Thomas & Hutton on behalf of Port Wentworth SFR, LLC., for PIN # 7-0906-04-024 (Magnolia Blvd, Parcel 4 - A portion of Tract A1-1 of the Chisholm Tract) for a Specific Development Site Plan to allow a Single Family Rental Community in a M-P-O (Master Plan Overlay) Zoning District

The applicant Scott Monson was present. Mr. Monson gave a brief presentation and offered to answer any questions the commission may have.

Public Comments:

1. Avril Roy-Smith - Roseberry Cir - concerned about the amount of rentals in Port Wentworth

There being no further public comments, the public hearing was closed.

Commissioner Discussion: Commissioner Moore asked what the width of roads is and what the separation between buildings. Mr. Monson responded that the road width was 24 feet and the separation would be a minimum of 10 feet. Commissioner Senati-Martinez asked about the emergency access on Blackcreek Rd. Mr. Monson stated it would be for emergency vehicles only. Commissioner Moore made a motion to approve the application. Commissioner Gray seconded the motion to approve. The vote was unanimous.

| | |
|------------------|--|
| RESULT: | APPROVED [UNANIMOUS] |
| MOVER: | Lance Moore, Planning Commissioner |
| SECONDER: | John Holland, Planning Commissioner |
| AYES: | Moore, Senati-Martinez, Holland, Gray, Randerwala, Middleton, Register |
| ABSENT: | Brown |

9. NEW BUSINESS

10. ADJOURNMENT

A. Adjournment

| | |
|------------------|---|
| RESULT: | ADOPTED [UNANIMOUS] |
| MOVER: | Omar Senati-Martinez, Planning Commissioner |
| SECONDER: | Sean Register, Planning Commissioner |
| AYES: | Moore, Senati-Martinez, Gray, Randerwala, Middleton, Register |
| ABSENT: | Brown, Holland |

Chairman

The foregoing minutes are true and correct and approved by me on this _____ day of _____, 2022.

Secretary

Minutes Acceptance: Minutes of Nov 14, 2022 3:30 PM (ADOPTION OF MINUTES)



Planning Commission
305 South Coastal Highway
Port Wentworth, GA 31407

SUBMITTED

Meeting: 12/12/22 03:30 PM
Department: Development Services
Category: Planning/Zoning Item
Prepared By: Melanie Ellis
Department Head: Brian Harvey

AGENDA ITEM (ID # 2772)

DOC ID: 2772

Site Plan Review Application submitted by White Oak Development Partners, LLC on behalf of PWJB, LLC., for PIN #'s 70906 04033 and 70906 04034 (5 & 7 Magnolia Blvd) for a General Development Site Plan to allow a Self-Storage Facility (Silo Self Storage) in a M-P-O (Master Plan Overlay) Zoning District

Issue/Item: Site Plan Review Application submitted by White Oak Development Partners, LLC on behalf of PWJB, LLC., for PIN #'s 70906 04033 and 70906 04034 (5 & 7 Magnolia Blvd) for a General Development Site Plan to allow a Self-Storage Facility (Silo Self Storage) in a M-P-O (Master Plan Overlay) Zoning District

Background: Currently the site is an undeveloped parcel.

Facts and Findings: The Developer has proposed developing a self storage facility. The facility will include two (2) buildings (Building 1 - approximately 19,010 sq ft, and Building 2 - approximately 14,725 sq ft), parking and associated drainage. Access to the site will be off Magnolia Blvd. The site will connect to City of Port Wentworth Water and sanitary sewer utilities. According to the 2021 City of Port Wentworth Comprehensive Plan this property is under the Suburban Character Area.

Funding: N/A

Recommendation: The Planning Commission will hear this application on Monday, December 12, 2022 at 3:30 PM.

ATTACHMENTS:

- PW SELF STG FACILITY 7-0906-04-033 & 034 G-SITE PLAN 2022-Application (PDF)
- PW SELF STG FACILITY 7-0906-04-033 & 034 G-SITE PLAN 2022-Prop Owners (PDF)
- PW SELF STG FACILITY 7-0906-04-033 & 034 G-SITE PLAN 2022-Timeline (DOCX)
- PW SELF STG FACILITY 7-0906-04-033 & 034 G-SITE PLAN 2022-GDP PLAN (PDF)

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: 5 & 7 Magnolia Blvd. Port Wentworth, GA 31411

PIN #(s): 70906 04033 & 70906 04034

Zoning: M-P-O- Estimated Cost of Construction: \$ 7,500,000

Type of Construction: Commercial

Project Name: Silo Self Storage - Port Wentworth

Applicant's Name: White Oak Development Partners, LLC

Mailing Address: 4300 Paces Ferry Road, Suite 500
Atlanta, GA 30339

Phone #: 404.256.0401 Email: jhampton@whiteoakre.com

Owner's Name (If Different from Applicant): PWJB, LLC

Mailing Address: 124 GRAYS CREEK DR.
SAVANNAH, GA, 31410

Phone #: 912-484-3794 Email: jandrews@savcomrealestate.com

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

Dolly Williams
 Applicant's Signature

10/20/2022
 Date

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

10/20/22
 Date

BY: WHITE OAK DEVELOPMENT PARTNERS, LLC

Please see page 2 for required submittal checklist

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 on a flash drive or download link ONLY (NO CD'S)
- ☐ 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

Dolly Williams
 Applicant's Signature

10/20/2022
 Date

| <u>Parcel Number</u> | <u>Owner Address</u> | <u>Owner</u> |
|----------------------|--|------------------------|
| 70906 04065 | PO Box 450233 Atlanta, GA, 31145 | RICE HOPE – CJ LLC |
| 70906 04037 | PO Box 450233 Atlanta, GA 31145 | RICE HOPE – CJ LLC |
| 70906 04067 | PO Box 450233 Atlanta, GA, 31145 | RICE HOPE – CJ LLC |
| 70906 04032 | 6602 Estate Fortuna St Thomas, VI, 00802 | DOLAWK LLC |
| 70906 04031 | 1 Palm Grove Ct Savannah, GA 31410 | RIYA PROPERTIES LLC |
| 70906 04030 | 124 Grays Creek Drive Savannah, GA 31410 | PWJB, LLC |
| 70906 04029 | 118 Pipemakers Circle Suite 100 Pooler, GA 31322 | J RICE HOPE LLC |
| 70906 04075 | 100 Lakeside Blvd Port Wentworth, GA 31407 | BEP RICE HOPE LLC |
| 70906 04036 | 305 S Coastal Hwy Port Wentworth, GA 31407 | CITY OF PORT WENTWORTH |

PW SELF STG FACILITY 7-0906-04-033 & 034 G-SITE PLAN 2022

Project Timeline

Project Number: 220494

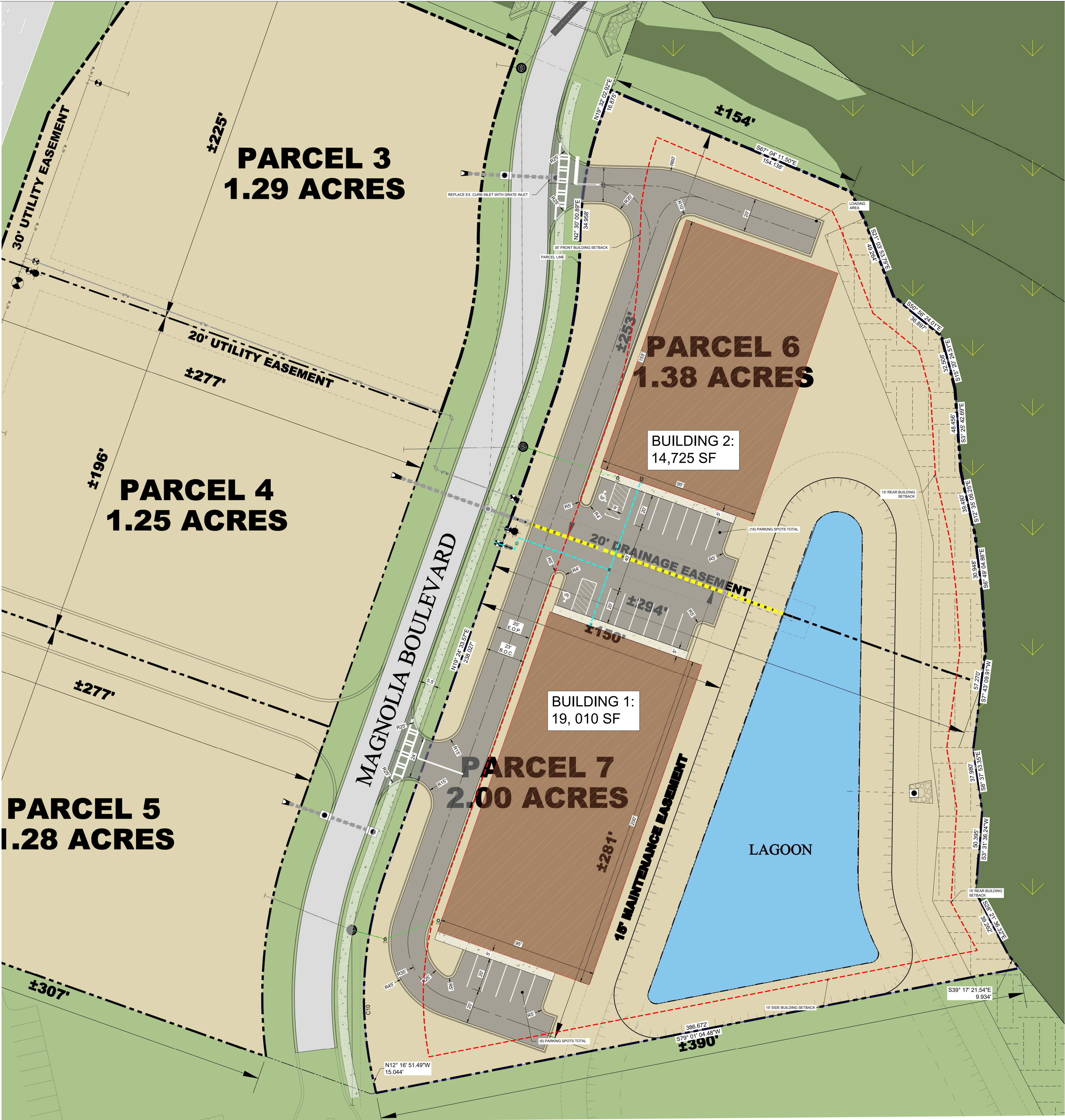
Project Name: PW SELF STG FACILITY 7-0906-04-033 & 034 G-SITE PLAN 2022

Applicant / Engineer: White Oak Development Partners, LLC/Roberts Civil Engineering

Owner: PWJB, LLC

City Review Engineer:

- 10/20/2022 – General Site Plan Application Received: Complete



GENERAL NOTES

1. INTENDED USE:
THE PROPOSED PORT WENTWORTH DEVELOPMENT ASSOCIATED WITH A STORAGE DEVELOPMENT LOCATED AT PARCELS 70908 04033 & 70906 04034 IN PORT WENTWORTH, GEORGIA. THE PROPOSED PROJECT WILL CONSISTS OF (2) 3 STORY BUILDINGS, FOR A TOTAL OF ±101,205 SF. THE DEVELOPMENT WILL INCLUDE PARKING LOTS FOR LOADING AND UNLOADING AND ASSOCIATED INFRASTRUCTURE TO BE CONSTRUCTED ON ±3.38 AC.

2. OWNER/DEVELOPER:
WHITE OAK DEVELOPMENT PARTNERS, LLC
C/O KYLE WARD & JOHN HAMPTON
1200 WILD AZALEA LANE
ATHENS, GA 30606

3. PARKING REQUIREMENTS FOR DEVELOPMENT ZONE:
 - CURRENT CITY ZONING ORDINANCE SECTION 4.10 DOES NOT HAVE A MINIMUM PARKING SPACE REQUIREMENT FOR COMMERCIAL SELF-STORAGE OR MINI WAREHOUSE FACILITIES.TOTAL SPACES REQUIRED: N/A

TOTAL SPACES PROVIDED : 22 SPACES

ALL PARKING SPACES AND STRIPED H/C SPACES ARE 20' X 9' MIN
ALL CURBING WILL BE 1.5" MOUNTED (ROLLED)
ALL SIDEWALKS WILL BE 5' WIDE, CONCRETE

4. SITE COVERAGE:
TOTAL PARCEL AREA: ±3.38 AC ±3.38 AC
UPLAND: ±3.38 AC ±0.00 AC
WETLAND: ±0.00 AC

TOTAL DISTURBED AREA: ±3.38 AC

TOTAL IMPERVIOUS: ±2.27 AC
TOTAL BUILDING AREA: ±0.77 AC
TOTAL PAVEMENT: ±0.94 AC
TOTAL SIDEWALKS: ±0.09 AC
TOTAL WET POND: ±0.47 AC

TOTAL DISTURBED PERVIOUS: ± 0.80 AC
GREENSPACE REQUIRED: ±0.34 AC (10%)
GREENSPACE PROVIDED: ±1.11 AC (32.84%)
5. SITE DESCRIPTION: THIS PARCEL IS CURRENTLY UNDEVELOPED AND DISCHARGES INTO THE ADJACENT WETLAND SYSTEM.

6. DEVELOPMENT STANDARDS ARE BASED ON THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE RICE HOPE DEVELOPMENT
 - ZONING: M-P-O
 - COVERAGE:
 - MAXIMUM BUILDING COVERAGE ALLOWED: ±3.04 AC (90%)
 - BUILDING AREA PROPOSED: ±2.27 AC (67.16%)
 - MAXIMUM BUILDING HEIGHT: 35'
 - FRONT SETBACK: 35'
 - SIDE YARD SETBACKS: 15'
 - REAR YARD SETBACK: 15'
 - WETLAND SETBACKS: 25' WETLAND BUFFER

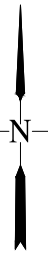
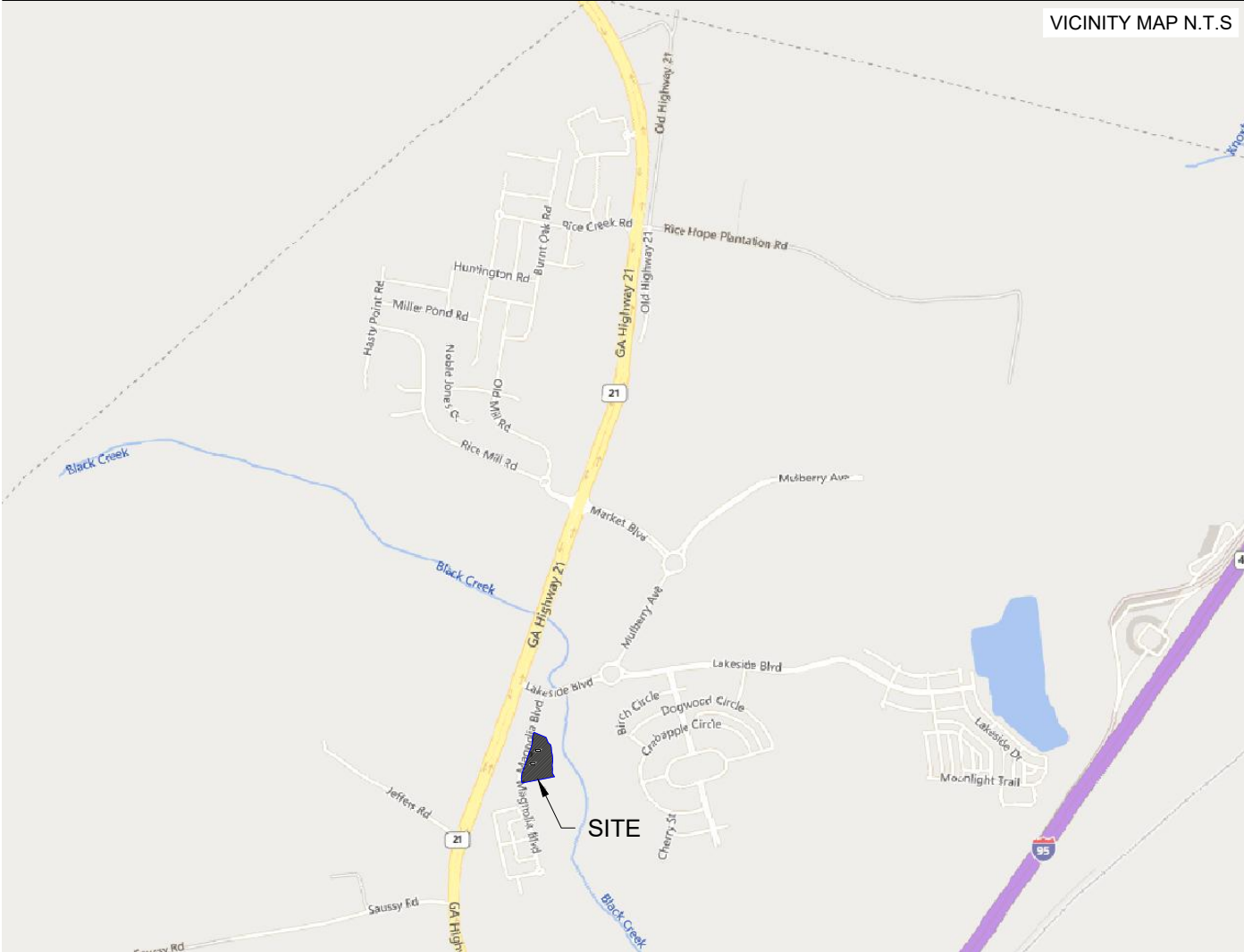
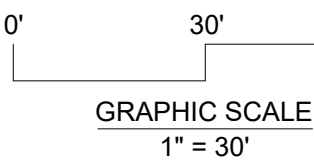
7. PROPOSED UTILITIES:
WATER: AN 4" (MINIMUM) WATER MAIN TIE INTO THE EXISTING CONNECTION LOCATED WITHIN THE RIGHT OF WAY OF MAGNOLIA BLVD.

SEWER: AN 6" GRAVITY SEWER WILL TIE INTO THE EXISTING CONNECTION LOCATED WITHIN THE RIGHT OF WAY OF MAGNOLIA BLVD.

STORM WATER: A STORM PIPE SYSTEM WILL BE PROVIDED ONSITE AND ROUTED TO AN EXISTING ON-SITE DETENTION SYSTEM, WHICH WILL DISCHARGE TO THE EXISTING WETLAND.

8. ACCORDING TO FEMA FLOOD INSURANCE RATE MAP 13051C0030G, DATED 8-16-2018 THE SITE IS LOCATED IN ZONE "X" /AE "

9. SIGNAGE FOR THIS SITE WILL BE COMPLIANT WITH THE PORT WENTWORTH ORDINANCES.



DATE: 10/20/2022
PROJECT NUMBER: 22527

DRAWN BY: AES & QAP

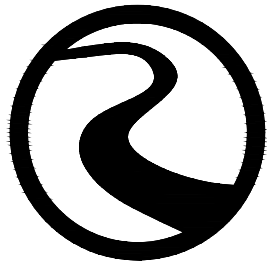
CHECKED BY: SW

SCALE: 1"=30' (FOR 24"X36" PLOT)

GENERAL DEVELOPMENT PLAN

SELF STORAGE FACILITY
PORT WENTWORTH, GA

PREPARED FOR:
KYLE WARD & JOHN HAMPTON



ROBERTS
CIVIL ENGINEERING

ST. SIMONS ISLAND | SAVANNAH | JACKSONVILLE | CHARLESTON
WWW.ROBERTSCIVILENGINEERING.COM

REVISIONS

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| | |

NOT RELEASED
FOR
CONSTRUCTION



Planning Commission
305 South Coastal Highway
Port Wentworth, GA 31407

SUBMITTED

AGENDA ITEM (ID # 2773)

Meeting: 12/12/22 03:30 PM
Department: Development Services
Category: Planning/Zoning Item
Prepared By: Melanie Ellis
Department Head: Brian Harvey

8.B

DOC ID: 2773

Alcoholic Beverage License Application submitted by Shahid Mehmood for a Beer / Wine and Sunday Sales License for Mehmood Traders 2022, LLC., DBA Fast Market (7308 Highway 21) located in a P-C-1 (Planned Neighborhood Business) Zoning District

Issue/Item: Alcoholic Beverage License Application submitted by Shahid Mehmood for a Beer / Wine and Sunday Sales License for Mehmood Traders 2022, LLC., DBA Fast Market (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, Shahid Mehmood, has properly completed and filed the City application and paid all applicable fees. Mr. Mehmood 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: This item will be heard before the City Planning Commission on Monday, December 12, 2022, at 3:30 PM.

ATTACHMENTS:

- Alcoholic Beverage License Beer Wine Sunday Sales 7308 Hwy 21 DEC 2022 (PDF)

CITY OF PORT WENTWORTH

ALCOHOLIC BEVERAGE LICENSE APPLICATION

Administration Department | 7224 GA Highway 21, Port Wentworth, Georgia 31407

Phone: 912.964.4379 | Fax: 912.966.7429

This application must be completely filled out for processing. Please type or print legibly in blue or black ink.

LICENSE DETAILS

ALL LICENSES REQUIRE AN ANNUAL RENEWAL. FAILURE TO RENEW MAY RESULT IN FINES, SUSPENSION OR LOSS OF LICENSE.

TYPE OF ALCOHOL PERMIT:

☒ New License ☐ Change in Ownership (\$25.00 fee will be accessed) ☐ Renewal

LICENSE TYPE:

☒ \$738.41 Beer/Wine/Liquor ☐ \$2,219.95 Package Shop ☐ \$2,639.38 Pouring Beer/Wine/Liquor ☐ \$271.63 Wine
☒ \$461.25 Sunday Sales (Must accompany one of the other licenses above)
☒ \$100.00 Administrative Fee (Applied to all NEW licenses) ☐ \$25.00 Change in Ownership Fee

TOTAL ALCOHOL PERMIT FEE \$ 1,299 . 66

ALCOHOL LICENSE REGISTRATION:

Georgia Alcoholic Beverage License Number

Occupational Tax Number

Alcohol License Number

APPLICANT INFORMATION

APPLICANT FULL LEGAL NAME (Last, First, Middle):

SHAHID MEHMOOD

ISSUING STATE/DRIVER LICENSE NUMBER:

SOCIAL SECURITY NUMBER:

DATE OF BIRTH (mm/dd/yyyy):

PLACE OF BIRTH (City, State, Country):

LAHORE, PAKISTAN

RACE:

ASIAN

SEX:

MALE

HEIGHT:

5'9

WEIGHT:

195 lb

HAIR COLOR:

BLACK

EYE COLOR:

BROWN

PHYSICAL HOME ADDRESS:

1625 GINNY DRIVE

CITY:

MACON

STATE:

GA

ZIP CODE:

31220

MAILING ADDRESS: (if different)

CITY:

STATE:

ZIP CODE:

HOME PHONE NUMBER:

—

MOBILE NUMBER:

347-962-2061

EMAIL ADDRESS:

mehmoodtraders2022@gmail.com

RESIDENT STATUS

Are you a U.S. citizen? ☒ YES ☐ NO If YES, answer the following: ☐ Native Born ☒ Naturalized

If Naturalized, provide Alien Registration Number _____ issued from the U.S. Department of Immigration & Naturalization (I-960)

If NO, please state your legal status in the United States?

Provide supporting documents i.e. Visa, Resident Alien, Employment Authorization Documents, etc. Attach additional sheet if needed.

RESIDENTIAL ADDRESSES

List residential addresses for the past five (5) years starting with your current address. If additional space is needed, please attach a list with the information shown below.

| Number and Street | City, State, Zip | From (mm/yyyy) | To (mm/yyyy) |
|-----------------------|------------------|----------------|--------------|
| 1625 GINNY DRIVE | MACON GA 31220 | 08/2021 | PRESENT |
| 5744 Thomaston Road | MACON GA 31220 | 10/2019 | 08/2021 |
| 1003 Claxton Dairy Rd | Dublin GA 31021 | 11/2018 | 10/2019 |

566 B

EMPLOYMENT HISTORY

List employment for the past five (5) years beginning with your current employer. Indicate periods of unemployment, retirement or self-employment, including dates. If retired or self-employed, include name of company from which you retired or owned, and the position you held, or type of business owned. If additional space is needed, please attach a list with the information shown below.

| Name of Employer/Company | Address (Street, City, State, Zip) | Position Held/Business Type | From (mm/yyyy) | To (mm/yyyy) |
|--------------------------|-------------------------------------|-----------------------------|----------------|--------------|
| ZHS Groceries LLC | 1286 Anthony Road Macon GA 31206 | owner/Manager | 04/2021 | Present |
| Sm 605 Groceries LLC | 605 Pionero Ave Macon GA 31204 | owner/Manager | 06/2021 | Present |

EDUCATION

List schools attended including High School and Postgraduate, location, certificates, diplomas or degrees received, and dates attended. If additional space is needed, please attach a list with the information shown below.

| Name of School | Address (Street, City, State, Zip) | Certificate/Diploma/Degree | From (mm/yyyy) | To (mm/yyyy) |
|----------------|------------------------------------|----------------------------|----------------|--------------|
| HAILEY COLLEGE | LAHORE, PUNJAB, PAKISTAN | BACHELOR IN ACCOUNTING | 04/1975 | 05/1979 |

MILITARY SERVICE

List branch of service, serial numbers, type of discharge if applicable and periods of service. If additional space is needed, please attach a list with the information shown below.

| Branch of Service | Serial Number | Type of Discharge | From (mm/yyyy) | To (mm/yyyy) |
|-------------------|---------------|-------------------|----------------|--------------|
| / | / | / | / | / |

CRIMINAL HISTORY

WARNING – Failure to make full disclosure in responses to these questions may result in denial or subsequent revocation of the license.

Has the applicant or any person connected with or having an interest in said business:

- a. Ever been convicted of any crime or violation of law in any locality?
If yes, was conviction for other than a traffic violation? ___ Yes ☒ No ___ Yes ☒ No
- b. Ever served time in prison or other correctional institution? ___ Yes ☒ No
- c. Ever had an alcoholic beverage license suspended or revoked at any time in any locality? ___ Yes ☒ No
- d. Ever been cited for an alcoholic beverage violation?
If yes, list on separate sheet of paper. ___ Yes ☒ No

If the answer to any part of the above questions is yes for the applicant or any person connected with or having an interest in said business, describe the circumstances for each person. For *convictions* include (a) the name of the person convicted, (b) nature of the crime, (c) the sentence or fine levied, (d) the date of the conviction, and (e) the jurisdiction in which said conviction occurred. For *alcoholic beverage license suspensions and revocations* include (a) the name of the person involved, (b) basis for suspension or revocation, (c) the punitive action taken, (d) the date of the action, and (e) the jurisdiction in which the suspension or revocation action was taken.

Listed on separate paper? ___ Yes ☒ No, such convictions, license suspensions or revocations.

BUSINESS INFORMATION

| | | | |
|---|--|---|---|
| LEGAL BUSINESS NAME: (As filed with Clerk of Superior Court: Clayton Co.) Mehmood Traders 2022 LLC | | DOING BUSINESS AS (DBA) NAME If applicable: FAST MARKET | |
| BUSINESS TYPE: <input checked="" type="checkbox"/> Convenience Store ___ Hotel ___ Package Shop ___ Restaurant ___ Wholesale ___ Supermarket ___ Other (Explain) _____ | | | |
| FEDERAL EMPLOYMENT ID NUMBER (FEIN): 88- 3687852 | | GEORGIA SALES TAX ID NUMBER (STIN): 308768816 | |
| BUSINESS ADDRESS (Physical Location): 7308 GA-21 | | CITY: PORT WENTWORTH | STATE: GA ZIP CODE: 31407 |

| | | | | |
|---|--|--|---------------------|---------------------------|
| BUSINESS MAILING ADDRESS: 7308 GA-21 | | CITY: Port Wentworth GA | STATE: GA | ZIP CODE: 31407 |
| DISTANCE FROM NEAREST SCHOOL OR CHURCH (Distance in miles or feet): | | | ZONING DISTRICT: | |
| PRIMARY PHONE NUMBER: 912-966-2276 | | SECONDARY PHONE NUMBER: 347-962-2061 | | |
| BUSINESS EMAIL ADDRESS: mehmoodtraders2022@gmail.com | | | | |

OWNER INFORMATION *If business has more than one owner, attach additional sheet with the information below.***LEGAL STRUCTURE OF OWNERSHIP ENTITY:**

____ Sole Proprietor ____ Corporation ☒ LLC ____ Partnership

OWNER FULL LEGAL NAME (Last, First, Middle):

SHAHID MEHMOOD

ISSUING STATE/DRIVER LICENSE NUMBER:

SOCIAL SECURITY NUMBER:

DATE OF BIRTH (mm/dd/yyyy):

PLACE OF BIRTH (City, State, Country):

RACE:

SEX:

HEIGHT:

WEIGHT:

HAIR COLOR:

EYE COLOR:

PHYSICAL HOME ADDRESS:

CITY:

STATE:

ZIP CODE:

MAILING ADDRESS: (if different)

CITY:

STATE:

ZIP CODE:

HOME PHONE NUMBER:

MOBILE NUMBER:

EMAIL ADDRESS:

FINANCING

Please provide investment details, including notes, loans, gifts, cash, services or equipment, and operating capital. If additional space is needed, please attach a list with the information shown below.

| | | | |
|----------|----------------------------|----------------------------|---------------------|
| INVESTOR | Owner | AMOUNT INVESTED | \$ 45,000.00 |
| INVESTOR | Party Other Than the Owner | AMOUNT INVESTED | \$ 0 |
| INVESTOR | Any Party / Parties | AMOUNT INVESTED | \$ 0 |
| | | TOTAL AMOUNT OF INVESTMENT | \$ |

BORROWED CAPITAL

| Name of Lender | Date Borrowed | Amount Borrowed | Interest Rate |
|----------------|---------------|-----------------|---------------|
| NONE | | \$ | % |
| | | \$ | % |
| | | \$ | % |

Please list the names all of parent, affiliates, or subsidiary corporations who own more than 10% of the business who have received or will receive, as a result of your operation under the requested license, any financial gain, loss or payment derived from any interest or income from the operation. If additional space is needed, please attach a list with the information shown below.

| NONE | | | | | |
|--------------------------|------------------------|-------------------------------------|---------------|-----|----------------|
| Individual/Business Name | Social Security Number | Issuing State/Driver License Number | Date of Birth | Sex | % of Ownership |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |

REFERENCES

Give the names, addresses, and telephone numbers of three (3) citizens residing within City limits of Port Wentworth as references:

| Name | Address (Number and Street) | Contact Number |
|------|-----------------------------|----------------|
| | | |
| | | |
| | | |

ACKNOWLEDGEMENT

The applicant for a license to dispense alcoholic beverages shall be (a) a citizen of the United States of America or Resident Alien, (b) a resident of Chatham County, Georgia, or if not, the designated manager with day-to-day operating responsibility must be a resident of Chatham County, and (c) the owner of the business, or if the owner of the business is a corporation, partnership, or other legal entity, the applicant shall be (1) a substantial and major stockholder or (2) the manager of the business who regularly operates and supervises the business on the licensed premises.

ALL ABOVE INFORMATION IS FULLY UNDERSTOOD AND ALL STATEMENTS SHOWN ABOVE, AND ON ANY ATTACHMENTS ARE GIVEN UNDER OATH, WILLFULLY, KNOWINGLY, AND ABSOLUTELY, AND ARE HEREBY SWORN TO BE TRUE, CORRECT AND COMPLETE, UNDER PENALTY FOR FALSE SWEARING AS PROVIDED BY LAW.

SIGN AND NOTARIZE APPLICATION**WARNING – Georgia Code Title 16. Crimes and Offenses § 16-10-20**

A person who knowingly and willfully falsifies, conceals, or covers up by any trick, scheme, or device a material fact; makes a false, fictitious, or fraudulent statement or representation; or makes or uses any false writing or document, knowing the same to contain any false, fictitious, or fraudulent statement or entry, in any matter within the jurisdiction of any department or agency of state government or of the government of any county, city, or other political subdivision of this state shall, upon conviction thereof, be punished by a fine of not more than \$1,000.00 or by imprisonment for not less than one nor more than five years, or both.

I, under penalty of law, hereby swear that I have read all the information provided in this document and any attachments and the information is true and correct. I also understand any false statement or representation in this application can result in my application being denied and/or criminal charges filed against me. I also authorize the City of Port Wentworth to use all legal means to verify the information provided.

Mahmoud
APPLICANT SIGNATURE

08 / 17 / 2022
DATE SIGNED BY APPLICANT

SUBSCRIBED AND SWORN BEFORE ME ON THIS THE

17th DAY OF Aug, 20 22.

NOTARY PUBLIC

My Commission Expires: June 21, 2025

**OFFICE USE ONLY**

\$ 407.42
License Fee

\$ _____
Advertising Fee

\$ 407.42
Total Amount Paid

FORM OF PAYMENT:

____ Cash ☒ Cashier's Check/Money Order ____ Credit/Debit Card

REVIEW DATES:

____ Date Reviewed by Planning & Zoning ____ Date Reviewed by Council

LICENSE STATUS:

____ Approved
____ Denied
____ Temporary License Issued

APPROVAL SIGNATURES:

____ City Administrator
____ Director of Public Safety
____ Director of Development Services

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.

SHAHID MEHMOOD 08.17.2022
Full Name (Please Print) Date

1625 GINNY DRIVE MAWON, GA 31220
Address City, State Zip

MALE ASIAN [REDACTED] [REDACTED]
Sex Race Date of Birth Social Security Number

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 O.C.G.A. §16-10-20, and face criminal penalties as allowed by such criminal statute.

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

Executed on 17th day of Aug, 20 22 in Macon (City), GA (State).

Shahid Mehmood - Owner.
Printed Name and Title of Authorized Officer or Agent

[Signature]
Signature of Authorized Officer or Agent

SUBSCRIBED AND SWORN BEFORE ME THIS

17th DAY OF Aug, 20 22.
[Signature]

NOTARY PUBLIC

My Commission Expires: June 21, 2025



SAVE AFFIDAVIT
AFFIDAVIT VERIFYING STATUS FOR CITY PUBLIC BENEFIT
PURSUANT TO O.C.G.A. § 50-36-1(E)(2)

By executing this affidavit under oath, as an applicant for a City of Port Wentworth, Georgia Occupational Tax Certificate (Business License), Alcohol Beverage License, or other public benefit as referenced in O.C.G.A. § 50-36-1, the undersigned applicant representing the entity known as

MEHMOOD TRADERS 2022 LLC

Name of Private Employer (Business)

verifies one of the following with respect to my application for a public benefit:

- 1) ✓ I am a United States citizen.
- 2) _____ I am legal permanent resident of the United States.
- 3) _____ I am a qualified alien or non-immigrant under the Federal Immigration and Nationality Act with an alien number issued by the Department of Homeland Security or other federal immigration agency.

My alien number issued by the Department of Homeland Security or other federal immigration agency is: _____.

The undersigned applicant also verifies that he or she is 18 years of age or older and has provided at least one secure and verifiable document, as required by O.C.G.A. § 50-36-1(e)(1), with this affidavit.*

The secure and verifiable document provided with this affidavit can be best classified as:

GEORGIA DRIVING LICENSE

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 O.C.G.A. §16-10-20, and face criminal penalties as allowed by such criminal statute.

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

Executed in Macon (City), GA (State).

Type of Public Benefit Applying For:

____ Occupational Tax Certificate ✓ Alcohol Beverage License

____ Other Benefit: _____

Occupational Tax Certificate (Business License) Number

SHAHID MEHMOOD
 Printed Name of Applicant

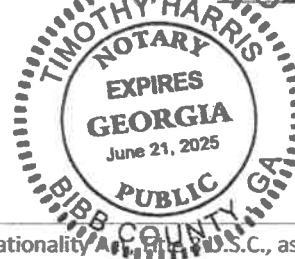
Mahmood 08/12/22
 Signature of Applicant Date

SUBSCRIBED AND SWORN BEFORE ME ON

THIS THE 17th DAY OF Aug, 20 22.

NOTARY PUBLIC

My Commission Expires June 21, 2025



*Note: O.C.G.A. § 50-36-1 (e)(2) requires that aliens under Federal Immigration and Nationality Act, 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 here: _____

5 DD 471224781660020000

Commissioner *Lester R. Hall*



Governor *B. Perdue*

GEORGIA
DRIVER'S LICENSE

DRIVER'S LICENSE

DL



USA
GA

4d DL NO

[REDACTED]

3 DOB

10/02/2027

9 CLASS C

2 SHAHID

1 MEHMOOD

8 1625 GINNY DR

MACON, GA 31220-5347

BIBB

12 REST A

9a END NONE

4a ISS 11/02/2021

15 SEX M

16 EYES BRO

16 HGT 5'-09"

17 WGT 195 lb

Mahmoud

Control Number : 22173726

STATE OF GEORGIA**Secretary of State****Corporations Division****313 West Tower****2 Martin Luther King, Jr. Dr.****Atlanta, Georgia 30334-1530****CERTIFICATE OF ORGANIZATION**

I, **Brad Raffensperger**, the Secretary of State and the Corporation Commissioner of the State of Georgia, hereby certify under the seal of my office that

Mehmood Traders 2022 LLC
a Domestic Limited Liability Company

has been duly organized under the laws of the State of Georgia on **08/12/2022** by the filing of articles of organization in the Office of the Secretary of State and by the paying of fees as provided by Title 14 of the Official Code of Georgia Annotated.

WITNESS my hand and official seal in the City of Atlanta
and the State of Georgia on **08/16/2022**.



Brad Raffensperger
Secretary of State

ARTICLES OF ORGANIZATION

Electronically Filed
 Secretary of State
 Filing Date: 8/12/2022 12:20:12 PM

BUSINESS INFORMATION

CONTROL NUMBER 22173726
BUSINESS NAME Mehmood Traders 2022 LLC
BUSINESS TYPE Domestic Limited Liability Company
EFFECTIVE DATE 08/12/2022

PRINCIPAL OFFICE ADDRESS

ADDRESS 7308 GA-21, Port Wentworth, GA, 31407, USA

REGISTERED AGENT

| NAME | ADDRESS | COUNTY |
|----------------|--------------------------------------|--------|
| Shahid Mehmood | 1625 Ginny Dr, Macon, GA, 31220, USA | Bibb |

ORGANIZER(S)

| NAME | TITLE | ADDRESS |
|----------------|-----------|--------------------------------------|
| Shahid Mehmood | ORGANIZER | 1625 Ginny Dr, Macon, GA, 31220, USA |

OPTIONAL PROVISIONS

N/A

AUTHORIZER INFORMATION

AUTHORIZER SIGNATURE Shahid Mehmood
AUTHORIZER TITLE Organizer

Melanie Ellis

From: Ashley Lanier
Sent: Tuesday, November 29, 2022 3:48 PM
To: Melanie Ellis
Subject: FW: Naturalization Certificate

Third reference

Please see below your requested information.

Third reference:
 SHALONNA RAINEY
 1133 Coldbrook Station Circle Apt 407, Port Wentworth GA 31407

From: Ashley Lanier
Sent: Thursday, November 17, 2022 8:36 AM
To: Melanie Ellis <mellis@cityofportwentworth.com>
Subject: RE: Naturalization Certificate

References -

1: Shayla Leslie
 1133 Coldbrook Station Circle Apt. 315
 Port Wentworth, GA 31407

2: Jessica Rivera
 1133 Coldbrook Station Circle Apt. 401
 Port Wentworth, GA 31407

He is going to get me the final reference soon

Thank you

From: Melanie Ellis <mellis@cityofportwentworth.com>
Sent: Monday, November 7, 2022 2:51 PM
To: Ashley Lanier <alanier@cityofportwentworth.com>
Subject: RE: Naturalization Certificate

Thank you.

Sincerely,

Melanie B. Ellis, CPT

Building Inspector
 City of Port Wentworth
 Development Services
 Email: mellis@cityofportwentworth.com

UNITED STATES OF AMERICA

CERTIFICATE OF NATURALIZATION

No. [REDACTED]

Personal description of holder
as of date of naturalization:

Date of birth: [REDACTED]

Sex: MALE

Height: 5 feet 09 inches

Marital status: MARRIED

Country of former nationality:
PAKISTAN

We, the Registrar No. [REDACTED]
do hereby certify that the description given is true, and that the photograph affixed
hereto is a likeness of me.

(Complete and true signature of holder)

He is known that, pursuant to an application filed with the Secretary of
Homeland Security.

at: CHARLESTON, SOUTH CAROLINA

The Secretary, having found that:

SHAHID MEHMOOD

residing at:

MACON, GEORGIA

having complied in all respects with all of the applicable provisions of the
naturalization laws of the United States, being entitled to be admitted as
a citizen of the United States, and having taken the oath of allegiance at a
ceremony conducted by

U.S. CITIZENSHIP AND IMMIGRATION SERVICES

at: CHARLESTON, SOUTH CAROLINA on: JANUARY 23, 2020

such person is admitted as a citizen of the United States of America



ATTESTATION OR MISUSE OF THIS DOCUMENT IS
A FEDERAL OFFENSE AND PUNISHABLE BY LAW

U. S. Citizenship and Immigration Services

Sen C II

CITY OF PORT WENTWORTH
(912) 964-4379

REC#: 00375234 11/02/2022 2:35 PM
OPER: AL TERM: 005
REF#: 51445585348

TRAN: 111.0000 BUSINESS LICENSE
1610-12/31/22 MEHMOOD TRADERS 2022 LL
BEER/WINE 189.22CR
SUNDAY SALES 118.20CR
ADMINISTRATIVE FEE-AL 100.00CR

TENDERED: 407.42 CHECK
APPLIED: 407.42-

CHANGE: 0.00

WWW.CITYOFPORTWENTWORTH.COM