



CITY OF PORT WENTWORTH

CITY COUNCIL

MARCH 24, 2022

Council Meeting Room

Regular Meeting

7:00 PM

7224 GA HIGHWAY 21
PORT WENTWORTH, GA 31407

1. CALL MEETING TO ORDER - ROLL CALL

2. PRAYER AND PLEDGE OF ALLEGIANCE

3. APPROVAL OF AGENDA

4. ADOPTION OF MINUTES

A. City Council - Regular Meeting - Jan 27, 2022 6:30 PM

5. RECOGNITION OF SPECIAL GUESTS

6. ELECTIONS & APPOINTMENTS

7. CONSENT AGENDA

- A. Antrim Road Roadway Improvements Pay Request No. 3 in the amount of \$7,397.01 to Sandhill ALS Construction, Inc.
- B. Red Robin Court Roadway Improvements Pay Request No. 4 in the amount of \$91,729.79 to Griffin Contracting Inc.

8. UNFINISHED BUSINESS

9. NEW BUSINESS

- A. Updated Agreement for Legal Services
- B. DESIGN-BUILD MEMORANDUM OF UNDERSTANDING between the Georgia Department of Transportation and City of Port Wentworth
- C. Purchase Replacement of oxygen system from NOVAIR USA Corp. for the Waste Water Treatment Facility
- D. Agreement for Mutual Aid for 165th FD
- E. Site Plan Review Application submitted by Paul Lerner for PIN #:7-0906-04-091 & 7-0906-04-063 (Mulberry Blvd Extension) for a Specific Development Site Plan to Extend Mulberry Blvd in a M-P-O (Master Plan Overlay) Zoning District.
 - Public Hearing
 - Action
- F. Subdivision Application submitted by Lamar Mercer, PE., Thomas & Hutton Engineering Inc., on behalf of BEP Rice Hope, LLC., for PIN # 7-0906-04-069 (100 Lakeside Blvd) located in a M-P-O (Master Plan Overlay) Zoning District for a Final Plat of a Major Subdivision (Parkside Phase 1D-2) for the purpose of Single-Family Homes

- Public Hearing
- Action

- G. Subdivision Application submitted by Jessica Vick, Roberts Civil Engineering, LLC., on behalf of Landmark 24 Homes of Savannah, LLC., for PIN # 7-0906-01-031 (Miller Park Circle) located in a P-R-M (Planned Residential Multi-Family) Zoning District for a Preliminary Plat of a Major Subdivision (Rice Creek Tract C-2 Phase V) for the purpose of Single-Family Homes

- Public Hearing
- Action

- H. Subdivision Application submitted by Jessica Vick, Roberts Civil Engineering, LLC., on behalf of Landmark 24 Homes of Savannah, LLC., for PIN # 7-0906-01-031 (Miller Park Circle) located in a P-R-M (Planned Residential Multi-Family) Zoning District for a Preliminary Plat of a Major Subdivision (Rice Creek Tract C-1 Phase VI) for the purpose of Single-Family Homes

- Public Hearing
- Action

10. RESOLUTIONS/ORDINANCES/PROCLAMATIONS

- A. A Resolution of the Mayor and City Council of the City of Port Wentworth to Amend the Zoning Ordinance Regarding the Approval of Final Plats. 2nd Reading
- B. Resolution to Support Retreat and Feasibility Study
- C. Resolution to Transmit Comprehensive Plan

11. EXECUTIVE SESSION

- A. Litigation
- B. Personnel

12. PUBLIC COMMENTS - REGISTERED SPEAKERS

13. ADJOURNMENT



CITY OF PORT WENTWORTH

CITY COUNCIL

JANUARY 27, 2022

Council Meeting Room

Regular Meeting

6:30 PM

7224 GA HIGHWAY 21
PORT WENTWORTH, GA 31407

1. CALL MEETING TO ORDER

Mayor Gary Norton called the meeting to order.

2. PRAYER AND PLEDGE OF ALLEGIANCE

Reverend Paul Mongin led in Prayer and Mayor Norton led in the Pledge of Allegiance.

3. ROLL CALL - CLERK OF COUNCIL

Attendee Name	Title	Status	Arrived
Gary Norton	Mayor	Present	
Thomas Barbee	Mayor Pro Tem	Present	
Jo Smith	Council Member	Present	
Gabrielle Nelson	Council Member	Present	
Mark Stephens	Council Member	Present	
Rufus Bright	Council Member	Present	
Glenn Jones	Council Member	Present	
Edwin L. Booth	City Manager	Present	
Shanta Scarboro	Clerk of Council	Present	
Tomi Rikkinen	City Accountant	Absent	
Brian Harvey	Director of Development Services	Present	
Lance Moore	Chief of Fire Operations	Present	
Yolanda Irizarry	Director of Human Resources	Present	
Tiffany Lancaster	Director of Leisure Services	Present	
Matt Libby	Chief of Police	Absent	

4. APPROVAL OF AGENDA

Council Member Thomas Barbee made a motion approve the agenda with the following additions:

1. under **Elections and Appointments** add item 6. C. Accept the resignation of James L. Coursey, Jr. as City Attorney;
2. under **Elections and Appointments** add item 6. D. Appoint Janet Hester and Margo Barbee to the City of Port Wentworth Planning Commission.
3. under **Unfinished Business** accept items 11 .A., 11. B., and 11. C. as one vote;
4. under **New Business** add item 12. G. Award the Hotel/Motel Contract to the existing Port Wentworth Chamber of Commerce contingent upon a two (2) business day review by the newly appointed Interim City Attorney;
5. under **New Business** add item 12. H. Budget Adjustments to allow funding for additional staff;
6. under **New Business** add item 12. I. Award the GFAAC Contract contingent upon a two (2) business day review by the newly appointed Interim City Attorney.

Seconded by Council Member Mark Stephens. Vote was unanimous.

5. RECOGNITION OF SPECIAL GUESTS

Minutes Acceptance: Minutes of Jan 27, 2022 6:30 PM (Adoption of Minutes)

A. Fire Fighter of the Year

Chief Lance Moore of the Port Wentworth Fire Department presented the Fire Fighter of the Year Award to Brannen Wilson.

6. ELECTIONS & APPOINTMENTS

A. Appointment of Mayor Pro Tem

Council Member Rufus Bright made a motion to appoint Council Member Thomas Barbee as Mayor Pro Tem. Seconded by Council Member Mark Stephens. Vote was unanimous.

B. Interim City Attorney Employment Agreement

Mayor Pro Tem Thomas Barbee made a motion to appoint Joseph B. Ervin of The Ervin Law Firm, P.C. as the Interim City Attorney. Seconded by Council Member Mark Stephens.

RESULT: **APPROVED [5 TO 0]**
MOVER: Thomas Barbee, Mayor Pro Tem
SECONDER: Mark Stephens, Council Member
AYES: Barbee, Smith, Stephens, Bright, Jones
RECUSED: Nelson

C. Accept the Resignation Letter Submitted by James L. Coursey, Jr. City Attorney

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Mark Stephens, Council Member
SECONDER: Rufus Bright, Council Member
AYES: Barbee, Smith, Nelson, Stephens, Bright, Jones

D. Appointment of Janet Hester and Margo Barbee to the Port Wentworth Planning Commission

RESULT: **APPROVED [5 TO 0]**
MOVER: Rufus Bright, Council Member
SECONDER: Mark Stephens, Council Member
AYES: Smith, Nelson, Stephens, Bright, Jones
RECUSED: Barbee

7. ADOPTION OF MINUTES

A. City Council - Regular Meeting - Dec 16, 2021 6:30 PM

RESULT: **ACCEPTED [UNANIMOUS]**
MOVER: Glenn Jones, Council Member
SECONDER: Thomas Barbee, Mayor Pro Tem
AYES: Barbee, Smith, Nelson, Stephens, Bright, Jones

B. Executive Session Minutes December 16, 2021

Council Member Glenn Jones made a motion to adopt the minutes of the December 16, 2021 Executive Session Meeting. Seconded by Mayor Pro Tem Thomas Barbee. Vote was unanimous.

Minutes Acceptance: Minutes of Jan 27, 2022 6:30 PM (Adoption of Minutes)

8. COMMUNICATIONS & PETITIONS

A. City Manager Updates

City Manager Edwin Booth updated Mayor and Council on the following matters:

1. Waste Pro of South Carolina Contract being sold to Capital Waste Services, LLC (CWS, LLC).
2. Growth the Development Services Department is experiencing which is the reason for the request to expand into an additional office suite.
3. The need for an Impact Fee Resolution to complete the implementation of the impact fee.
4. The need for additional staffing for the City, particularly maintenance workers to cover what is not listed in the ClearWater Solutions, LLC contract.
5. The completion of Rice Hope pipe repairs south of Rice Creek.
6. Closing of the Jimmy Deloach Parkway lift station and putting in a septic tank for a rough estimated cost of \$6,000.00 as compared to a cost of \$200,000.00 to repair the lift station.
7. Closing of the Houston Museum burial grounds to new burials.
8. The resignation of two Administrative Staff Members, the Director of Human Resources, Yolanda Irizarry and Municipal Clerk II, Amanda Ramos.
9. Budget change of \$115,000.00 for the Police Department to allow purchases needed to replace the GPS System in all City vehicles, police radios, and a new server/SQL License.
10. That J.C. Lewis Healthcare will be in the parking lot of City Hall on Saturday, February 5th to offer FREE COVID-19 testing, vaccinations and booster shots.
11. ClearWater Solutions, LLC hired a company to pickup all illegal waste throughout the City.

9. COMMITTEE REPORTS

A. Committee Reports

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Mark Stephens, Council Member
SECONDER:	Glenn Jones, Council Member
AYES:	Barbee, Smith, Nelson, Stephens, Bright, Jones

10. CONSENT AGENDA

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Glenn Jones, Council Member
SECONDER:	Mark Stephens, Council Member
AYES:	Barbee, Smith, Nelson, Stephens, Bright, Jones

- A. Antrim Road Roadway Improvements Pay Request No. 1
- B. Red Robin Court Roadway Improvements Pay Request No. 2

11. UNFINISHED BUSINESS

- A. Site Plan Review Application Lakeside at Rice Hope Phases 20-23 & 29A (Specific)

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Glenn Jones, Council Member
SECONDER: Thomas Barbee, Mayor Pro Tem
AYES: Barbee, Smith, Nelson, Stephens, Bright, Jones

- B. Subdivision Application Lakeside Ph 23 Preliminary Plat

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Glenn Jones, Council Member
SECONDER: Thomas Barbee, Mayor Pro Tem
AYES: Barbee, Smith, Nelson, Stephens, Bright, Jones

- C. Subdivision Application Lakeside Ph 29A Preliminary Plat

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Glenn Jones, Council Member
SECONDER: Thomas Barbee, Mayor Pro Tem
AYES: Barbee, Smith, Nelson, Stephens, Bright, Jones

12. NEW BUSINESS

- A. Proposal to Expand Office Space for the Development Services Department

Council Member Glenn Jones made a motion to approve the expansion of the Development Services Department to Suites 302 and 303. Seconded by Mayor Pro Tem Thomas Barbee. Vote was unanimous.

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Glenn Jones, Council Member
SECONDER: Thomas Barbee, Mayor Pro Tem
AYES: Barbee, Smith, Nelson, Stephens, Bright, Jones

- B. Alcoholic Beverage License Application Package Shop & Sunday Sales Rice Hope Liquors

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Thomas Barbee, Mayor Pro Tem
SECONDER: Rufus Bright, Council Member
AYES: Barbee, Smith, Nelson, Stephens, Bright, Jones

- C. Alcoholic Beverage License Application Package Shop & Sunday Sales Port City Spirit

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Thomas Barbee, Mayor Pro Tem
SECONDER: Rufus Bright, Council Member
AYES: Barbee, Smith, Nelson, Stephens, Bright, Jones

- D. Subdivision Application FINAL PLAT A Major Subdivision of Tract 1-1, The Plantation of Rice Hope

Council Member Glenn Jones made a motion to approve the Subdivision Application Final Plat, contingent upon Mr. Paul Herrin's approval. Seconded by Council Member Rufus Bright. Vote was unanimous.

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Glenn Jones, Council Member
SECONDER: Rufus Bright, Council Member
AYES: Barbee, Smith, Nelson, Stephens, Bright, Jones

- E. Site Plan Review Application StopNStor Expansion 8901 Hwy 21 (General)

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Glenn Jones, Council Member
SECONDER: Gabrielle Nelson, Council Member
AYES: Barbee, Smith, Nelson, Stephens, Bright, Jones

- F. Zoning Map Amendment 7-0976-01-005 920 Hwy 30 1st Reading
 Josh Yellin was present to answer any questions of Mayor and Council.
 No action (vote) was taken on this agenda item as it was first reading.

The following residents spoke in opposition of the project:
 LaRay Benton, 135 Saussy Road
 Trevor Ferguson, 6 Laurel Road
 Abraham Manor, 11 Laurel Road
 Janet Hester, 440 Meinhard Road
 Julius Robinson, 225 Grant Road

- G. Award the Hotel/Motel Contract to the Port Wentworth Chamber of Commerce

Mayor Pro Tem Thomas Barbee made a motion to approve the award of the Hotel/Motel contract to the Port Wentworth Chamber of Commerce contingent upon a two (2) business day review by the newly appointed Interim City Attorney. Seconded by Council Member Jo Smith. Vote was unanimous.

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Thomas Barbee, Mayor Pro Tem
SECONDER: Jo Smith, Council Member
AYES: Barbee, Smith, Nelson, Stephens, Bright, Jones

- H. Budget Adjustment to Hire Additional City Staff

Council agreed to discuss this matter further during a scheduled City Council Workshop to be held on Wednesday, February 9, 2022 at 3:00 p.m.

- I. Award the GFAAC Contract

Mayor Pro Tem Thomas Barbee made a motion to approve the award of the GFAAC Contract contingent upon a two (2) business day review by the newly appointed Interim City Attorney. Seconded by Council Member Rufus Bright. Vote was unanimous.

RESULT:	APPROVED [5 TO 0]
MOVER:	Thomas Barbee, Mayor Pro Tem
SECONDER:	Rufus Bright, Council Member
AYES:	Barbee, Nelson, Stephens, Bright, Jones
RECUSED:	Smith

13. RESOLUTIONS/ORDINANCES/PROCLAMATIONS

There were none to report.

14. EXECUTIVE SESSION

There were none to report.

15. PUBLIC COMMENTS - REGISTERED SPEAKERS

Dale Montgomery, 615 Meinhard Road, addressed Mayor and Council regarding drainage issues. Willie Johnson, 250 Meinhard Road, voiced his concerns regarding missed trash pickup at his sisters property, truck traffic on the road and the water runoff issues at the Promised Land Farm.

David Brisbane, 749 Highway 30, discussed trash concerns.

Chris Ruth, 202 Turnberry Street, expressed to Mayor and Council the problems the excessive travel of dump trucks up and down Crossgate Road are causing.

Morris Glover, 110 Miller Park Circle, spoke on the recent burial of a Reynolds Family relative at the Houston Museum.

Vince Vaughn, asked for a copy of the January 27, 2022 Regular City Council Meeting minutes and what employees the City will use to clean the ditches? He also stated that as a business man he has never seen someone so pushy to get a contract approved, as he referred to the GFAAC Contract.

16. ADJOURNMENT

There being no further business, Mayor Pro Tem Thomas Barbee made a motion to adjourn. Seconded by Council Member Mark Stephens. Vote was unanimous.

Mayor Gary Norton

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

ATTEST:

Shanta M. Scarboro, Clerk of Council

Minutes Acceptance: Minutes of Jan 27, 2022 6:30 PM (Adoption of Minutes)



City Council
7224 GA Highway 21
Port Wentworth, GA 31407

SCHEDULED

Meeting: 03/24/22 07:00 PM
Department: Development Services
Category: Purchase
Prepared By: Melanie Ellis
Department Head: Brian Harvey

7.A

AGENDA ITEM (ID # 2628)

DOC ID: 2628

Antrim Road Roadway Improvements Pay Request No. 3 in the amount of \$7,397.01 to Sandhill ALS Construction, Inc.

Issue/Item: Antrim Road Roadway Improvements Pay Request No. 3 in the amount of \$7,397.01 to Sandhill ALS Construction, Inc.

Background: Antrim Road has been identified, by road condition standards established by the Georgia Department of Transportation, as City streets in need of repair and resurfacing. Trent Long, PE, T. R. Long Engineering, P. C., prepared plans and bid packets for the project. The contract was awarded to Sandhill ALS Construction, Inc., in the amount of \$598,118.00.

Facts and Findings: The contractor has completed a portion of the work in accordance with the contract. T.R. Long Engineering, P.C., has reviewed the applications, quantities, and values of work submitted by the contractor, and recommends payment in the amount of \$78,572.87.

Funding: Budgeted Line Item

Recommendation: Approval based upon the recommendation of T.R. Long.

ATTACHMENTS:

- Antrim Roadway Improvements Pay Request No. 3 March 2022 (PDF)

APPLICATION AND CERTIFICATION FOR PAYMENTTO OWNER: The City of Port WentworthProject: Antrim Road Roadway ImprovementsFROM CONTRACTOR: Sandhill ALS Construction, Inc.ADDRESS: 607 Keller Road
Port Wentworth, GA 31407

VIA ENGINEER:

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the attached Contract.

Continuation sheet is attached.

1. ORIGINAL CONTRACT SUM	\$	598,118.00
2. Net change by Change Orders	\$	112.58
3. CONTRACT SUM TO DATE (Line 1+2)	\$	598,230.58
4. TOTAL COMPLETED & STORED TO DATE:	\$	144,252.61
5. Retainage:		
a. 10 % of Completed Work	\$	14,425.26

Total Retainage

\$ 14,425.26

6. TOTAL EARNED LESS RETAINAGE:

\$ 129,827.35

7. LESS PREVIOUS CERTIFICATES FOR PAYMENT:

\$ 122,430.34

8. CURRENT PAYMENT DUE:

\$ 7,397.01

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$ 190,347.58	\$ 190,235.00
Total approved this Month		
TOTALS	\$ 190,347.58	\$ 190,235.00
NET CHANGES by Change Order	\$	112.58

APPLICATION NO: 3

PAGE 1 OF 2 PAGES

Distribution to:

PERIOD TO: 2/28/2022

OWNER

ENGINEER

CONTRACTOR

ENGINEER'S PROJECT NUMBER:

2018-191

CONTRACT DATE:

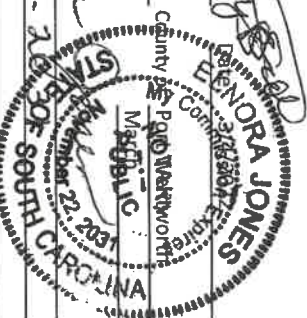
The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that the current payment shown herein is now due.

CONTRACTOR:

By: Sandhill ALS Construction, Inc. LBSState of: Georgia

Subscribed and sworn to before me 1

3rd

Notary Public:
My Commission expires:11-22-2023**ENGINEER'S CERTIFICATE FOR PAYMENT**

In accordance with the contract Documents, based on on-site observations and the data comprising the application, the Engineer certifies to the owner that to the best of the Engineer's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED.....\$

7,397.01

Engineer:

By:

[Signature]

Date:

3-4-22

The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, Payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this contract.

CONTINUATION SHEET

Application and Certification for Payment, containing
Contractor's signed certification is attached.
Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO:
APPLICATION DATE:
PERIOD TO:
ENGINEER'S PROJECT NO:

PAGE ___ OF ___ PAGES

2018-191

A	B	C	D	E	F	G	H	I	J	K	L	M
ITEM NO.	DESCRIPTION OF WORK	ESTIMATED QUANTITY	UNITS	UNIT PRICE	SCHEDULED VALUE (C*E)	CURRENT QUANTITY	CURRENT VALUE (E*G)	PREVIOUS QUANTITY	PREVIOUS VALUE (E*I)	MATERIALS PRESENTLY STORED (NOT IN H OR J)	TOTAL COMPLETED AND STORED TO DATE (H+J+K)	BALANCE TO FINISH (I-L)
1	Unclassified Excavation and Fill for Unsuitable Soils	2670	CY	\$ 22.00	\$58,740.00	0.00	\$ -	980.79	\$ 21,577.38		\$ 21,577.38	\$37,162.62
2	24" Structural Fill Material	1944	CY	\$ 22.00	\$42,768.00	0.00	\$ -	693.14	\$ 15,249.08		\$ 15,249.08	\$27,518.92
3	8" Graded Aggregate Base	2890	SY	\$ 24.00	\$69,360.00	0.00	\$ -	0.00	\$ -	\$ 14,195.38	\$ 14,195.38	\$55,164.62
4	10" Graded Aggregate Base	0	SY	\$ 24.00	\$0.00	0.00	\$ -	0.00	\$ -		\$ -	\$0.00
5	Geotextile Fabric Mfrat R35501 or Approved Equivalent	2790	SY	\$ 4.00	\$11,160.00	0.00	\$ -	1,035.66	\$ 4,134.64		\$ 4,134.64	\$7,025.36
6	2.0" Asphaltic Concrete 12.5mm Superpave	346	TONS	\$ 150.00	\$51,900.00	0.00	\$ -	0.00	\$ -		\$ -	\$51,900.00
7	3.0" Asphaltic Concrete 19.0mm Superpave	0	TONS	\$ 150.00	\$0.00	0.00	\$ -	0.00	\$ -		\$ -	\$0.00
8	5.0" Asphaltic Concrete 25.0mm Superpave	0	TONS	\$ 150.00	\$0.00	0.00	\$ -	0.00	\$ -		\$ -	\$0.00
9	Remove and Replace Curb & Gutter Class B Concrete	1308	LF	\$ 40.00	\$52,320.00	0.00	\$ -	542.50	\$ 21,700.00		\$ 21,700.00	\$30,620.00
10	Regrade Ditch	20	SY	\$ 200.00	\$4,000.00	0.00	\$ -	1.10	\$ 220.00		\$ 220.00	\$3,780.00
11	Storm Structure Core	0	EA	\$ 30.00	\$0.00	0.00	\$ -	0.00	\$ -		\$ -	\$0.00
12	Sewer Manhole Repair & Raise to Grade	5	EA	\$ 1,000.00	\$5,000.00	0.00	\$ -	2.00	\$ 2,000.00		\$ 2,000.00	\$3,000.00
13	Structure Relocation	3	EA	\$ 1,000.00	\$3,000.00	0.00	\$ -	0.00	\$ -		\$ -	\$3,000.00
14	3" Flume Replacement	0.67	SUM	\$ 10,000.00	\$6,700.00	0.00	\$ -	0.33	\$ 3,300.00		\$ 3,300.00	\$3,400.00
15	18" RCP Pipe	0	LF	\$ 200.00	\$0.00	0.00	\$ -	0.00	\$ -		\$ -	\$0.00
16	18" Flared End Section	0	EA	\$ 50.00	\$0.00	0.00	\$ -	0.00	\$ -		\$ -	\$0.00
17	6" Sock Drain w/#57 Stone & Fabric	2800	LF	\$ 17.00	\$47,600.00	0.00	\$ -	1,003.00	\$ 17,051.00		\$ 17,051.00	\$30,549.00
18	24" Double Yellow Striping	4	EA	\$ 200.00	\$800.00	0.00	\$ -	0.00	\$ -		\$ -	\$800.00
19	Inlet Sediment Trap (Sd2-F)	1150	EA	\$ 1.50	\$1,725.00	0.00	\$ -	0.00	\$ -		\$ -	\$1,725.00
20	Inlet Sediment Trap (Sd2-P)	3	EA	\$ 100.00	\$300.00	0.00	\$ -	0.00	\$ -		\$ -	\$300.00
21	Silt Fence (Sd1-NS)	9	EA	\$ 100.00	\$900.00	0.00	\$ -	3.00	\$ 300.00		\$ 300.00	\$600.00
22	Haybale Checkdams (Cd-Hb)	0	EA	\$ 4.00	\$0.00	0.00	\$ -	0.00	\$ -		\$ -	\$0.00
23	Temporary Grassing (Ds2)	0.2	AC	\$ 2,000.00	\$400.00	0.00	\$ -	0.00	\$ -		\$ -	\$400.00
24	Permanent Grassing (Ds3)	0.2	AC	\$ 2,000.00	\$400.00	0.00	\$ -	0.00	\$ -		\$ -	\$400.00
25	Mulching (Ds1)	0.2	AC	\$ 3,000.00	\$600.00	0.00	\$ -	0.00	\$ -		\$ -	\$600.00
26	7" Sod Strip Behind Replaced Curb (Ds4)	1525	LF	\$ 2.00	\$3,050.00	0.00	\$ -	0.00	\$ -		\$ -	\$3,050.00
27	Traffic Control	0.67	SUM	\$ 48,000.00	\$32,160.00	0.00	\$ -	0.33	\$ 15,840.00		\$ 15,840.00	\$16,320.00
28	Mobilization 3% Max	1	SUM	\$ 15,000.00	\$15,000.00	0.00	\$ -	1.00	\$ 15,000.00		\$ 15,000.00	\$0.00
30	ORIGINAL TOTAL				\$407,883.00		\$ -		\$ 116,372.10	\$ 14,195.38	\$ 130,567.48	\$ 277,315.52

Change Order 2

Change Order #2																
31	Geonville Fabric 1emsa1 TX150 or Approved Equivalent	2/768.65	SY	\$ 5.50	\$15,227.58	0.00	\$	-	1,039.66	\$	5,685.13	\$	5,685.13	\$9,542.45		
32	Relocate Existing Water Service	8	EA	\$ 1,000.00	\$5,000.00	8.00	\$	8,000.00		\$	-	\$	8,000.00	\$0.00		
33	Clearing and Grubbing	1	SUM	\$ 26,800.00	\$25,800.00	0.00	\$	-		\$	-	\$	-	\$26,800.00		
34	8" PVC Water Main	1160	LF	\$ 55.00	\$63,800.00	0.00	\$	-		\$	-	\$	-	\$63,800.00		
35	4" PVC Water Main	40	LF	\$ 100.00	\$4,000.00	0.00	\$	-		\$	-	\$	-	\$4,000.00		
36	8" Water Valve	2	EA	\$ 3,000.00	\$6,000.00	0.00	\$	-		\$	-	\$	-	\$6,000.00		
37	4" Water Valve	1	EA	\$ 2,000.00	\$2,000.00	0.00	\$	-		\$	-	\$	-	\$2,000.00		
38	1" Water Service	24	EA	\$ 1,200.00	\$28,800.00	0.00	\$	-		\$	-	\$	-	\$28,800.00		
39	Connect to Existing 6" - 8" Main	4	EA	\$ 3,000.00	\$12,000.00	0.00	\$	-		\$	-	\$	-	\$12,000.00		
40	Connect to Existing 4" Main	1	EA	\$ 2,000.00	\$2,000.00	0.00	\$	-		\$	-	\$	-	\$2,000.00		
41	Connect to Existing Fire Hydrant	1	EA	\$ 2,000.00	\$2,000.00	0.00	\$	-		\$	-	\$	-	\$2,000.00		
42	Ductile Iron Fittings	1	TON	\$ 2,000.00	\$2,000.00	0.00	\$	-		\$	-	\$	-	\$2,000.00		
43	6" GAB Temporary Driveways	82	SY	\$ 50.00	\$4,100.00	0.00	\$	-		\$	-	\$	-	\$4,100.00		
44	Remove and Replace Curb & Gutter	14	LF	\$ 45.00	\$630.00	0.00	\$	-		\$	-	\$	-	\$630.00		
45	Remove and Replace 6" Driveway	82	SY	\$ 125.00	\$10,250.00	0.00	\$	-		\$	-	\$	-	\$10,250.00		
46	Remove and Replace 4" Sidewalk	13	SY	\$ 100.00	\$1,300.00	0.00	\$	-		\$	-	\$	-	\$1,300.00		
47	Temporary Grassing	0.16	AC	\$ 3,000.00	\$480.00	0.00	\$	-		\$	-	\$	-	\$480.00		
48	Permanent Grassing	0.16	AC	\$ 3,000.00	\$480.00	0.00	\$	-		\$	-	\$	-	\$480.00		
49	Mulching	0.16	AC	\$ 3,000.00	\$480.00	0.00	\$	-		\$	-	\$	-	\$480.00		
					\$598,230.58		\$	8,000.00		\$	122,057.23	\$	14,195.38	\$	144,252.61	\$453,977.97

CONTRACTOR'S AFFIDAVIT AND LIEN WAIVER

PERSONALLY APPEARED before me, the undersigned attesting authority in and for the State of Georgia and Chatham County, the undersigned deponent, who being first duly sworn, on oath deposes and says as follows:

1. That the undersigned is the contractor ("Contractor") who contracted with the City of Port Wentworth (the "City") for the following work:
Sandhill ALS Construction, Inc.

Performed upon or with regard to the following property: Roadway Improvements for Antrim Road Project, Port Wentworth, Georgia 31407

2. A contract for such work was executed on February 28, 2022 and may subsequently have been amended by one or more change orders (collectively referred to herein as the "Contract").

3. The undersigned warrants that the work described by such Contract has been fully completed according to the terms of the Contract between Contractor and City, and in accordance with all change orders thereto, and that all bills incurred for labor, material and/or services furnished or performed in connection with such work have been fully paid, without exception, including the bills of all mechanics, materialmen, suppliers or laborers used by me or by my subcontractors.

4. The undersigned acknowledges receipt of all monies which Contractor and all of Contractor's mechanics, materialmen, suppliers, laborers, and other subcontractors are due under the terms of said Contract. This Affidavit is made under the provisions of Official Code of Georgia annotated Section 44-14-361.2 and is made for the purpose of inducing said City to pay the balance of their contract price to Contractor.

5. Contractor expressly and unconditionally waives any lien rights which Contractor has or may have against or with regard to City or City's aforesaid Property.

CONTRACTOR:

Sandhill ALS Construction, Inc.

Printed Name: Larry B. Scott

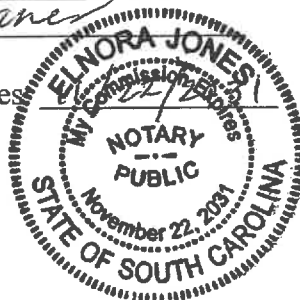
Address: 607 Keller Road

Port Wentworth, GA 31407

Sworn to and subscribed before me this
3rd day of March, 2022

Elmira Jones
 Notary Public

My Commission Expires





City Council
7224 GA Highway 21
Port Wentworth, GA 31407

SCHEDULED

Meeting: 03/24/22 07:00 PM
Department: Development Services
Category: Purchase
Prepared By: Melanie Ellis
Department Head: Brian Harvey

7.B

AGENDA ITEM (ID # 2629)

DOC ID: 2629

Red Robin Court Roadway Improvements Pay Request No. 4 in the amount of \$91,729.79 to Griffin Contracting Inc.

Issue/Item: Red Robin Court Roadway Improvements Pay Request No. 4 in the amount of \$91,729.79 to Griffin Contracting Inc.

Background: Red Robin Court has been identified, by road condition standards established by the Georgia Department of Transportation, as City streets in need of repair and resurfacing. Trent Long, PE, T. R. Long Engineering, P. C., prepared plans and bid packets for the project. The contract was awarded to Griffin Contracting, Inc., in the amount of \$448,600.00.

Facts and Findings: The contractor has completed a portion of the work in accordance with the contract. T.R. Long Engineering, P.C., has reviewed the applications, quantities, and values of work submitted by the contractor, and recommends payment in the amount of \$43,855.20.

Funding: Budgeted Line Item

Recommendation: Approval based upon the recommendation of T.R. Long.

ATTACHMENTS:

- Red Robin Ct Roadway Improvements Pay Request No. 4 March 2022 (PDF)

APPLICATION AND CERTIFICATION FOR PAYMENTTO OWNER: City of Port Wentworth, 7224 GA Hwy 21, Port Wentworth, GA 31407Project: Red Robin Court Roadway ImprovementsFROM CONTRACTOR: Griffin Contracting, Inc.
ADDRESS: 122 Pipemakers Circle, Suite 207
Pooler, Georgia 31322VIA ENGINEER: T.R. Long Engineering, P.C.**CONTRACTOR'S APPLICATION FOR PAYMENT**Application is made for payment, as shown below, in connection with the attached Contract.
Continuation sheet is attached.

1. ORIGINAL CONTRACT SUM \$ 448,600.00
 2. Net change by Change Orders \$ 448,600.00
 3. CONTRACT SUM TO DATE (Line 1+2) \$ 448,600.00
 4. TOTAL COMPLETED & STORED TO DATE: \$ 213,338.04
 5. Retainage:
 a. 10 % of Completed Work \$ 21,333.80

Total Retainage

\$ 21,333.80

6. TOTAL EARNED LESS RETAINAGE:

\$ 192,004.24

7. LESS PREVIOUS CERTIFICATES FOR PAYMENT:

\$ 100,274.45

8. CURRENT PAYMENT DUE:

\$ 91,729.79

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner		
Total approved this Month		
TOTALS	\$ -	\$
NET CHANGES by Change Order	\$	-

PAGE 1 OF 3 PAGES

APPLICATION NO.: 4

Distribution to:

PERIOD TO: 2/28/2022

OWNER

ENGINEER

ENGINEER'S PROJECT NUMBER:

CONTRACTOR

CONTRACT DATE: September 20, 2021

TRL # 2021-81 H

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that the current payment shown herein is now due.

CONTRACTOR: Griffin Contracting, Inc.By: Chris DavisDate: 03/02/2022State of: GeorgiaCounty of ChathamSubscribed and sworn to before me this 2nd day of March, 2022

Notary Public:

My Commission expires: 03/02/2024**ENGINEER'S CERTIFICATE FOR PAYMENT**

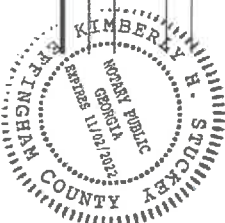
In accordance with the contract Documents, based on on-site observations and the data comprising the application, the Engineer certifies to the owner that to the best of the Engineer's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED.....\$ 91,729.79

ARCHITECT:

By: Chris DavisDate: 3-4-22

The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, Payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this contract.



CONTINUATION SHEET

Application and Certification for Payment, containing
Contractor's signed certification is attached.
Use Column I on Contracts where variable retainage for line items may apply.

PAGE 2 OF 3 PAGES

APPLICATION NO: 4
APPLICATION DATE: 2-Mar-22
PERIOD TO: 28-Feb-22
ENGINEER'S PROJECT NO: TRL # 2021-81 H

A	B	C	D	E	F	G	H	I	J	K	L	M	N
ITEM NO.	DESCRIPTION OF WORK	ESTIMATED QUANTITY	UNITS	UNIT PRICE	SCHEDULED VALUE (C*E)	CURRENT QUANTITY	CURRENT VALUE (E*G)	PREVIOUS QUANTITY	PREVIOUS VALUE (E*J)	MATERIALS PRESENTLY STORED (NOT IN H OR J)	TOTAL COMPLETED AND STORED TO DATE (H+J+K)	PERCENT COMPLETE (L/F)	BALANCE TO FINISH (F-L)
1	Grading Modified	0.11	MI	\$430,000.00	47,300.00	0.0165	\$7,095.00	0.0165	\$7,095.00	\$0.00	\$14,190.00		\$33,110.00
2	Remove & Replace Subgrade Mat	950	CY	\$40.00	38,000.00	0.00	\$0.00	0.00	\$0.00	\$0.00	\$0.00		\$38,000.00
3	8" Graded Aggregate Base (GAB)	1650	SY	\$28.00	46,200.00	0.00	\$0.00	0.00	\$0.00	\$0.00	\$0.00		\$46,200.00
4	Geotextile Fabric Tensar TX 160	1650	SY	\$7.40	12,210.00	0.00	\$0.00	0.00	\$0.00	\$0.00	\$0.00		\$12,210.00
5	3" Asphalt 19 MM SP Binder	275	TON	\$107.00	29,425.00	0.00	\$0.00	0.00	\$0.00	\$0.00	\$0.00		\$29,425.00
6	1.5" Asphalt 12.5 MM SP Surface	140	TON	\$123.00	17,220.00	0.00	\$0.00	0.00	\$0.00	\$0.00	\$0.00		\$17,220.00
7	Remove & Replace 24" C&G	1200	LF	\$40.00	48,000.00	1.150.00	\$46,000.00	0.00	\$0.00	\$0.00	\$46,000.00		\$2,000.00
8	Remove & Replace 6" Driveways	550	SY	\$83.00	45,650.00	568.00	\$47,144.00	0.00	\$6,092.05	\$0.00	\$47,144.00		\$-1,494.00
9	Temporary Transition Driveways	200	TON	\$89.00	17,800.00	18.91	\$1,682.99	4.00	\$19,140.00	\$0.00	\$19,140.00		\$0.00
10	Gate Inlet Type 5	4	EA	\$4,785.00	19,140.00	0.00	\$0.00	3.00	\$10,740.00	\$0.00	\$10,740.00		\$-3,580.00
11	Junction Box/Interference Box	2	EA	\$3,580.00	7,160.00	0.00	\$0.00	0.00	\$0.00	\$0.00	\$0.00		\$0.00
12	Connect to Existing Storm Pipe	1	EA	\$1,250.00	1,250.00	0.00	\$0.00	0.00	\$0.00	\$0.00	\$0.00		\$0.00
13	18" RCP Pipe	176	LF	\$72.00	12,672.00	0.00	\$0.00	176.00	\$12,672.00	\$0.00	\$12,672.00		\$0.00
14	24" RCP Pipe	24	LF	\$90.00	2,160.00	0.00	\$0.00	24.00	\$2,160.00	\$0.00	\$2,160.00		\$0.00
15	30" RCP Pipe	232	LF	\$97.00	22,504.00	0.00	\$0.00	266.00	\$25,802.00	\$0.00	\$25,802.00		\$-3,298.00
16	30" Flared End Section	1	EA	\$1,179.00	1,179.00	0.00	\$0.00	1.00	\$1,179.00	\$0.00	\$1,179.00		\$0.00
17	6" Sock Drain w/MS7 Stone& Fabric	1200	LF	\$25.70	30,840.00	0.00	\$0.00	0.00	\$0.00	\$0.00	\$0.00		\$30,840.00
18	5" Solid Double Yellow	1200	LF	\$1.50	1,800.00	0.00	\$0.00	0.00	\$0.00	\$0.00	\$0.00		\$1,800.00
19	24" Stop Bar	1	EA	\$220.00	220.00	0.00	\$0.00	0.00	\$0.00	\$0.00	\$0.00		\$220.00
20	Inlet Sediment Trap (Sdz-F)	5	EA	\$250.00	1,250.00	0.00	\$0.00	0.00	\$0.00	\$0.00	\$0.00		\$1,250.00
21	Inlet Sediment Trap (Sdz-P)	4	EA	\$250.00	1,000.00	0.00	\$0.00	0.00	\$0.00	\$0.00	\$0.00		\$1,000.00
22	Concrete Washout (CSW)	1	EA	\$1,960.00	1,960.00	0.00	\$0.00	0.00	\$0.00	\$0.00	\$0.00		\$1,960.00
23	Rip Rap (S1)	45	SY	\$100.00	4,500.00	0.00	\$0.00	0.00	\$0.00	\$0.00	\$0.00		\$4,500.00
24	Silt Fence Sd1-NS	400	LF	\$5.30	2,120.00	0.00	\$0.00	0.00	\$0.00	\$0.00	\$0.00		\$2,120.00
25	Temporary Grassing (Ds2)	0.24	AC	\$2,000.00	480.00	0.00	\$0.00	0.00	\$0.00	\$0.00	\$0.00		\$480.00
26	Permanent Grassing (Ds3)	0.24	AC	\$3,000.00	720.00	0.00	\$0.00	0.00	\$0.00	\$0.00	\$0.00		\$720.00
27	2" Sod Strip Behind Curb (Ds4)	1200	LF	\$3.00	3,600.00	0.00	\$0.00	0.00	\$0.00	\$0.00	\$0.00		\$3,600.00
28	Mulching (Ds1)	0.24	AC	\$3,000.00	720.00	0.00	\$0.00	0.00	\$0.00	\$0.00	\$0.00		\$720.00
29	Traffic Control	1	LS	\$18,320.00	18,320.00	0.00	\$0.00	0.80	\$14,656.00	\$0.00	\$14,656.00		\$3,664.00

PAGE 3 OF 3 PAGES

APPLICATION NO:
APPLICATION DATE:
PERIOD TO:
ENGINEER'S PROJECT NO:

[illegible]

CONTRACTOR'S AFFIDAVIT AND LIEN WAIVER

PERSONALLY APPEARED before me, the undersigned attesting authority in and for the State of Georgia and Chatham County, the undersigned deponent, who being first duly sworn, on oath deposes and says as follows:

1. That the undersigned is the contractor ("Contractor") who contracted with the City of Port Wentworth (the "City") for the following work:
Red Robin Court Roadway Improvements

Performed upon or with regard to the following property: Red Robin Court: From Benton Blvd to Lake Shore Blvd

2. A contract for such work was executed on September 20, 2021 and may subsequently have been amended by one or more change orders (collectively referred to herein as the "Contract").

3. The undersigned warrants that the work described by such Contract has been fully completed according to the terms of the Contract between Contractor and City, and in accordance with all change orders thereto, and that all bills incurred for labor, material and/or services furnished or performed in connection with such work have been fully paid, without exception, including the bills of all mechanics, materialmen, suppliers or laborers used by me or by my subcontractors.

4. The undersigned acknowledges receipt of all monies which Contractor and all of Contractor's mechanics, materialmen, suppliers, laborers, and other subcontractors are due under the terms of said Contract. This Affidavit is made under the provisions of Official Code of Georgia annotated Section 44-14-361.2 and is made for the purpose of inducing said City to pay the balance of their contract price to Contractor.

5. Contractor expressly and unconditionally waives any lien rights which Contractor has or may have against or with regard to City or City's aforesaid Property.

CONTRACTOR:

Griffin Contracting, Inc.

WITNESS

Sworn to and subscribed before me this
2nd day of March, 2022

Notary Public

My Commission Expires



Printed Name: Chris Davis

Address: 122 Pipemakers Circle

Suite 207, Pooler, GA 31322



City Council
7224 GA Highway 21
Port Wentworth, GA 31407

SCHEDULED

AGENDA ITEM (ID # 2621)

Meeting: 03/24/22 07:00 PM
Department: Public Services
Category: Agreement
Prepared By: Steve Davis
Department Head: Steve Davis

9.B

DOC ID: 2621

DESIGN-BUILD MEMORANDUM OF UNDERSTANDING between the Georgia Department of Transportation and City of Port Wentworth

Issue/Item: Request from the GDOT to enter into a Memorandum of Understanding (MOU) for the city owned water line within the proposed Houlihan bridge replacement project.

Background: The GDOT has hired a contractor to design and build a new bridge to replace the Houlihan Bridge on State Route 25. The City owns a water line within the project limits that serves the Houlihan Boat Ramp property.

Facts and Findings: The city owns a 2-inch water line along State Route 25 into the boat ramp property. Since the water line is within the project limits, the GDOT requires an MOU. It has been determined that the water line will not be in conflict with construction, but in the event the line is in conflict during construction, the GDOT will pay for the cost of relocating the line and the City agrees to have control over design (if necessary).

Funding: N/A

Recommendation: Approval based upon the recommendation of Clearwater Solutions, LLC.

ATTACHMENTS:

- MOU with GDOT Documents (PDF)



Surveying and Mapping (SAM), LLC
2195 Eastview Parkway Suite 103
Conyers, GA 33013
678-342-2775
3/7/2022

To: City of Port Wentworth, Water
 Robert Drewry (Clear Water Solutions)

RE: OCGA 32-6-170 & 171 - Request for Project Utility Information
URPN 2 Letter – Design-Build/P3 – Second Submission Electronic Files/Plans –
Final Relocation Design Approval
 SR 25 over Savannah River
 GDOT P.I. No. 00137421
 Chatham County

SAM, LLC is providing final no conflict design plans for your approval. These are the most current version of plans on hand.

SAM, LLC requests acknowledgment of receipt of these plans (in writing) within five (5) days via email (preferred) or letter to 2195 Eastview Parkway Suite 103 Conyers, GA 33013.

SECOND SUBMISSION PACKAGE

Once the Utility Owner has notified the DB/P3 Team of their approval of the final relocation design plans. The following will be required in order to complete Second Submission.

Complete Permit Application submitted through the Georgia Utility Permitting System (GUPS). If you currently have a "No Conflict" letter, a GUPS permit application is still required for the purpose of reviewing the final construction plans and providing a snapshot of what the utility approves as "No Conflict".

- Plans
- Profiles
- Utility Adjustment Schedule (Few hours for inspection possibly and/or dependent items)
- No Conflict Letter
- Cross Sections (if applicable)

If any further information is needed, please contact Marcel Seely at marcel.seely@sam.biz

Sincerely,

Marcel Seely
 Surveying and Mapping (SAM), LLC
 Utility Coordinator

SAM COMPANIES

2195 Eastview Parkway / Suite 103 / Conyers, GA 33013
 678-342-2775 Office

sam.biz

Attachment: MOU with GDOT Documents (2621 : MOU between the GDOT and Port Wentworth)

Georgia DOT Project: The SR 25 at Savannah and Middle River Bridges Replacement Project
GDOT P.I. 0013741 & 0013742

DESIGN-BUILD MEMORANDUM OF UNDERSTANDING

between the
Georgia Department of Transportation (hereinafter the DEPARTMENT)
and
City of Port Wentworth (hereinafter the OWNER)

Whereas the DEPARTMENT proposes to undertake a design-build project hereinafter referred to as PROJECT to replace two bridges along SR 25, one over the Savannah River (James P. Houlihan Bridge) and one over the Middle River, in Chatham County, Georgia by contract as authorized by O.C.G.A. § 32-2-81; and,

Whereas the DEPARTMENT will accomplish the PROJECT through a Design Build Team, including a combination of contractors, design consultants (or design consultant team), and other entities working together to design and build the PROJECT, hereinafter referred to as CONTRACTOR; and the utility owner hereinafter referred to as the OWNER, and

Whereas, pursuant to O.C.G.A. § 32-6-170(b), DEPARTMENT is authorized to pay or participate in the payment of the costs of relocation, protection, or adjustment of OWNER'S facilities where DEPARTMENT has made the determination that (i) such payments are in the best interest of the public and necessary in order to expedite the staging of the PROJECT; and (ii) the costs of the removal, relocation, protection, or adjustment of such facilities are included as part of the Contract between the Department and the Contractor for the PROJECT; and

1. Type of Utility

OWNER has the following utility facilities which may need to be adjusted or relocated as a result of the proposed PROJECT:

Type of facility or facilities of OWNER:

- ☒ Domestic water mains and distribution lines and associated appurtenances
- ☐ Sanitary Sewer facilities and/or Storm Drainage System
- ☐ Electrical Distribution (overhead and underground) wires, poles, etc.
- ☐ Electrical Transmission (overhead and underground) wires, poles, etc.
- ☐ Natural Gas Distribution Facilities (underground)
- ☐ Natural Gas Transmission Facilities (underground)
- ☐ Petroleum Pipeline (underground)
- ☐ Telecommunications facilities and equipment
- ☐ Cable TV facilities
- ☐ Street Lighting
- ☐ Internet Data Service
- ☐ Other Facilities (Description) Click or tap here to enter text.

2. New Utility Facilities Proposed (Betterment)

OWNER desires the following to be installed as new additional facilities within the PROJECT.
Insert here or attach a detailed description of proposed new additional utility installations:

Click or tap here to enter text.
Click or tap here to enter text.

3. Assignment of Responsibilities for Design and Construction

This MEMORANDUM OF UNDERSTANDING, including the following commitments by OWNER, shall serve as a *basis* for assignment of responsibilities and costs for the DEPARTMENT and the Owner to enter into a Standard Utility Agreement (SUA), if the Owner is claiming a Prior Right and is self-performing after the PROJECT is awarded to the CONTRACTOR. Prior to Project Let, GDOT will not have in its possession exact costing plans to be utilized to determine exact locations of the removal, relocation, protection, or adjustment. However, Overhead/Subsurface Utility Engineering (SUE) investigations plans exist providing the best information and signifying the layout of known existing facilities. Please use these plans for developing the final determination of services as indicated below. The CONTRACTOR-developed plans, which will be developed by the CONTRACTOR and provided to the OWNER after the PROJECT contract is awarded by GDOT shall be used by the DEPARTMENT as the final basis for the SUA for OWNERS selecting option 3A. **Betterment costs will be the OWNER'S responsibility.**

OWNER hereby makes the following commitments with regard to the PROJECT:

- 3A. OWNER, at the DEPARTMENT'S cost, through a Standard Utility Agreement, will provide the following services for the properties for which it has established prior rights (Check to signify):

Design ☐
Construction ☐

- 3B. OWNER, at the CONTRACTOR'S cost, will allow any removal, relocation, protection, adjustment and/or design of its facilities to be placed into the DEPARTMENT'S contract for the following services (Regardless of Prior Rights) pursuant to O.C.G.A. § 32-6-170(b). The CONTRACTOR will add the removal, relocation, protection, materials, adjustment and/or design cost, excluding betterment, to the overall PROJECT's cost. (Check to signify):

Option 1: Work to be performed by the OWNER's pre-approved Design Consultants and/or Contractors at the CONTRACTOR'S cost.

Design ☐
Construction ☐

Option 2: Work to be performed by the CONTRACTOR at the CONTRACTOR'S cost (Check to signify):

Design ☐
Construction ☒

If both are checked, please leave page 6 blank.

As per this section, all work necessary for the removal, relocation, protection, or adjustment of the described utilities in accordance with the plans, when approved, shall be included in the PROJECT contract and accomplished by the CONTRACTOR except as follows (Check none or list any work items to be performed by the OWNER)

Attachment: MOU with GDOT Documents (2621 : MOU between the GDOT and Port Wentworth)

None ☐

Excluded Items Click or tap here to enter text.

Click or tap here to enter text.

Click or tap here to enter text.

Comments Click or tap here to enter text.

Click or tap here to enter text.

Click or tap here to enter text.

Click or tap here to enter text.

3C. OWNER, at OWNER'S cost, will provide the following services (Check to signify):

Design ☒

Construction ☐

The following is hereby mutually agreed to and understood by both parties:

1. The identification of existing facilities including preparation of Overhead/Subsurface Utility Engineering (SUE) investigations plans will be accomplished by the DEPARTMENT prior to award of the PROJECT and thereafter supplemented by the CONTRACTOR.
2. The CONTRACTOR shall coordinate reviews of the utility relocation information and obtain acceptance from the OWNER and DEPARTMENT when required. However; the OWNER shall apply for and obtain any required permits from the DEPARTMENT and perform any final design or proprietary design needed to administer its own relocation work if the work will not be included in the contract. If the preliminary plans indicate that no conflict exists, and the OWNER concurs with this information, the OWNER shall provide a letter of "no conflict" to the CONTRACTOR and submit a No Conflict GUPS Permit.
3. After award of the PROJECT, the CONTRACTOR will research and verify any claimed compensable property interest for each OWNER claiming prior rights under section 3A and present the findings to the DEPARTMENT for approval. The plans and estimate for the utility work shall be subject to approval of both the DEPARTMENT and the OWNER prior to construction. If the OWNER chooses to perform its own relocations and the OWNER holds no property interest as stated above; the OWNER shall confirm in writing that the OWNER will relocate its own facilities at no cost to the DEPARTMENT or the CONTRACTOR.
4. All construction engineering and contract supervision shall be the responsibility of the DEPARTMENT and the CONTRACTOR to ensure that all utility work included in the contract is accomplished in accordance with the PROJECT's plans and specifications. The CONTRACTOR will consult with the OWNER before authorizing any changes or deviations which affect the OWNER's facility.
5. For utility work included in the contract, the CONTRACTOR shall ensure that the design/construction and installation of the OWNER'S facilities is performed by the OWNER'S pre-approved design consultant and/or contractor.
6. For Utility work included in the contract, the OWNER or the OWNER's Consultant shall have the right to visit and inspect the work at any time and advise the CONTRACTOR and the DEPARTMENT'S Engineer of any observed discrepancies or potential issues. The DEPARTMENT agrees to notify the OWNER when all utility work is completed and ready for final inspection by the OWNER.
7. Upon Maintenance Acceptance or Final Acceptance of the utility work included in the contract and upon certification by the DEPARTMENT'S project manager and the OWNER that the work has been completed in accordance with the plans and specifications, the OWNER will accept the adjusted, relocated, and additional facilities and will thereafter operate and maintain said facilities located within the PROJECT right

of way subject to the DEPARTMENT'S Utility Accommodations Policy and Standards Manual (UAM), current edition" and any agreements in effect without further cost to the DEPARTMENT or it's CONTRACTOR. Final acceptance of the utility relocation work is accomplished by the execution of the Utility Facility Relocation Acceptance Form. The CONTRACTOR shall provide the OWNER with a complete set of "As-Built Plans" for review and approval reflecting the relocation work performed by the CONTRACTOR. Upon completion of the Utility Facility Relocation Acceptance Form and the exchange of the final OWNER approved "As-Built Plans", the OWNER will operate and maintain the installed facilities going forward based on the date of execution of the Utility Facility Relocation Acceptance Form by the DEPARTMENT.

8. For utility coordination, relocation and reimbursement matters, the OWNER shall cooperate with the CONTRACTOR in the same manner as if coordinating directly with the DEPARTMENT in accordance with the laws of the State of Georgia, the DEPARTMENT'S UAM and any agreements in effect between the DEPARTMENT and OWNER. The OWNER agrees to cooperate in good faith with the CONTRACTOR and to respond to all requests for information or meetings required to reach a resolution of any disputed items.
9. All Utility work included in the PROJECT's contract and Utility work completed by the OWNER that is reimbursed by the DEPARTMENT through an agreement shall be in accordance with the BUY AMERICA requirements of the Federal regulations (23 U.S.C. 313 and 23 CFR 635.410) all manufacturing processes for steel and iron products or predominantly of steel or iron furnished for permanent incorporation into the work on this project shall occur in the United States. The only exception to this requirement is the production of pig iron and the processing, pelletizing and reduction of iron ore, which may occur in another country. Other than these exceptions, all melting, rolling, extruding, machining, bending, grinding, drilling, coating, etc. must occur in the United States.
 - a. Products of steel include, but are not limited to, such products as structural steel piles, reinforcing steel, structural plate, steel culverts, and guardrail steel supports for signs, signals and luminaires. Products of iron include, but are not limited to, such products as cast iron frames and grates and ductile iron pipe. Coatings include, but are not limited to, the applications of epoxy, galvanizing and paint. The coating material is not limited to this clause, only the application process.
 - b. A Certificate of Compliance shall be furnished for steel and iron products as part of the backup information with the billing. Records to be maintained by the DB Team for this certification shall include a signed mill test report and a signed certification by each supplier, distributor, fabricator, and manufacturer that has handled the steel or iron product affirming that every process, including the application of a coating, performed on the steel or iron product has been carried out in the United States of America, except as allowed by this Section. The lack of these certifications will be justification for rejection of the steel and/or iron product or nonpayment of the work.

The requirements of said law and regulations do not prevent the use of miscellaneous steel or iron components, subcomponents and hardware necessary to encase, assemble and construct the above products, manufactured products that are not predominantly steel or iron or a minimal use of foreign steel and iron materials if the cost of such materials used does not exceed one-tenth of one percent (0.1%) of the total contract price or \$2,500.00, whichever is greater. The Memorandum of Understanding will be incorporated into the project contract by reference or Exhibit.

APPROVED FOR THE OWNER BY:

(Signature)

Click or tap here to enter text.

(Printed Name and Title)

APPROVED FOR THE DEPARTMENT BY:

(Signature)

STATE UTILITIES ADMINISTRATOR

Click or tap to enter a date.
(Date)

Click or tap to enter a date.
(Date)

Attachment: MOU with GDOT Documents (2621 : MOU between the GDOT and Port Wentworth)

Pre-Approved Contractor List

Company Name: Click or tap here to enter text.
Address: Click or tap here to enter text.
Phone: Click or tap here to enter text.
Contact Person: Click or tap here to enter text.
E-Mail: Click or tap here to enter text.

Company Name: Click or tap here to enter text.
Address: Click or tap here to enter text.
Phone: Click or tap here to enter text.
Contact Person: Click or tap here to enter text.
E-Mail: Click or tap here to enter text.

Company Name: Click or tap here to enter text.
Address: Click or tap here to enter text.
Phone: Click or tap here to enter text.
Contact Person: Click or tap here to enter text.
E-Mail: Click or tap here to enter text.

Please provide a minimum of three.

Pre-Approved Design Consultant List

Company Name: Click or tap here to enter text.
Address: Click or tap here to enter text.
Phone: Click or tap here to enter text.
Contact Person: Click or tap here to enter text.
E-Mail: Click or tap here to enter text.

Company Name: Click or tap here to enter text.
Address: Click or tap here to enter text.
Phone: Click or tap here to enter text.
Contact Person: Click or tap here to enter text.
E-Mail: Click or tap here to enter text.

Company Name: Click or tap here to enter text.
Address: Click or tap here to enter text.
Phone: Click or tap here to enter text.
Contact Person: Click or tap here to enter text.
E-Mail: Click or tap here to enter text.



City Council
7224 GA Highway 21
Port Wentworth, GA 31407

SCHEDULED

Meeting: 03/24/22 07:00 PM
Department: Public Services
Category: Purchase
Prepared By: Steve Davis
Department Head: Steve Davis

9.C

AGENDA ITEM (ID # 2623)

DOC ID: 2623

Purchase Replacement of oxygen system from NOVAIR USA Corp. for the Waste Water Treatment Facility

Issue/Item: Council approve purchase of replacement and installation for the panel and filters for the oxygen system at the Waste Water Treatment Facility from NOVAIR USA in the amount of \$29,679.65.

Background: In accordance with the operation permit for the Waste Water Treatment Facility, oxygen is introduced into the effluent before it is discharged. Unfortunately, the system has declined over the years and failed to provide adequate oxygen to meet the permit requirements. Temporarily, a manual bypass has been put into place to directly feed oxygen from portable canisters.

Facts and Findings: A quote was obtained from NOVAIR USA in the amount of \$29,679.65 that will bring the system back on line. NOVAIR USA is a sole source provider of the system.

Funding: Budgeted Line Item

Recommendation: Approval based upon the recommendation of Clearwater Solutions, LLC.

ATTACHMENTS:

- NOVAIR Oxygen System Quote(PDF)

Quote



Page 1/1
Quote QTE00002516
Date 3/1/2022

NOVAIR USA Corp.

814 WURLITZER DRIVE
NORTH TONAWANDA NY 14120

Bill To: City of Port Wentworth
305 South Coastal Highway
Port Wentworth, GA 31407

Ship To: 1000 Richmond Rd.
Port Wentworth, GA 31407

Purchase Order No.	Customer ID	Salesperson ID	Shipping Method	Payment Terms	Req Ship Date	Master No.
VERBAL	CITY068	JW	UPS GROUND	Net 30	0/0/0000	17,999
Quantity	Item Number	Description	UOM	Discount	Unit Price	Ext. Price
1	6050056-PNL	PANEL ASSEMBLY, OG500 S6	EACH	\$0.0000	\$4,900.0000	\$4,900.00
1	E107-120	EA9-T8CL 8" COLOR TFT TOUCH PANEL <i>new panel</i>	EACH	\$0.00	\$2,988.00	\$2,988.00
6	1519001-K01	1-1/4" VALVE REBUILD KIT OG500/650	EACH	\$0.0000	\$445.0000	\$2,670.00
2	1530001-E02	SMC 1/2" CHECK VALVE #AK4000-N04	EACH	\$0.0000	\$50.0000	\$100.00
1	1700002-K01	MUFFLER, EXHAUST 1-1/4" FEMALE #ASQF-10F	EACH	\$0.0000	\$115.0000	\$115.00
1	218D030-001	FILTER ELEMENT 030-AO	EACH	\$0.0000	\$458.0000	\$458.00
1,200.0000	2010002-001	PSA02-XP 8 X 12 MOLSIV ADSORBENTS <i>filter</i>	LB	\$0.0000	\$9.0000	\$10,800.00
2	2300003-N01	2" X 1.25" X 6.5" SCREEN FILTER #8674-01/98065K24	EACH	\$0.0000	\$32.0000	\$64.00
1	9900000-014	SUPPLY CHAIN SURCHARGE	EACH	\$0.0000	\$1,684.6500	\$1,684.65
1.0000	SERVICE CALL - OGSI	SERVICE CALL EXPENSE REIMBURSEMENT	EACH4DEC	\$0.00	\$3,900.00	\$3,900.00
16.0000	LABOR-OGSI	SERVICE LABOR - OGSI	EACH4DEC	\$0.00	\$125.00	\$2,000.00

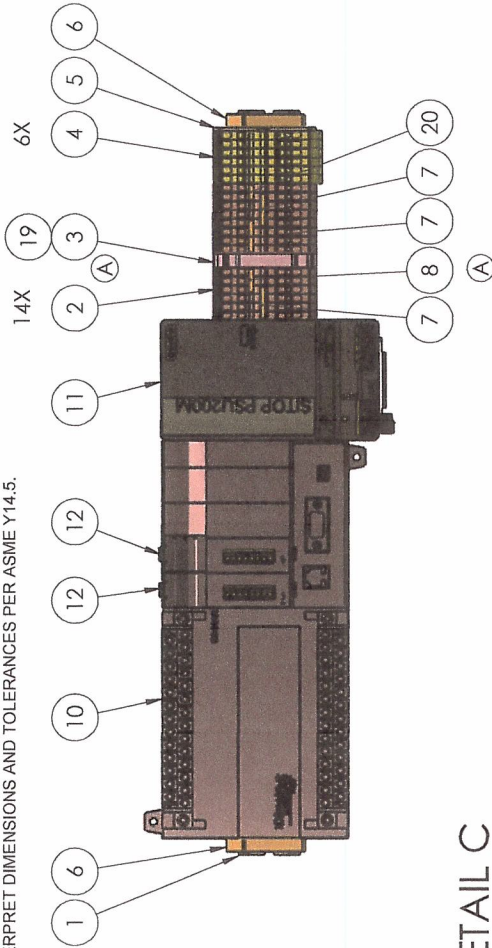
*oxygen system into the effluent
sole source*

Subtotal	\$29,679.65
Misc	\$0.00
Tax	\$0.00
Freight	\$0.00
Trade Discount	\$0.00
Total	\$29,679.65

*****Freight will be added at time of order*****

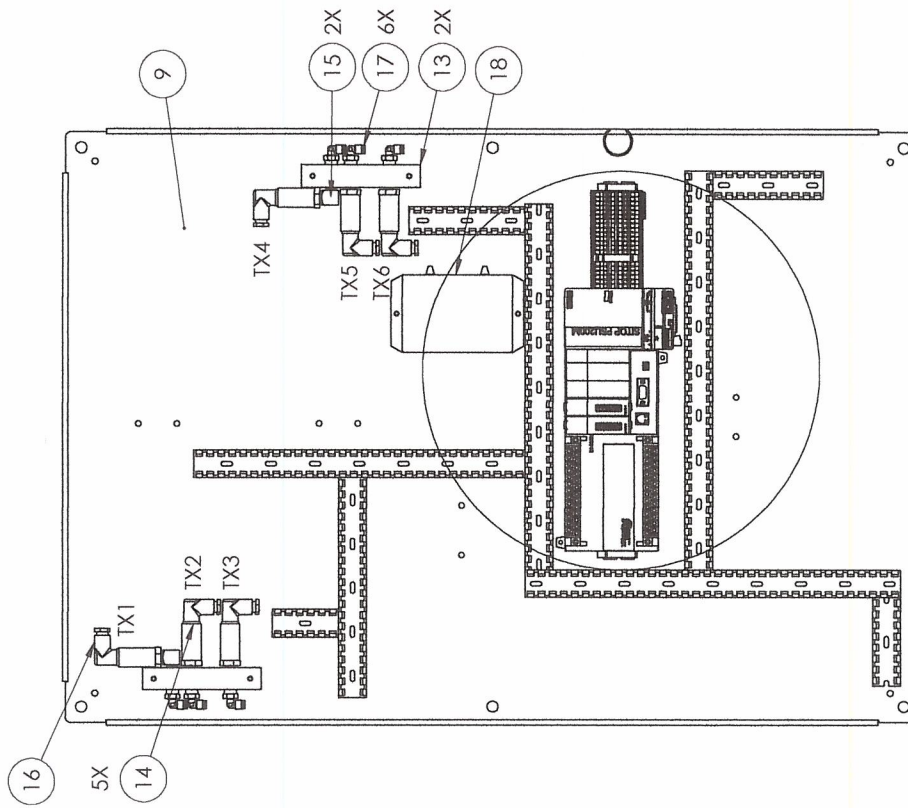
Attachment: NOVAIR Oxygen System Quote (2623 : Oxygen system NOVAIR USA Corp. for the Waste Water Treatment)

NOTES:		REV.	DESCRIPTION	DATE	APPR.	ECN
1. INTERPRET DIMENSIONS AND TOLERANCES PER ASME Y14.5.		A	ADDED TERMINAL BLOCKS & 4-POLE + 2-POLE JUMPER; REMOVED 3-POLE JUMPER	1/20/2022	MRO	22-01-005



DETAIL C
SCALE 2:5.5

ITEM NO.	PART NUMBER	DESCRIPTION	QTY.
20	1820008-002	TERMINAL BLOCK, JUMPER OR CROSS CONNECTOR, 2 POLE, ZGV 2.5-2	1
19	1830001-002	FUSE, 2.5 A	1
18	3110003-008	02 PURITY SENSOR	1
17	1210004-BBC	5/32" PTC x 1/4" NPT ELBOW	6
16	1910001-153	1/4" NPT PRESSURE TRANSDUCER, 0-150 PSI	1
15	1210003-C0C	ELBOW, 1/4" NPT STREET, BRASS	2
14	1910001-103	1/4" NPT PRESSURE TRANSDUCER 0-100 PSI	5
13	1440004-BC3	4 PORT MANIFOLD, DOUBLED SIDED- 1/4" IN, 1/4" OUT	2
12	1810103-002	4 CHANNEL ANALOG INPUT MODULE, 12 BIT	2
11	E107-186	POWER SUPPLY, OUTPUT 24 VDC, 5 A INPUT, 120-230 VAC	1
10	1810002-006	PLC D106 24 VDC POWER, 20 DC IN/16 RELAY OUT, MUST BE PROGRAMMED AT OGSI	1
9	N/A	WIRE DUCT LOCATION, OG500 S6	1
8	1820008-003	TERMINAL BLOCK, JUMPER, 3-POLE	1
7	1820008-004	4 PLACE TERMINAL BLOCK JUMPER	3
6	1820008-001	TERMINAL BLOCK, END BRACKET, BEIGE	2
5	1820008-002	TERMINAL BLOCK, PARTITION PLATE, GREY	1
4	1820005-001	TERMINAL BLOCK, GROUND, GREEN-YELLOW	6
3	1820006-001	TERMINAL BLOCK, PLUG-IN FUSE HOLDER, GREY	1
2	1820004-001	TERMINAL BLOCK, FEED-THROUGH, DARK BEIGE	14
1	1820007-001	DIN RAIL, TS 35 MM X 7.5 MM, SLOTTED, STEEL DESIGN, ZN PLATING	17 IN



DRAWING TITLE:		PART NO.	60500S6-PNL	PANEL ASSEMBLY, OG500 S6
DATE	09/09/19	DATE	09/09/19	
DESIGNED	M. ORLOWSKI	DESIGNED	T. WHETSTONE	
UNLESS OTHERWISE SPECIFIED:		STOCK NO.	QTY.	MATERIAL
DECIMALS: .XXX +/- .005				
FRACTIONS: +/- 1/16				
ANGLES: +/- 1°				
NOVAIR USA CORP.		REMOVE ALL BURRS AND BREAK SHARP EDGES 1/16" MAX		
814 Wurflizer Dr., N. Tonawanda, NY 14120		DO NOT SCALE DRAWING		
		SHEET: 1 OF 1		



City Council
7224 GA Highway 21
Port Wentworth, GA 31407

SCHEDULED

AGENDA ITEM (ID # 2634)

Meeting: 03/24/22 07:00 PM
Department: Fire Department
Category: Agreement
Prepared By: Steve Davis
Department Head: Lance Moore

DOC ID: 2634

9.D

Agreement for Mutual Aid for 165th FD

Issue/Item: MOU with 165th Air Wing Fire Department for Mutual Aid

Background: Annual renewal

Facts and Findings: Mutually beneficial agreement with no cost.

Funding: N/A

Recommendation: Approval

ATTACHMENTS:

- Airport MOU (PDF)

To: Mayor Norton and City Council

From: Chief Lance Moore



Date: March 22, 2022

Ref: Agreement for Mutual Aid in Fire and Emergency Services

All,

Our annual agreement with the 165th Air Wing Fire Department will soon expire. This is a mutually beneficial agreement between Port Wentworth and Airport fire crews. I recommend approval.

There is no funding needed or cost associated with this project.

Attachment: Airport MOU (2634 : Agreement for Mutual Aid for 165th FD)



City Council
7224 GA Highway 21
Port Wentworth, GA 31407

SCHEDULED

Meeting: 03/24/22 07:00 PM
Department: Development Services
Category: Planning/Zoning Item
Prepared By: Melanie Ellis
Department Head: Brian Harvey

AGENDA ITEM (ID # 2622)

DOC ID: 2622

Site Plan Review Application submitted by Paul Larner for PIN #:7-0906-04-091 & 7-0906-04-063 (Mulberry Blvd Extension) for a Specific Development Site Plan to Extend Mulberry Blvd in a M-P-O (Master Plan Overlay) Zoning District.

Issue/Item: Site Plan Review Application submitted by Paul Larner for PIN #:7-0906-04-091 & 7-0906-04-063 (Mulberry Blvd Extension) for a Specific Development Site Plan to Extend Mulberry Blvd in a M-P-O (Master Plan Overlay) Zoning District.

Background: Currently Mulberry Blvd is a dead end road.

Facts and Findings: The Applicant is proposing to extend Mulberry Blvd for future development. This application is currently under technical review by City Engineers, T.R. Long Engineering, P.C.

Funding: N/A

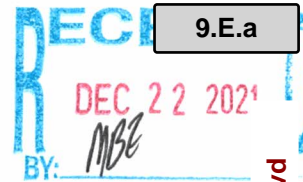
Recommendation: The Planning Commission will hear this application on Monday, March 14, 2022 at 6:30 P.M. **UPDATE: THE PLANNING COMMISSION VOTED UNANIMOUSLY TO APPROVE THE APPLICATION.**

ATTACHMENTS:

- MULBERRY BLVD EXTENSION SPECIFIC SITE PLAN MAR 22 - Application (PDF)
- MULBERRY BLVD EXTENSION SPECIFIC SITE PLAN MAR 22 - Timeline (DOCX)
- MULBERRY BLVD EXTENSION SPECIFIC SITE PLAN MAR 22 - 1st Comment Letter TR Long 1.20.22 (PDF)
- MULBERRY BLVD EXTENSION SPECIFIC SITE PLAN MAR 22 - 1st Return Comment Letter Pittman 2.28.22 (PDF)
- Planning Commission Minutes March 14, 2022 DRAFT (PDF)

220003

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: 0 Mulberry Boulevard
 PIN #(s): 70906 04091 & 70906 04063
 Zoning: M-P-O Estimated Cost of Construction: \$ 350,000
 Type of Construction: Infrastructure

Applicant's Name: Mr. Paul Larner
 Mailing Address: 3071 Slate Mills Road
Sperryville, VA 22740
 Phone #: (540) 987-3164 Email: plarner2003@hotmail.com

Owner's Name (If Different from Applicant): _____
 Mailing Address: _____
 Phone #: _____ Email: _____

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

BEP Rice Hope LLC,
Paul F. Larner
 Applicant's Signature

Dec 15, 2021
 Date

Owner's Signature (If Different from Applicant)

Date

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 (either flash drive or CD)
- ☒ Other Engineering details or reports may be required once submittal has been received
- ☒ Site plan review fee check
 - No Land Disturbance- \$206.00 Site Plan Fee + \$50.00 Admin Fee = Total \$256.00
 - With Land Disturbance - \$836.00 Site Plan Fee + \$50.00 Admin Fee = Total \$886.00

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

I have read and agree to the above additional fee statement

Pahl F. m
 Applicant's Signature

12/15/2021
 Date



PIN: 70906D02006 OWNER: RICE HOPE PLANTATION COMMUNITY ASSOCIATION
PIN: 70906D02005 OWNER: CLAYTON PROPERTIES GROUP, LLC
PIN: 70906D02004 OWNER: RICE HOPE PLANTATION COMMUNITY ASSOCIATION
PIN: 70906D03016 OWNER: RICE HOPE PLANTATION COMMUNITY ASSOCIATION
PIN: 70906 04091 OWNER: BEP TRACT 2 LLC C/O Highbrook Investors
PIN: 70906D03004 OWNER: DAVIS HERBERT
PIN: 70906D03003 OWNER: RICE HOPE PLANTATION COMMUNITY ASSOCIATION
PIN: 70906D03002 OWNER: BARNES SHELDON D C/O SNELL CHELSEY ALEXANDRIA
PIN: 70906D03001 OWNER: CLAYTON PROPERTIES GROUP, LLC
PIN: 70906 04063 OWNER: BEP TRACT 2 LLC

ADDRESS: 100 LAKESIDE BLVD., PORT WENTWORTH, GA 31407
ADDRESS: 441 WESTERN LANE, IRMO SC 29063
ADDRESS: 100 LAKESIDE BLVD., PORT WENTWORTH, GA 31407
ADDRESS: 100 LAKESIDE BLVD., PORT WENTWORTH, GA 31407
ADDRESS: 100 LAKESIDE BLVD., PORT WENTWORTH, GA 31407
ADDRESS: 14 WILD SILK WAY, PORT WENTWORTH, GA 31407
ADDRESS: 100 LAKESIDE BLVD., PORT WENTWORTH, GA 31407
ADDRESS: 12 WILD SILK WAY, PORT WENTWORTH, GA 31407
ADDRESS: 441 WESTERN LANE, IRMO SC 29063
ADDRESS: 100 LAKESIDE BLVD., PORT WENTWORTH, GA 31407

CITY OF PORT WENTWORTH
(912) 964-4379

REC#: 00338828 1/04/2022 1:43 PM
OPER: ME TERM: 011
REF#: CK 2247

TRAN: 112.0000 BLDG PERMIT
220003 886.00CR
LARNER, PAUL
MULBERRY BLVD
DEV-SPR 886.00CR

TENDERED: 886.00 CHECK
APPLIED: 886.00-

CHANGE: 0.00

WWW.CITYOFPORTWENTWORTH.COM

Project Timeline

Project Number: 220003

Project Name: Mulberry Blvd Extension – Specific Site Plan

Applicant / Engineer: Ray Pittman, Pittman Engineering

Owner: Paul Larner

City Review Engineer: TR Long Engineering

- 12/22/2021 – Application received; complete
- 1/7/2022 – sent packet over to Trent Long, TR Long Engineering, to start review.
- 1/20/2022 – 1st review letter received from TR Long Engineering. Emailed to Jason Bryant & Ray Pittman.
- 2/24/2022 – sent public hearing notice to Savannah Morning News
- 2/25/2022 – Public hearing notice Ad published in Savannah Morning News
- 2/25/2022 – public hearing notice letters mailed
- 3/1/2022 – received 1st resubmittal from Pittman Engineering
- 3/2/2022 – called & spoke to Jason Bryant and informed him I would need a PDF of his resubmittal to send to TR Long for review.
- 3/2/2022 – PDF received. Forwarded to TR Long for review.

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



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

January 20, 2022

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

Re: Mulberry Boulevard Extension - Rice Hope Subdivision
Port Wentworth, Georgia

Dear Mr. Harvey,

T. R. Long Engineering, P.C. has reviewed the "Mulberry Boulevard Extension - Rice Hope Subdivision" prepared by Pittman Engineering Company dated December 21, 2021. T. R. Long Engineering, P.C. offers the following comments with regards to this submittal:

1. The plans do not include any benchmark or control point references. Additionally, the north arrow does not indicate whether project is magnetic or state plane.
2. The plans do not include any bearing and distances on the proposed right of way or on the centerline of the roadway. Please show layout information for the right of way and centerline.
3. A boundary plat showing the new right-of-way will be required to be approved and recorded prior to close out of the project.
4. According to the development manual the new section of roadway is required to have curb and gutter.
5. The roadway design starting at station 7+00 to the temporary cul-de-sac does not meet any design standard. (i.e., cul-de-sac) Please provide a masterplan for this area so that the termination type for this roadway can be evaluated. Roadways with a 90-degree bend as shown are not allowed. The minimum roadway radius is 150-feet.
6. The new roadway is being shown as 31' wide and the side roadway is being shown at 22' wide. Please provide reasoning for the 31' width of pavement. Also please provide justification for the roadway not being 24' in width.
7. The new roadway section is changing from a 2-lane roadway with an island to a 2-lane roadway without an island. The taper length currently shown is not sufficient. We estimate the taper should not be any less than 225 feet if the width is 24-feet wide. ($15' \text{ island width} / 2 \times 30 \text{ mph} = 225'$)
8. The driveway/roadway intersection located near station 2+75 has a centerline curve that extends into the Mulberry Boulevard right of way. Intersections are encouraged be 90-degreess to the centerline. Variances up to 5 degrees are acceptable. The layout as shown may result in vehicles entering the intersection at an angle greater than allowed. Please realign this intersection so that the intersecting angle is straight within the right of way.
9. The plans show minimal striping and signage along the new roadway. Include in the plans the necessary striping, signage and traffic devices required.

10. All roads shall have a 5' shoulder with a maximum of 4:1 side slope. Several of the storm profiles are not clear if this requirement is met. Please verify that the drainage pipes are designed so that the shoulder width and side slope are achieved.
11. The concrete paving section located around station 0+75 leaves a small sliver of asphalt in the radius of the island that will be hard to install and maintain. Please extend the new concrete paving to include the radius of the island.
12. The plans show a cross walk at the road intersection. Add handicap ramps where the sidewalk connects to the roadway. Also verify the crosswalk meets ADA requirements and does not exceed the required 2.0% cross slope.
13. Several notes indicate the reuse of existing pipe. All pipe removed or demolished as part of construction shall not be reused and installation of all pipes shall be new.
14. Several of the storm pipes are shown as 15" diameter. The minimum pipe size allowed is 18" diameter. Additionally, provide storm calculations for all the pipe crossings.
15. Provide storm calculations for the existing 48" pipe crossing near station 0+50 to determine if the size is sufficient prior to constructing the new roadway. Additionally show providing end treatments for each end of the 48" pipe.
16. The storm pipes are shown with odd lengths. Lengths should match nominal pipe lengths for concrete pipe if possible.
17. No topographic information is shown for the near flared end section #2 to existing discharge ditch. Provide additional topographical data for this area.
18. The existing force main is being extended across the City of Savannah Easement with new 10" force main for future use. The new force main should include casing under the entire easement.
19. The new force main is showing ending near the new right-of-way line. Show the installation of a new cap or plug at the end of the line and a post to mark the location.
20. The existing water is being extended across the City of Savannah Easement with new 12" water line for future use. The new water should include casing under the entire easement. Additionally, review the size of the casing. The casing pipe shown on the plans may be too small.
21. The road length is longer than 700' and only one new fire hydrant is currently shown. Fire hydrant length should not exceed 600'. Provide a minimum of one additional fire hydrant. Also, the location of the fire hydrant shown may change based on the future roadways shown in the masterplan. The additional fire hydrant and currently proposed fire hydrant need to be shown at the right of way line.
22. Currently one construction exit is shown on the erosion plans. Please relocate the construction exit or provide an additional construction exit at the end of the existing asphalt roadway.
23. A note concerning the water main indicates that the contractor needs to evaluate the depth of the water line. The engineer should evaluate the depth of the waterline. Please update this note so that the engineer is in control and that the city is notified of any changes and that the city has time to review the change prior to construction.
24. All unsuitable soil in roadway and/or under utilities, shall be removed and replaced with structural fill. Please update the plan to indicate this requirement.

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

Sincerely,


Trent R. Long, P.E.

Pittman Engineering Co., LLC

Post Office Box 822
 Richmond Hill, Georgia 31324
 912-445-0578

February 28, 2022



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

Re: Mulberry Boulevard Extension
 Responses to Comments

Dear Mr. Harvey:

On behalf of our client, BEP Rice Hope, LLC, please find enclosed the following documents and responses based on the TR Long Plan Review comments. The Plan Review comments are provided first, followed by the responses.

1. The plans do not include any benchmark or control point references. Additionally, the north arrow does not indicate whether project is magnetic or state plane.

All north arrows have been updated to read referenced to indicate state plane north. Additionally, the plans have been revised to include a benchmark and control point.

2. The plans do not include any bearing and distances on the proposed right of way or on the centerline of the roadway. Please show layout information for the right of way and centerline.

Bearings and distances for the proposed right-of-way and proposed road centerline have been added to the layout sheet.

3. A boundary plat showing the new right-of-way will be required to be approved and recorded prior to close out of the project.

Understood, forthcoming from the surveyor after construction is completed.

4. According to the development manual the new section of roadway is required to have curb and gutter.

Curb and gutter have been added to the two intersecting stub roads per the City of Port Wentworth, the boulevard section (Mulberry Blvd.) will continue as a roadside swale section per the City of Port Wentworth.

5. The roadway design starting at station 7+00 to the temporary cul-de-sac does not meet any design standard. (i.e., cul-de-sac) Please provide a masterplan for this area so that the

termination type for this roadway can be evaluate. Roadways with a 90-degree bend as shown are not allowed. The minimum roadway radius in 150-feet.

This is an intersection (continuation) of future Lakeside Drive. Please see masterplan exhibit for future intention and continuation of Mulberry Boulevard and Lakeside Dr. The General layout is shown on Item 14 below. The master plan will be modified to reflect 90 degree intersection.

6. The new roadway is being shown as 31' wide and the side roadway is being shown at 22' wide. Please provide reasoning for the 31' width of pavement. Also please provide justification for the roadway not being 24' in width.

Rice Hope Masterplan called out the roadway widths. Note the ancillary curb cuts have been revised to curb and gutter sections which are 27' back to back dimensions and as verbally instructed by the City of Port Wentworth.

7. The new roadway section is changing from a 2-lane roadway with an island to a 2-lane roadway without an island. The taper length currently shown is not sufficient. We estimate the taper should not be any less than 225 feet if the width is 24-feet wide. ($15' \text{ island width} / 2 \times 30\text{mph} = 225'$)

The taper of the roadway section has been increased to a 250' taper to meet the recommendation.

8. The driveway/roadway intersection located near station 2 + 75 has a centerline curve that extends into the Mulberry Boulevard right of way. Intersections are encouraged to be 90-degreess to the centerline. Variances up to 5 degrees are acceptable. The layout as shown may result in vehicles entering the intersection at an angle greater than allowed. Please realigned this intersection so that the intersecting angle is straight within the right-of-way.

The road centerline radius has been revised so that the road meets the intersection at a 90-degree angle.

9. The plans show minimal striping and signage along the new roadway. Include in the plans the necessary striping, signage and traffic devises required.

White line striping has been added to the plans along with double yellow center lines.

10. All roads shall have a 5' shoulder with a maximum of 4:1 side slope. Several of the storm profiles are not clear is this requirement met. Please verify that the drainage pipes are designed so that the shoulder width and side slope are achieved.

The road section has been revised to have greater than a 5-foot shoulder on each side with maximum slopes of 4:1. Ditches have also been revised to have a 4:1 side slope. Pipe lengths are sufficient.

11. The concrete paving section located around station 0+75 leaves a small sliver of asphalt in the radius of the island that will be hard to install and maintain. Please extend the new concrete paving to include the radius of the island.

The Island Length has been reduced to accommodate the Asphalt Installation.

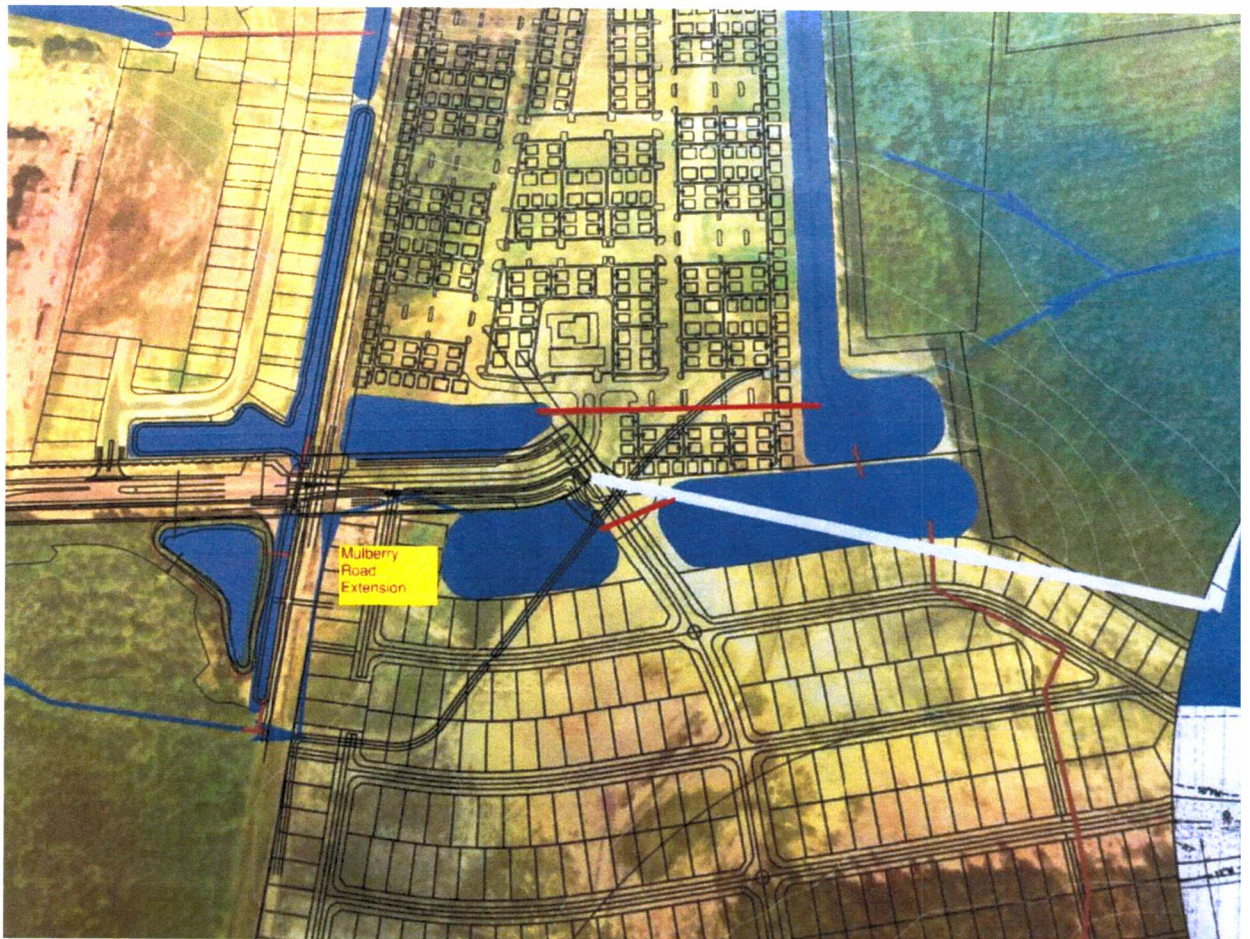
12. The plans show a cross walk at the road intersection. Add handicap ramps where the sidewalk connects to the roadway. Also verify the crosswalk meets ADA requirements and does not exceed the required 2.0% cross slope.

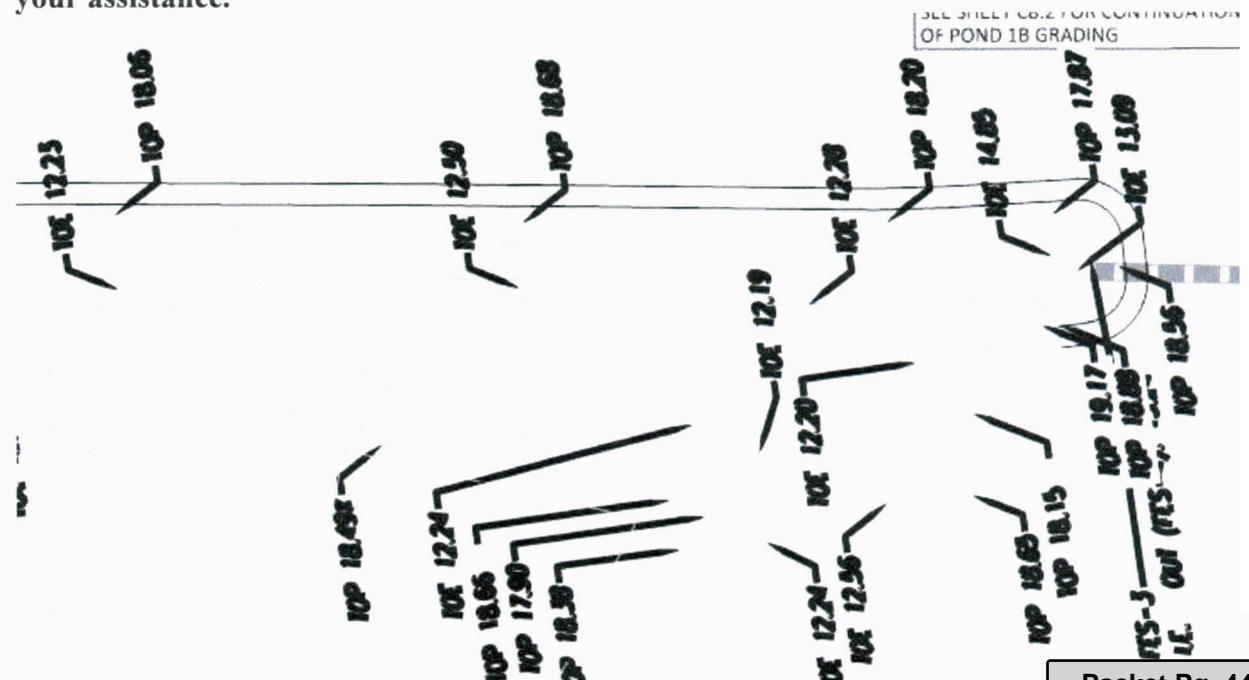
The handicap ramps have been added to the sidewalk at the roadway connection. The sidewalk has also been revised to meet ADA requirements and does not exceed the cross slope of 2%.

13. Several notes indicate the reuse of existing pipe. All pipe removed or demolished as part of construction shall not be reused and installation of all pipes shall be new.

The reuse note of existing pipe has been eliminated. The length of the directional drill has been increased 40 feet under the existing 48" RCP to eliminate the need for r&r the 48" RCP.

14. Several of the storm pipes are shown as 15" diameter. The minimum pipe size allowed is 18" diameter. Additionally, provide storm calculations for all the pipe crossings.





18. The existing force main is being extended across the City of Savannah Easement with new 10" force main for future use. The new force main should include casing under the entire easement.

The City of Savannah is in agreement with the design that has been provided in these construction plans in showing that the casement pipe extends 15' min past the centerline of the I & D water lines each direction. Please note we also modified plans to reflect directional drilling 90' of the force main under the I&D Easement since it will be more cost effective to drill under the existing 48" RCP while also under the double I&D lines.

19. The new force main is showing ending near the new right-of-way line. Show the installation of a new cap or plug at the end of the line and a post to mark the location.

Plug and post note has been added to plans to indicate the location of the end of the 10" force main

20. The existing water is being extended across the City of Savannah Easement with new 12" water line for future use. The new water should include casing under the entire easement. Additionally, review the size of the casing. The casing pipe shown on the plans may be too small.

The City of Savannah agrees with the design that has been provided in these construction plans in showing that the casement pipe extends 15' min past the centerline of the I & D water lines each direction. You are correct about the Casing Size—it needs to be twice the diameter of the carrier pipe; thus a 24" casing is to be installed. Plans were modified.

21. The road length is longer than 700' and only one new fire hydrant is currently shown. Fire hydrant length should not exceed 600'. Provide a minimum of one additional fire hydrant. Also, the location of the fire hydrant shown may change based on the future roadways shown in the masterplan. The additional fire hydrant and currently proposed fire hydrant need to be shown at the right of way line.

An existing fire hydrant is located at the end of the existing road. The proposed fire hydrant has been shifted to a new location so that the coverage length is less than 500' from an existing fire hydrant. Due to the 131' R/W Width, the fire hydrant is located between the sidewalk and the swale and not at the R/W line.

22. Currently one construction exit is shown on the erosion plans. Please relocate the construction exit or provide an additional construction exit at the end of the existing asphalt roadway.

The construction exit has been relocated to the specified location and the Northing/Easting Latitude and Longitude has been updated to reflect this relocation.

Mr. Brian Harvey
Mulberry Road Extension
Page 6

23. A note concerning the water main indicates that the contractor needs to evaluate the depth of the water line. The engineer should evaluate the depth of the waterline. Please update this note so that the engineer is in control and that the city is notified of any changes and that the city has time to review the change prior to construction.

The note has been revised.

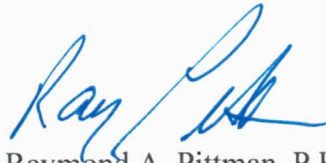
24. All unsuitable soil in roadway and/or under utilities, shall be removed and replaced with structural fill. Please update the plan to indicate this requirement.

A note has been added to the plan sheets to reflect this comment.

Thank you in advance for your review of the submitted documents. If you have any questions, or comments, or require any additional information, please do not hesitate to call me at 912-210-3259.

Sincerely,

PITTMAN ENGINEERING CO. LLC



Raymond A. Pittman, P.E.



CITY OF PORT WENTWORTH

PLANNING COMMISSION

MARCH 14, 2022

Council Meeting Room

Regular Meeting

6:30 PM

7224 GA HIGHWAY 21
PORT WENTWORTH, GA 31407

1. CALL MEETING TO ORDER

Chairman CJ Neesmith called the meeting to order.

2. PRAYER AND PLEDGE OF ALLEGIANCE

Commissioner Herrin led the Prayer and Pledge of Allegiance.

3. ROLL CALL - SECRETARY

Attendee Name	Title	Status	Arrived
Bill Herrin	Planning Commissioner	Present	
Rosetta Franklin	Planning Commissioner	Present	
Wanda Rollf	Planning Commissioner	Present	
Lauree Morris	Planning Commissioner	Absent	
CJ Neesmith	Planning Commissioner	Present	
Janet Hester	Planning Commissioner	Present	
Jeff Sopson	Planning Commissioner	Present	
Brian Harvey	Director of Development Services	Present	
Melanie Ellis	Building Inspector	Present	

4. APPROVAL OF AGENDA

1. Approval of Agenda

Agenda was approved with the removal of item 6.A due to the applicant withdrawing the application.

RESULT: ADOPTED [UNANIMOUS]
MOVER: Bill Herrin, Planning Commissioner
SECONDER: Rosetta Franklin, Planning Commissioner
AYES: Herrin, Franklin, Rollf, Hester, Sopson
ABSENT: Morris

5. ADOPTION OF MINUTES

A. Planning Commission - Regular Meeting - Feb 14, 2022 6:30 PM

RESULT: **ACCEPTED [UNANIMOUS]**
MOVER: Rosetta Franklin, Planning Commissioner
SECONDER: Bill Herrin, Planning Commissioner
AYES: Herrin, Franklin, Rollf, Hester, Sopson
ABSENT: Morris

6. ZONING MAP AMENDMENTS (REZONING)

- A. Zoning Map Amendment Application submitted by Charles Teel, Hunter, Maclean, Exley & Dunn, P.C., on behalf of Lula Ghyll Roberts Cheatham for PIN # 7-0975-02-010 (Highway 21) to Rezone from R-A (Residential Agriculture) to P-C-1 (Planned Neighborhood Business) Zoning District for the purpose of a Motorcycle Repair & Parts Shop.

Application withdrawn by Applicant.

RESULT: **WITHDRAWN [UNANIMOUS]**
MOVER: Bill Herrin, Planning Commissioner
SECONDER: Rosetta Franklin, Planning Commissioner
AYES: Herrin, Franklin, Rollf, Hester, Sopson
ABSENT: Morris

7. ZONING TEXT AMENDMENTS (ORDINANCES)

8. SITE PLAN/SUBDIVISION APPROVAL

- A. Subdivision Application submitted by Lamar Mercer, PE., Thomas & Hutton Engineering Inc., on behalf of BEP Rice Hope, LLC., for PIN # 7-0906-04-069 (100 Lakeside Blvd) located in a M-P-O (Master Plan Overlay) Zoning District for a Final Plat of a Major Subdivision (Parkside Phase 1D-2) for the purpose of Single-Family Homes

The applicant, Lamar Mercer, was present. Mr. Mercer gave a brief overview of the project and offered to answer any questions. There were no questions from the Commission. There were no public comments. Commissioner Franklin made a motion to approve the application. Commissioner Herrin seconded the motion to approve. The vote was unanimous.

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Rosetta Franklin, Planning Commissioner
SECONDER: Bill Herrin, Planning Commissioner
AYES: Herrin, Franklin, Rollf, Hester, Sopson
ABSENT: Morris

- B. Site Plan Review Application submitted by Paul Lerner for PIN #:7-0906-04-091 & 7-0906-04-063 (Mulberry Blvd Extension) for a Specific Development Site Plan to Extend Mulberry Blvd in a M-P-O (Master Plan Overlay) Zoning District.

Ray Pittman was present on behalf of the applicant. Mr. Pittman gave a brief overview of the project and offered to answer any questions. There were no questions from the Commission. There were no public comments. Commissioner Franklin made a motion to approve the application. Commissioner Herrin seconded the motion to approve. The vote was unanimous.

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Rosetta Franklin, Planning Commissioner
SECONDER: Bill Herrin, Planning Commissioner
AYES: Herrin, Franklin, Rollf, Hester, Sopson
ABSENT: Morris

- C. Subdivision Application submitted by Jessica Vick, Roberts Civil Engineering, LLC., on behalf of Landmark 24 Homes of Savannah, LLC., for PIN # 7-0906-01-031 (Miller Park Circle) located in a P-R-M (Planned Residential Multi-Family) Zoning District for a Preliminary Plat of a Major Subdivision (Rice Creek Tract C-2 Phase V) for the purpose of Single-Family Homes

Kennon Strowd was present on behalf of the applicant. Mr. Strowd gave a brief overview of the project and offered to answer any questions. There were no questions from the Commission. There were no public comments. Commissioner Franklin made a motion to approve the application. Commissioner Herrin seconded the motion to approve. The vote was unanimous.

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Rosetta Franklin, Planning Commissioner
SECONDER: Bill Herrin, Planning Commissioner
AYES: Herrin, Franklin, Rollf, Hester, Sopson
ABSENT: Morris

- D. Subdivision Application submitted by Jessica Vick, Roberts Civil Engineering, LLC., on behalf of Landmark 24 Homes of Savannah, LLC., for PIN # 7-0906-01-031 (Miller Park Circle) located in a P-R-M (Planned Residential Multi-Family) Zoning District for a Preliminary Plat of a Major Subdivision (Rice Creek Tract C-1 Phase VI) for the purpose of Single-Family Homes

Kennon Strowd was present on behalf of the applicant. Mr. Strowd gave a brief overview of the project and offered to answer any questions. There were no questions from the Commission. There were no public comments. Commissioner Franklin made a motion to approve the application. Commissioner Herrin seconded the motion to approve. The vote was unanimous.

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Rosetta Franklin, Planning Commissioner
SECONDER: Bill Herrin, Planning Commissioner
AYES: Herrin, Franklin, Rollf, Hester, Sopson
ABSENT: Morris

9. NEW BUSINESS

1. A Resolution of the Mayor and City Council of the City of Port Wentworth to Amend the Zoning Ordinance Regarding the Approval of Final Plats

Mr. Harvey gave a overview of the resolution. Commissioner Herrin asked if the Planning Commission would be covered under the City's insurance when making decisions. Mr. Harvey stated he would have to check.

-Public Hearing

--Murray Marshal spoke in favor of the resolution.

Commissioner Franklin made a motion to approve. Commissioner Herrin seconded the motion to approve. Commissioners Franklin, Herrin, Rollf, and Sopson voted Yay. Commissioner Hester voted Nay. The motion passes 4-1.

RESULT:	APPROVED [4 TO 1]
MOVER:	Rosetta Franklin, Planning Commissioner
SECONDER:	Bill Herrin, Planning Commissioner
AYES:	Herrin, Franklin, Rollf, Hester
NAYS:	Sopson
ABSENT:	Morris

10. ADJOURNMENT

A. Adjournment

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Bill Herrin, Planning Commissioner
SECONDER:	Rosetta Franklin, Planning Commissioner
AYES:	Herrin, Franklin, Rollf, Hester, Sopson
ABSENT:	Morris

Chairman

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

Secretary



City Council
7224 GA Highway 21
Port Wentworth, GA 31407

SCHEDULED

Meeting: 03/24/22 07:00 PM
Department: Development Services
Category: Planning/Zoning Item
Prepared By: Melanie Ellis
Department Head: Brian Harvey

AGENDA ITEM (ID # 2624)

DOC ID: 2624

Subdivision Application submitted by Lamar Mercer, PE., Thomas & Hutton Engineering Inc., on behalf of BEP Rice Hope, LLC., for PIN # 7-0906-04-069 (100 Lakeside Blvd) located in a M-P-O (Master Plan Overlay) Zoning District for a Final Plat of a Major Subdivision (Parkside Phase 1D-2) for the purpose of Single-Family Homes

Issue/Item: Subdivision Application submitted by Lamar Mercer, PE., Thomas & Hutton Engineering Inc., on behalf of BEP Rice Hope, LLC., for PIN # 7-0906-04-069 (100 Lakeside Blvd) located in a M-P-O (Master Plan Overlay) Zoning District for a Final Plat of a Major Subdivision (Parkside Phase 1D-2) for the purpose of Single-Family Homes

Background: This is the Final Plat submittal for Parkside Phase 1D-2 of the Rice Hope Subdivision. Parkside Phase 1D-2 includes fifteen (15) single family lots on approximately 2.9 acres. The lots will be accessed off Cypress Loop. The subdivision is served by public water and sewer utilities.

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

Funding: N/A

Recommendation: The Planning Commission will hear this application on Monday, March 14, 2022 at 6:30 P.M. / **UPDATE: THE PLANNING COMMISSION VOTED UNANIMOUSLY TO APPROVE THE APPLICATION.**

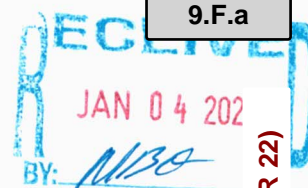
ATTACHMENTS:

- PARKSIDE PH 1D-2 FINAL PLAT MAR 22 - Application (PDF)
- PARKSIDE PH 1D-2 FINAL PLAT MAR 22 - Timeline (DOCX)
- PARKSIDE PH 1D-2 FINAL PLAT MAR 22 - Final Plat (PDF)
- Planning Commission Minutes March 14, 2022 DRAFT (PDF)

22004

9.F.a

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



Application Form Required

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

Subdivision Name: Rice Hope - Parkside Phase 1D-2

Location: 100 Lakeside Blvd., Port Wentworth, Georgia

Number of Lots: 15

Number of Acres: 2.9 acres

PIN #: 7-0906-04-069

Current Zoning: MPO

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

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

Purpose of Subdivision:

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

Variances: (List all variances being requested)

Attachment: PARKSIDE PH 1D-2 FINAL PLAT MAR 22 - Application (2624 : Subdivision Application Parkside Phase 1D-2 Final Plat MAR 22)

Georgia DOT Review

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

Previous Submittal

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

Yes _____

No X

If yes, what name? _____

Date Submitted: _____ PWPC File No: _____

Number of Required Prints

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

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

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

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

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

Engineer/Surveyor: Thomas and Hutton Engineering Inc., Lamar Mercer, PE

Address: 50 Park of Commerce Way, Savannah, Georgia Zip Code: 31405

Phone #: 912-234-5300 Fax #: _____

Owner: BEP Rice Hope, LLC.

Address: 3071 Slate Mills Road, Sperryville, Virginia Zip Code: 22740

Phone #: 540-987-3164 Fax #: _____


Date of Submittal: January 4, 2022

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

7-09068-09-003	Amanda J. Caldemeyer	209 Parkside Blvd, Port Wentworth, GA 31407-3355	_____
7-09068-09-002	AMH DEV LLC	211 Parkside Blvd, Port Wentworth, GA 31407-3355	_____
7-09068-09-001	AMH DEV LLC	213 Parkside Blvd, Port Wentworth, GA 31407-3355	_____
7-09068-08-002	AMH DEV LLC	215 Parkside Blvd, Port Wentworth, GA 31407-3354	_____
7-09068-08-001	AMH DEV LLC	217 Parkside Blvd, Port Wentworth, GA 31407-3354	_____
7-09068-08-003	BEP RH TRACT 2 LLC	219 Parkside Blvd, Port Wentworth, GA 31407 (mailing 100 Lakeside Blvd, Port Wentworth, GA 31407-3391)	_____
7-09068-08-004	BEP RH TRACT 2 LLC	221 Parkside Blvd, Port Wentworth, GA 31407 (mailing 100 Lakeside Blvd, Port Wentworth, GA 31407-3391)	_____
7-09068-08-005	BEP RH TRACT 2 LLC	223 Parkside Blvd, Port Wentworth, GA 31407 (mailing 100 Lakeside Blvd, Port Wentworth, GA 31407-3391)	_____
7-09060-4069	BEP RH TRACT 2 LLC	Hickory Street, Port Wentworth, GA 31407 (mailing 100 Lakeside Blvd, Port Wentworth, GA 31407-3391)	_____
7-09068-09-004	BEP RH TRACT 2 LLC	2 Cypress Loop, Port Wentworth, GA 31407 (mailing 100 Lakeside Blvd, Port Wentworth, GA 31407-3391)	_____
7-09068-16-001	BEP RH TRACT 2 LLC	208 Crabapple Circle, Port Wentworth, GA 31407 (mailing 100 Lakeside Blvd, Port Wentworth, GA 31407-3391)	_____
7-09068-16-002	BEP RH TRACT 2 LLC	210 Crabapple Circle, Port Wentworth, GA 31407 (mailing 100 Lakeside Blvd, Port Wentworth, GA 31407-3391)	_____
7-09068-16-003	BEP RH TRACT 2 LLC	212 Crabapple Circle, Port Wentworth, GA 31407 (mailing 100 Lakeside Blvd, Port Wentworth, GA 31407-3391)	_____

Certifications

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



 Signature of Owner

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

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

CITY OF PORT WENTWORTH
 7306 HIGHWAY 21, SUITE 301
 PORT WENTWORTH, GEORGIA 31407

CITY OF PORT WENTWORTH
(912) 964-4379

REC#: 00338844 1/04/2022 2:43 PM
OPER: ME TERM: 011
REF#: CK 1788

TRAN: 112.0000 BLDG PERMIT
220004 1,131.00CR
BEP RICE HOPE LLC
PARKSIDE PH 1D-2
I-SUBDIV 1,131.00CR

TENDERED: 1,131.00 CHECK
APPLIED: 1,131.00-

CHANGE: 0.00

WWW.CITYOFPORTWENTWORTH.COM

Project Timeline

Project Number: 220004

Project Name: Parkside Phase 1D-2 – Final Plat

Applicant / Engineer: Lamar Mercer, Thomas & Hutton

Owner: BEP Rice Hope

City Staff Review: Omar Senati

- 1/4/2022 – Application Received; Incomplete – need PIN number to be verified, pdf, 15 half size and 3 full size copies.
- 1/4/2022 – sent email to Lamar Mercer for missing information.
- 1/6/2022 – missing information received
- 2/11/2022 – Omar sent 1st review comments to Paul Larner & Thomas & Hutton.
- 2/24/2022 – public hearing notice sent to Savannah Morning News
- 2/25/2022 – public hearing notice published in the Savannah Morning News
- 2/25/2022 – Public hearing notice letters mailed.



CITY OF PORT WENTWORTH

PLANNING COMMISSION

MARCH 14, 2022

Council Meeting Room

Regular Meeting

6:30 PM

7224 GA HIGHWAY 21
PORT WENTWORTH, GA 31407

1. CALL MEETING TO ORDER

Chairman CJ Neesmith called the meeting to order.

2. PRAYER AND PLEDGE OF ALLEGIANCE

Commissioner Herrin led the Prayer and Pledge of Allegiance.

3. ROLL CALL - SECRETARY

Attendee Name	Title	Status	Arrived
Bill Herrin	Planning Commissioner	Present	
Rosetta Franklin	Planning Commissioner	Present	
Wanda Rollf	Planning Commissioner	Present	
Lauree Morris	Planning Commissioner	Absent	
CJ Neesmith	Planning Commissioner	Present	
Janet Hester	Planning Commissioner	Present	
Jeff Sopson	Planning Commissioner	Present	
Brian Harvey	Director of Development Services	Present	
Melanie Ellis	Building Inspector	Present	

4. APPROVAL OF AGENDA

1. Approval of Agenda

Agenda was approved with the removal of item 6.A due to the applicant withdrawing the application.

RESULT: ADOPTED [UNANIMOUS]
MOVER: Bill Herrin, Planning Commissioner
SECONDER: Rosetta Franklin, Planning Commissioner
AYES: Herrin, Franklin, Rollf, Hester, Sopson
ABSENT: Morris

5. ADOPTION OF MINUTES

A. Planning Commission - Regular Meeting - Feb 14, 2022 6:30 PM

RESULT: **ACCEPTED [UNANIMOUS]**
MOVER: Rosetta Franklin, Planning Commissioner
SECONDER: Bill Herrin, Planning Commissioner
AYES: Herrin, Franklin, Rollf, Hester, Sopson
ABSENT: Morris

6. ZONING MAP AMENDMENTS (REZONING)

- A. Zoning Map Amendment Application submitted by Charles Teel, Hunter, Maclean, Exley & Dunn, P.C., on behalf of Lula Ghyll Roberts Cheatham for PIN # 7-0975-02-010 (Highway 21) to Rezone from R-A (Residential Agriculture) to P-C-1 (Planned Neighborhood Business) Zoning District for the purpose of a Motorcycle Repair & Parts Shop.

Application withdrawn by Applicant.

RESULT: **WITHDRAWN [UNANIMOUS]**
MOVER: Bill Herrin, Planning Commissioner
SECONDER: Rosetta Franklin, Planning Commissioner
AYES: Herrin, Franklin, Rollf, Hester, Sopson
ABSENT: Morris

7. ZONING TEXT AMENDMENTS (ORDINANCES)

8. SITE PLAN/SUBDIVISION APPROVAL

- A. Subdivision Application submitted by Lamar Mercer, PE., Thomas & Hutton Engineering Inc., on behalf of BEP Rice Hope, LLC., for PIN # 7-0906-04-069 (100 Lakeside Blvd) located in a M-P-O (Master Plan Overlay) Zoning District for a Final Plat of a Major Subdivision (Parkside Phase 1D-2) for the purpose of Single-Family Homes

The applicant, Lamar Mercer, was present. Mr. Mercer gave a brief overview of the project and offered to answer any questions. There were no questions from the Commission. There were no public comments. Commissioner Franklin made a motion to approve the application. Commissioner Herrin seconded the motion to approve. The vote was unanimous.

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Rosetta Franklin, Planning Commissioner
SECONDER: Bill Herrin, Planning Commissioner
AYES: Herrin, Franklin, Rollf, Hester, Sopson
ABSENT: Morris

- B. Site Plan Review Application submitted by Paul Lerner for PIN #:7-0906-04-091 & 7-0906-04-063 (Mulberry Blvd Extension) for a Specific Development Site Plan to Extend Mulberry Blvd in a M-P-O (Master Plan Overlay) Zoning District.

Ray Pittman was present on behalf of the applicant. Mr. Pittman gave a brief overview of the project and offered to answer any questions. There were no questions from the Commission. There were no public comments. Commissioner Franklin made a motion to approve the application. Commissioner Herrin seconded the motion to approve. The vote was unanimous.

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Rosetta Franklin, Planning Commissioner
SECONDER: Bill Herrin, Planning Commissioner
AYES: Herrin, Franklin, Rollf, Hester, Sopson
ABSENT: Morris

- C. Subdivision Application submitted by Jessica Vick, Roberts Civil Engineering, LLC., on behalf of Landmark 24 Homes of Savannah, LLC., for PIN # 7-0906-01-031 (Miller Park Circle) located in a P-R-M (Planned Residential Multi-Family) Zoning District for a Preliminary Plat of a Major Subdivision (Rice Creek Tract C-2 Phase V) for the purpose of Single-Family Homes

Kennon Strowd was present on behalf of the applicant. Mr. Strowd gave a brief overview of the project and offered to answer any questions. There were no questions from the Commission. There were no public comments. Commissioner Franklin made a motion to approve the application. Commissioner Herrin seconded the motion to approve. The vote was unanimous.

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Rosetta Franklin, Planning Commissioner
SECONDER: Bill Herrin, Planning Commissioner
AYES: Herrin, Franklin, Rollf, Hester, Sopson
ABSENT: Morris

- D. Subdivision Application submitted by Jessica Vick, Roberts Civil Engineering, LLC., on behalf of Landmark 24 Homes of Savannah, LLC., for PIN # 7-0906-01-031 (Miller Park Circle) located in a P-R-M (Planned Residential Multi-Family) Zoning District for a Preliminary Plat of a Major Subdivision (Rice Creek Tract C-1 Phase VI) for the purpose of Single-Family Homes

Kennon Strowd was present on behalf of the applicant. Mr. Strowd gave a brief overview of the project and offered to answer any questions. There were no questions from the Commission. There were no public comments. Commissioner Franklin made a motion to approve the application. Commissioner Herrin seconded the motion to approve. The vote was unanimous.

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Rosetta Franklin, Planning Commissioner
SECONDER: Bill Herrin, Planning Commissioner
AYES: Herrin, Franklin, Rollf, Hester, Sopson
ABSENT: Morris

9. NEW BUSINESS

1. A Resolution of the Mayor and City Council of the City of Port Wentworth to Amend the Zoning Ordinance Regarding the Approval of Final Plats

Mr. Harvey gave a overview of the resolution. Commissioner Herrin asked if the Planning Commission would be covered under the City's insurance when making decisions. Mr. Harvey stated he would have to check.

--Public Hearing

--Murray Marshal spoke in favor of the resolution.

Commissioner Franklin made a motion to approve. Commissioner Herrin seconded the motion to approve. Commissioners Franklin, Herrin, Rollf, and Sopson voted Yay. Commissioner Hester voted Nay. The motion passes 4-1.

RESULT:	APPROVED [4 TO 1]
MOVER:	Rosetta Franklin, Planning Commissioner
SECONDER:	Bill Herrin, Planning Commissioner
AYES:	Herrin, Franklin, Rolf, Hester
NAYS:	Sopson
ABSENT:	Morris

10. ADJOURNMENT

A. Adjournment

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Bill Herrin, Planning Commissioner
SECONDER:	Rosetta Franklin, Planning Commissioner
AYES:	Herrin, Franklin, Rolf, Hester, Sopson
ABSENT:	Morris

Chairman

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

Secretary



City Council
7224 GA Highway 21
Port Wentworth, GA 31407

SCHEDULED

Meeting: 03/24/22 07:00 PM
Department: Development Services
Category: Planning/Zoning Item
Prepared By: Melanie Ellis
Department Head: Brian Harvey

AGENDA ITEM (ID # 2625)

DOC ID: 2625

Subdivision Application submitted by Jessica Vick, Roberts Civil Engineering, LLC., on behalf of Landmark 24 Homes of Savannah, LLC., for PIN # 7-0906-01-031 (Miller Park Circle) located in a P-R-M (Planned Residential Multi-Family) Zoning District for a Preliminary Plat of a Major Subdivision (Rice Creek Tract C-2 Phase V) for the purpose of Single-Family Homes

Issue/Item: Subdivision Application submitted by Jessica Vick, Roberts Civil Engineering, LLC., on behalf of Landmark 24 Homes of Savannah, LLC., for PIN # 7-0906-01-031 (Miller Park Circle) located in a P-R-M (Planned Residential Multi-Family) Zoning District for a Preliminary Plat of a Major Subdivision (Rice Creek Tract C-2 Phase V) for the purpose of Single-Family Homes

Background: This is the Preliminary Plat Submittal for Phase V of the Rice Creek Subdivision. Rice Creek Tract C-2 Phase V includes thirty-two (32) single-family lots on approximately 5.86 acres.

Facts and Findings: The application appears to be complete. The Subdivision will be connected to City water and sanitary sewer utilities and will include the extension of Marsh Salt Lane and new road. This application has been reviewed and a concurrence letter issued by City engineers T.R. Long Engineering.

Funding: N/A

Recommendation: The Planning Commission will hear this application on Monday, March 14, 2022 at 6:30 P.M. / **UPDATE: THE PLANNING COMMISSION VOTED UNANIMOUSLY TO APPROVE THIS APPLICATION.**

ATTACHMENTS:

- RICE CREEK TRACT C2 PH 5 PRELIMINARY PLAT MAR 22 - Application (PDF)
- RICE CREEK TRACT C2 PH 5 PRELIMINARY PLAT MAR 22 - ESPC Approval Letter 12.22.21 (PDF)
- RICE CREEK TRACT C2 PH 5 PRELIMINARY PLAT MAR 22 - Timeline (DOCX)
- RICE CREEK TRACT C2 PH 5 PRELIMINARY PLAT MAR 22 - 1st Comment Letter TR Long 1.21.22 (PDF)
- RICE CREEK TRACT C2 PH 5 PRELIMINARY PLAT MAR 22 - 1st Comment Letter Roberts 2.2.22 (PDF)
- RICE CREEK TRACT C2 PH 5 PRELIMINARY PLAT MAR 22 - Concurrence Letter TR Long 3.4.22 (PDF)
- RICE CREEK TRACT C2 PH 5 PRELIMINARY PLAT MAR 22 - Preliminary Plat 12.8.21 (PDF)
- Planning Commission Minutes March 14, 2022 DRAFT (PDF)

220000

SUBDIVISION APPLICATION FORM FOR THE CITY OF PORT WENTWORTH



Application Form Required

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

Subdivision Name: Rice Creek Phase V - Tract C2

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

Number of Lots: 32

Number of Acres: 5.86

PIN #: 70906 01031

Current Zoning: ~~PUD M~~ P-R-M

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

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

Purpose of Subdivision:

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

Variances: (List all variances being requested)

None

Attachment: RICE CREEK TRACT C2 PH 5 PRELIMINARY PLAT MAR 22 - Application (2625 : Subdivision Application Rice Creek Tract C-2 Ph

Georgia DOT Review

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

Previous Submittal

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

Yes _____

No ☒ _____

If yes, what name? _____

Date Submitted: _____

PWPC File No: _____

Number of Required Prints

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

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

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

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

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

Engineer/Surveyor: Roberts Civil Engineering - Jessica Vick, P.E.

Address: 6001 Chatham Center Dr., Suite 255 Savannah, GAZip Code: 31405Phone #: 912-298-7006

Fax #: _____

Owner: Landmark 24 Homes of Savannah, LLC - Cole Chenowith

Address: 2702 Whatley Ave, Savannah, GAZip Code: 31404Phone #: 912-925-3440

Fax #: _____

Date of Submittal: 12-06-2021


Attachment: RICE CREEK TRACT C2 PH 5 PRELIMINARY PLAT MAR 22 - Application (2625 : Subdivision Application Rice Creek Tract C-2 Ph

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

Please see the attached list

Certifications

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

DocuSigned by:

134762830A304D3...
Signature of Owner

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

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

CITY OF PORT WENTWORTH
7306 HIGHWAY 21, SUITE 301
PORT WENTWORTH, GEORGIA 31407

Adjacent Property Owners Within 250 Feet of the Project Property Lines

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

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

CITY OF PORT WENTWORTH
(912) 964-4379

REC#: 00338745 1/04/2022 8:38 AM
OPER: ME TERM: 011
REF#: CK 001268

TRAN: 112.0000 BLDG PERMIT
220000 2,066.00CR
LANDMARK 24 HOMES OF SAVANNAH
7-0906-01-031
I-SUBDIV 2,066.00CR

TENDERED: 2,066.00 CHECK
APPLIED: 2,066.00-

CHANGE: 0.00

WWW.CITYOFPORTWENTWORTH.COM



Richard E. Dunn, Director

Watershed Protection Branch

Coastal District Office

400 Commerce Center Drive

Brunswick, Georgia 31523-8251

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

December 22, 2021

Rice Creek Investors #7
c/o Cole Chenoweth
chenowith@landmark24.com

Re: Proposed Land Disturbing Activity
Rice Creek Phase 5
Chatham County, Georgia
File: SW-025-04-159

Dear Mr. Chenowith:

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

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

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

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

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

Attachment: RICE CREEK TRACT C2 PH 5 PRELIMINARY PLAT MAR 22 - ESPC Approval Letter 12.22.21 (2625 : Subdivision Application Rice

Rice Creek Phase 5
Page 2

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

Based upon this review, EPD has determined the following:

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

If additional information is required, please contact me at 912-230-4880.

Sincerely,



Shannon K. Winsness
Environmental Specialist

cc: Robert Civil Engineering
c/o Jessica Vick
jvick@robertscivilengineering.com

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

File: SW-025-04-159

Project Timeline

Project Number: 220000

Project Name: Rice Creek Tract C2 Phase 5 – Preliminary Plat / Civil Review

Applicant / Engineer: Jessica Vick, Roberts Civil Engineering

Owner: Landmark 24 Homes of Savannah

City Review Engineer: TR Long Engineering

- 12/17/2022 – Application Received; Complete
- 1/7/2022 – Sent packet over to Trent Long, TR Long Engineering, to start the review.
- 1/21/2022 – Received 1st review comment letter from TR Long.
- 1/24/2022 – sent 1st review comment letter to Jessica Vick (Roberts)
- 2/2/2022 – received 1st resubmittal from Robert's Civil Engineering.
- 2/7/2022 – sent resubmittal to TR Long for review.
- 2/16/2022 – sent email to Roberts Civil engineering that they are tentatively scheduled for the March meetings depending on how far the review has gotten.
- 2/24/2022 – Public hearing notice ad sent to Savannah Morning News.
- 2/25/2022 – Public hearing notice published in the Savannah Morning News
- 2/25/2022 – Public hearing notice letters mailed.
- 3/4/2022 – Received concurrence letter from TR Long. Forwarded to Roberts Civil Engineering.

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



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

January 21, 2022

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

Re: Rice Creek Subdivision – Phase 5
Port Wentworth, Georgia

Dear Mr. Harvey,

T. R. Long Engineering, P.C. has reviewed the “Rice Creek Subdivision – Phase 5” prepared by Roberts Civil Engineering dated December 4, 2021. We offer the following comments:

1. The plans do not include any benchmarks or control point references. Additionally, the north arrow does not indicate whether project is magnetic or state plane. Please update the plan accordingly.
2. Please provide copy of Erosion and Sedimentation Control Plans for the above referenced project.
3. According to the preliminary plat the wetlands appear to encroach into the proposed development. Please provide copy of the Corps of Engineers wetlands permit.
4. The plans show several cross walks at the road intersection. Please add handicap ramps where the sidewalk connects to the roadway. Also verify the crosswalk meets ADA requirements and does not exceed the required 2.0% cross slope.
5. Please add a temporary turn around at the temporary end of Marsh Salt Lane.
6. A new fire hydrant is currently shown in the center of lot 246. Please move fire hydrant to align closer to the property line between lots 245 and 246. Also please note the distance from new fire hydrant on Marsh Salt Lane to nearest existing fire hydrant on Marsh Salt Lane. The distance between fire hydrants should not exceed 500 feet.
7. Please provide pressure test and fire flow calculations for the new water line.
8. Please add a blowoff valve in manhole at the end of the new water line on Sea Oats Drive.
9. Please add a blowoff valve in manhole at the end of the new reclaimed water line on Sea Oats Drive.
10. Please add a manhole on the sanitary sewer main at the end of Marsh Salt Lane.
11. Detention pond 2A does not show an outlet structure. Please provide an outlet structure for this pond. Please add a detail for the outlet structure.
12. The hydrology report counts stormwater storage below the normal water surface elevation. This volume will be filled at the beginning of the storm event and will not be available. This volume should not be included in the drainage calculations. Please update the entire hydrology report so that stormwater storage below the normal water surface elevation is not counted in the calculations.
13. Please make sure provide stormwater calculations for the 1-year, 2-year, 10-year, 25-year 50-year and 100 years storms.
14. Provide storm calculations for all storm pipes. These calculations should be included in the HydroCAD report and integrated into the calculations. The method used in the

accompanying report does not take these issues into consideration resulting in inaccurate calculations. Please update the calculations accordingly.

15. Please add pavement and base thickness to paving detail P-1 located on sheet D. We were expecting 2" 9.5 mm, 2" 19mm and 10.5" GABC.
16. All unsuitable soil in roadway and/or under utilities, shall be removed and replaced with structural fill.

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

Sincerely,



Trent R. Long, P.E.



February 2, 2022

City of Port Wentworth
Attn: Brian Harvey, Director of Development Services
7306 GA Highway 21, Suite 301
Port Wentworth, GA 31407

Re: Rice Creek Phase 5 Construction Plan Comments Response
Submittal #2

Dear Mr. Harvey:

The following comment responses describe the revisions to Rice Creek Phase 5 Construction Plan as requested by T. R. Long Engineering, P.C. and City of Port Wentworth. Please forward one copy of this letter as well as one copy of the plans to each of the reviewers.

Sincerely,

Jessica Vick

Jessica Vick
Project Manager

JV/cc

Comments & Responses for Rice Creek Phase 5

Trent R. Long, P.E. Comments:

T. R. Long Engineering, P.C.

1. The plans do not include any benchmarks or control point references. Additionally, the north arrow does not indicate whether project is magnetic or state plane. Please update the plan accordingly.
 - **Response: Benchmark and North Arrow note has been added to all plan sheets.**
2. Please provide copy of Erosion and Sedimentation Control Plans for the above referenced project.
 - **Response: Please see attached ES&PC Plans for RC PH V and concurrence letter from EPD.**
3. According to the preliminary plat the wetlands appear to encroach into the proposed development. Please provide copy of the Corps of Engineers wetlands permit.
 - **Response: ACOE is taking longer than normal to provide wetland permitting. This information is forthcoming.**
4. The plans show several cross walks at the road intersection. Please add handicap ramps where the sidewalk connects to the roadway. Also verify the crosswalk meets ADA requirements and does not exceed the required 2.0% cross slope.
 - **Response: Spot elevations have been added to ADA ramps to ensure compliance with slope standards.**
5. Please add a temporary turn around at the temporary end of Marsh Salt Lane.
 - **Response: Temporary turn around has been added.**
6. A new fire hydrant is currently shown in the center of lot 246. Please move fire hydrant to align closer to the property line between lots 245 and 246. Also please note the distance from new fire hydrant on Marsh Salt Lane to nearest existing fire hydrant on Marsh Salt Lane. The distance between fire hydrants should not exceed 500 feet.
 - **Response: The hydrant between lots 238 and 239 is offset from the property line to maintain 500' from the previous hydrant in PH IV. The hydrant between lots 245 and 246 has been adjusted.**
7. Please provide pressure test and fire flow calculations for the new water line.
 - **Response: Forthcoming**
8. Please add a blowoff valve in manhole at the end of the new water line on Sea Oats Drive.
 - **Response: Blow off valve in MH has been added.**
9. Please add a blowoff valve in manhole at the end of the new reclaimed water line on Sea Oats Drive.
 - **Response: Blowoff of valve in box has been added, since this main is only 4".**
10. Please add a manhole on the sanitary sewer main at the end of Marsh Salt Lane.
 - **Response: SSMH has been added.**

Comments & Responses for Rice Creek Phase 5

11. Detention pond 2A does not show an outlet structure. Please provide an outlet structure for this pond. Please add a detail for the outlet structure.
 - **Response: The outfall ditch has been added to the proposed surface contours, and a detail has been added to the detail sheets.**

12. The hydrology report counts stormwater storage below the normal water surface elevation. This volume will be filled at the beginning of the storm event and will not be available. This volume should not be included in the drainage calculations. Please update the entire hydrology report so that stormwater storage below the normal water surface elevation is not counted in the calculations.
 - **Response: The hydrology model has been updated to apply a starting water surface elevation equal to the invert of the outlet pipes.**

13. Please make sure provide stormwater calculations for the 1-year, 2-year, 10-year, 25-year 50-year and 100 years storms.
 - **Response: Calculations have been added.**

14. Provide storm calculations for all storm pipes. These calculations should be included in the HydroCAD report and integrated into the calculations. The method used in the accompanying report does not take these issues into consideration resulting in inaccurate calculations. Please update the calculations accordingly.
 - **Response: Storm Sewer catch basins and pipes have been added to the HydroCAD model. Storm Sewer exhibits for PH V and PH VI have been added to the Drainage Report.**

15. Please add pavement and base thickness to paving detail P-1 located on sheet D2. We were expecting 2" 9.5 mm, 2" 19mm and 10.5" GABC.
 - **Response: Detail has been updated.**

16. All unsuitable soil in roadway and/or under utilities, shall be removed and replaced with structural fill.
 - **Response: Note 6 has been added to Earthwork Notes on Sheet 2.**

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



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

March 4, 2022

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

Re: Rice Creek Subdivision – Phase 5
Port Wentworth, Georgia

Dear Mr. Harvey,

T. R. Long Engineering, P.C. has reviewed the specific development plans entitled “Rice Creek Phase 5 Construction Plan,” prepared by Roberts Civil Engineering dated January 31, 2022. along with supplemental information provided on February 2, 2022. The proposed plans and supplemental information generally meet intent of the ordinances and guidelines governing construction in Port Wentworth except for the following:

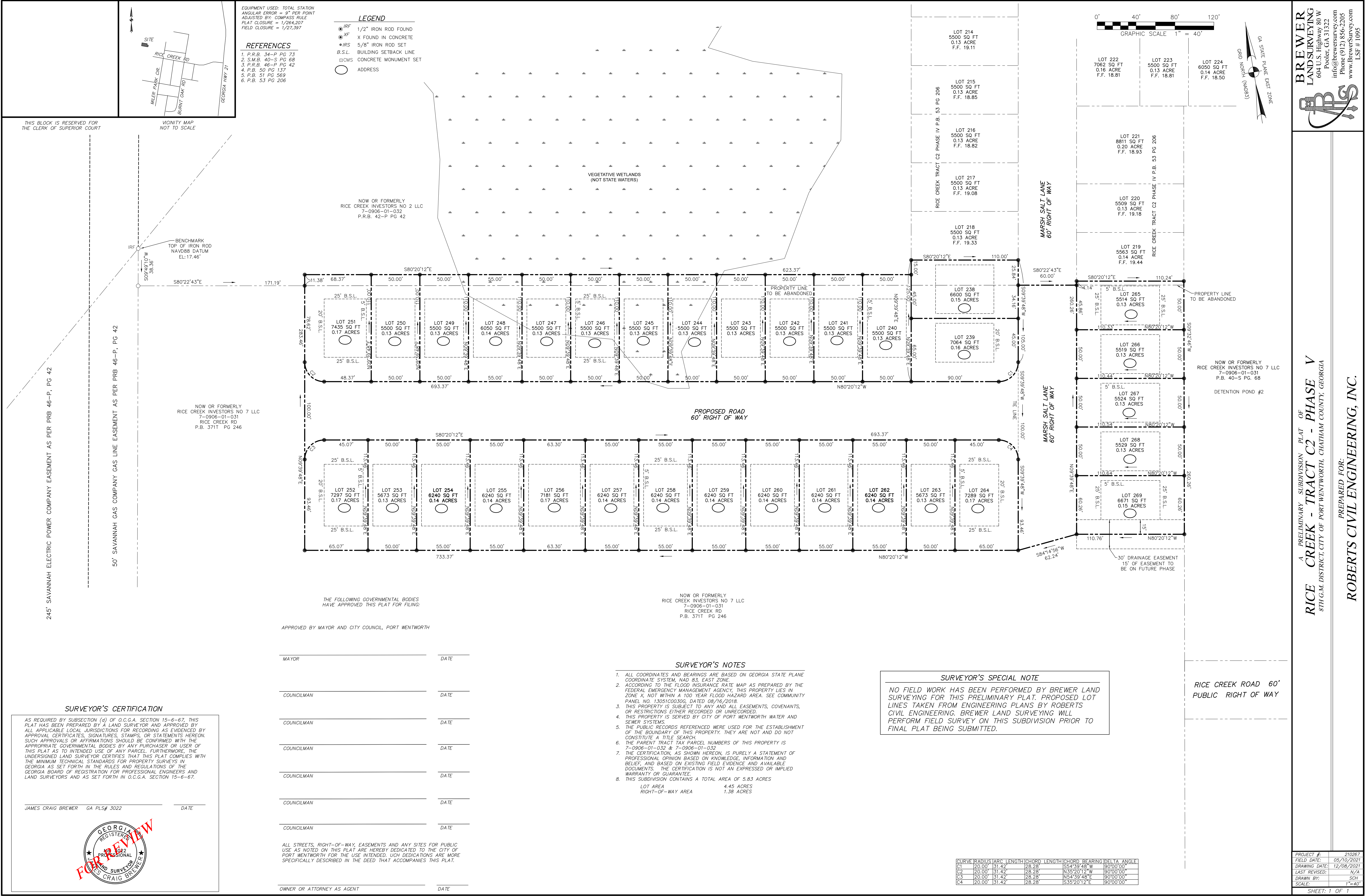
Concurrence with the site plan by T. R. Long Engineering, P.C. and Port Wentworth does not relieve the owner/developer, designer, engineer and contractor nor their representatives from their individual or collective responsibilities to comply with provisions of Local, State, and Federal regulations and/or ordinances. T. R. Long Engineering, P.C. and Port Wentworth review the submitted documents for completeness and general compliance with codes, ordinances and/or standards. No design liability can be assumed or assigned to T. R. Long Engineering, P.C., or Port Wentworth. All design liability remains with the professional engineer who signed and sealed those documents. Additionally, concurrence with the submitted documents and their intent is not to be construed as a check of every item submitted and does not prevent Port Wentworth from requiring corrections and/or addressing of omissions in the submitted documents and/or construction.

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

Sincerely,

A handwritten signature in blue ink that reads 'Trent R. Long'. The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Trent R. Long, P.E.





CITY OF PORT WENTWORTH

PLANNING COMMISSION

MARCH 14, 2022

Council Meeting Room

Regular Meeting

6:30 PM

7224 GA HIGHWAY 21
PORT WENTWORTH, GA 31407

1. CALL MEETING TO ORDER

Chairman CJ Neesmith called the meeting to order.

2. PRAYER AND PLEDGE OF ALLEGIANCE

Commissioner Herrin led the Prayer and Pledge of Allegiance.

3. ROLL CALL - SECRETARY

Attendee Name	Title	Status	Arrived
Bill Herrin	Planning Commissioner	Present	
Rosetta Franklin	Planning Commissioner	Present	
Wanda Rollf	Planning Commissioner	Present	
Lauree Morris	Planning Commissioner	Absent	
CJ Neesmith	Planning Commissioner	Present	
Janet Hester	Planning Commissioner	Present	
Jeff Sopson	Planning Commissioner	Present	
Brian Harvey	Director of Development Services	Present	
Melanie Ellis	Building Inspector	Present	

4. APPROVAL OF AGENDA

1. Approval of Agenda

Agenda was approved with the removal of item 6.A due to the applicant withdrawing the application.

RESULT: ADOPTED [UNANIMOUS]
MOVER: Bill Herrin, Planning Commissioner
SECONDER: Rosetta Franklin, Planning Commissioner
AYES: Herrin, Franklin, Rollf, Hester, Sopson
ABSENT: Morris

5. ADOPTION OF MINUTES

A. Planning Commission - Regular Meeting - Feb 14, 2022 6:30 PM

RESULT: **ACCEPTED [UNANIMOUS]**
MOVER: Rosetta Franklin, Planning Commissioner
SECONDER: Bill Herrin, Planning Commissioner
AYES: Herrin, Franklin, Rollf, Hester, Sopson
ABSENT: Morris

6. ZONING MAP AMENDMENTS (REZONING)

- A. Zoning Map Amendment Application submitted by Charles Teel, Hunter, Maclean, Exley & Dunn, P.C., on behalf of Lula Ghyll Roberts Cheatham for PIN # 7-0975-02-010 (Highway 21) to Rezone from R-A (Residential Agriculture) to P-C-1 (Planned Neighborhood Business) Zoning District for the purpose of a Motorcycle Repair & Parts Shop.

Application withdrawn by Applicant.

RESULT: **WITHDRAWN [UNANIMOUS]**
MOVER: Bill Herrin, Planning Commissioner
SECONDER: Rosetta Franklin, Planning Commissioner
AYES: Herrin, Franklin, Rollf, Hester, Sopson
ABSENT: Morris

7. ZONING TEXT AMENDMENTS (ORDINANCES)

8. SITE PLAN/SUBDIVISION APPROVAL

- A. Subdivision Application submitted by Lamar Mercer, PE., Thomas & Hutton Engineering Inc., on behalf of BEP Rice Hope, LLC., for PIN # 7-0906-04-069 (100 Lakeside Blvd) located in a M-P-O (Master Plan Overlay) Zoning District for a Final Plat of a Major Subdivision (Parkside Phase 1D-2) for the purpose of Single-Family Homes

The applicant, Lamar Mercer, was present. Mr. Mercer gave a brief overview of the project and offered to answer any questions. There were no questions from the Commission. There were no public comments. Commissioner Franklin made a motion to approve the application. Commissioner Herrin seconded the motion to approve. The vote was unanimous.

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Rosetta Franklin, Planning Commissioner
SECONDER: Bill Herrin, Planning Commissioner
AYES: Herrin, Franklin, Rollf, Hester, Sopson
ABSENT: Morris

- B. Site Plan Review Application submitted by Paul Lerner for PIN #:7-0906-04-091 & 7-0906-04-063 (Mulberry Blvd Extension) for a Specific Development Site Plan to Extend Mulberry Blvd in a M-P-O (Master Plan Overlay) Zoning District.

Ray Pittman was present on behalf of the applicant. Mr. Pittman gave a brief overview of the project and offered to answer any questions. There were no questions from the Commission. There were no public comments. Commissioner Franklin made a motion to approve the application. Commissioner Herrin seconded the motion to approve. The vote was unanimous.

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Rosetta Franklin, Planning Commissioner
SECONDER: Bill Herrin, Planning Commissioner
AYES: Herrin, Franklin, Rollf, Hester, Sopson
ABSENT: Morris

- C. Subdivision Application submitted by Jessica Vick, Roberts Civil Engineering, LLC., on behalf of Landmark 24 Homes of Savannah, LLC., for PIN # 7-0906-01-031 (Miller Park Circle) located in a P-R-M (Planned Residential Multi-Family) Zoning District for a Preliminary Plat of a Major Subdivision (Rice Creek Tract C-2 Phase V) for the purpose of Single-Family Homes

Kennon Strowd was present on behalf of the applicant. Mr. Strowd gave a brief overview of the project and offered to answer any questions. There were no questions from the Commission. There were no public comments. Commissioner Franklin made a motion to approve the application. Commissioner Herrin seconded the motion to approve. The vote was unanimous.

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Rosetta Franklin, Planning Commissioner
SECONDER: Bill Herrin, Planning Commissioner
AYES: Herrin, Franklin, Rollf, Hester, Sopson
ABSENT: Morris

- D. Subdivision Application submitted by Jessica Vick, Roberts Civil Engineering, LLC., on behalf of Landmark 24 Homes of Savannah, LLC., for PIN # 7-0906-01-031 (Miller Park Circle) located in a P-R-M (Planned Residential Multi-Family) Zoning District for a Preliminary Plat of a Major Subdivision (Rice Creek Tract C-1 Phase VI) for the purpose of Single-Family Homes

Kennon Strowd was present on behalf of the applicant. Mr. Strowd gave a brief overview of the project and offered to answer any questions. There were no questions from the Commission. There were no public comments. Commissioner Franklin made a motion to approve the application. Commissioner Herrin seconded the motion to approve. The vote was unanimous.

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Rosetta Franklin, Planning Commissioner
SECONDER: Bill Herrin, Planning Commissioner
AYES: Herrin, Franklin, Rollf, Hester, Sopson
ABSENT: Morris

9. NEW BUSINESS

1. A Resolution of the Mayor and City Council of the City of Port Wentworth to Amend the Zoning Ordinance Regarding the Approval of Final Plats

Mr. Harvey gave a overview of the resolution. Commissioner Herrin asked if the Planning Commission would be covered under the City's insurance when making decisions. Mr. Harvey stated he would have to check.

-Public Hearing

--Murray Marshal spoke in favor of the resolution.

Commissioner Franklin made a motion to approve. Commissioner Herrin seconded the motion to approve. Commissioners Franklin, Herrin, Rollf, and Sopson voted Yay. Commissioner Hester voted Nay. The motion passes 4-1.

RESULT:	APPROVED [4 TO 1]
MOVER:	Rosetta Franklin, Planning Commissioner
SECONDER:	Bill Herrin, Planning Commissioner
AYES:	Herrin, Franklin, Rollf, Hester
NAYS:	Sopson
ABSENT:	Morris

10. ADJOURNMENT

A. Adjournment

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Bill Herrin, Planning Commissioner
SECONDER:	Rosetta Franklin, Planning Commissioner
AYES:	Herrin, Franklin, Rollf, Hester, Sopson
ABSENT:	Morris

Chairman

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

Secretary



City Council
7224 GA Highway 21
Port Wentworth, GA 31407

SCHEDULED

Meeting: 03/24/22 07:00 PM
Department: Development Services
Category: Planning/Zoning Item
Prepared By: Melanie Ellis
Department Head: Brian Harvey

AGENDA ITEM (ID # 2626)

DOC ID: 2626

Subdivision Application submitted by Jessica Vick, Roberts Civil Engineering, LLC., on behalf of Landmark 24 Homes of Savannah, LLC., for PIN # 7-0906-01-031 (Miller Park Circle) located in a P-R-M (Planned Residential Multi-Family) Zoning District for a Preliminary Plat of a Major Subdivision (Rice Creek Tract C-1 Phase VI) for the purpose of Single-Family Homes

Issue/Item: Subdivision Application submitted by Jessica Vick, Roberts Civil Engineering, LLC., on behalf of Landmark 24 Homes of Savannah, LLC., for PIN # 7-0906-01-031 (Miller Park Circle) located in a P-R-M (Planned Residential Multi-Family) Zoning District for a Preliminary Plat of a Major Subdivision (Rice Creek Tract C-1 Phase VI) for the purpose of Single-Family Homes

Background: This is the Preliminary Plat Submittal for Phase VI of the Rice Creek Subdivision. Rice Creek Tract C-1 Phase VI includes twenty (20) single-family lots on approximately 4.54 acres.

Facts and Findings: The application appears to be complete. The Subdivision will be connected to City water and sanitary sewer utilities and will include the extension of Marsh Salt Lane. This application is currently under review by City engineers T.R. Long Engineering.

Funding: N/A

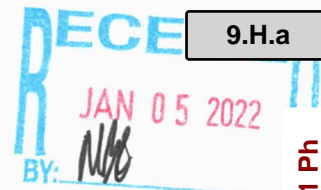
Recommendation: The Planning Commission will hear this application on Monday, March 14, 2022 at 6:30 P.M. / **UPDATE: THE PLANNING COMMISSION VOTED UNANIMOUSLY TO APPROVE THIS APPLICATION.**

ATTACHMENTS:

- RICE CREEK TRACT C1 PH 6 PRELIMINARY PLAT MAR 22 - Application (PDF)
- RICE CREEK TRACT C1 PH 6 PRELIMINARY PLAT MAR 22 - NPDES Letter (PDF)
- RICE CREEK TRACT C1 PH 6 PRELIMINARY PLAT MAR 22 - Timeline (DOCX)
- RICE CREEK TRACT C1 PH 6 PRELIMINARY PLAT MAR 22 - 1st Review Comment Letter TR Long 3.7.22(PDF)
- RICE CREEK TRACT C1 PH 6 PRELIMINARY PLAT MAR 22 - Preliminary Plat (PDF)
- Planning Commission Minutes March 14, 2022 DRAFT (PDF)

220009

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



Application Form Required

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

Subdivision Name: Rice Creek Phase VI - Tract C-1

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

Number of Lots: 20

Number of Acres: 4.54

PIN #: 70906 01031

Current Zoning: PUD-M

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

A. ☐ Sketch Plan
☐ Master Plan
☒ Preliminary Plat
☐ Final Plat
☐ Revision to a Recorded Plat

B. ☒ Major Subdivision
 (4 or more lots or a new road)
☐ Minor Subdivision
 (3 or less lots & no new road)

Purpose of Subdivision:

☒ Single-Family
☐ Multi-Family
☐ Retail
☐ Other Business

☐ Industrial
☐ Institutional
☐ Other
☐ Sign

Variances: (List all variances being requested)

None

Attachment: RICE CREEK TRACT C1 PH 6 PRELIMINARY PLAT MAR 22 - Application (2626 : Subdivision Application Rice Creek Tract C-1 Ph

Georgia DOT Review

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

Previous Submittal

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

Yes _____

No ☒ _____

If yes, what name? _____

Date Submitted: _____ PWPC File No: _____

Number of Required Prints

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

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

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

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

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

Engineer/Surveyor: Roberts Civil Engineering - Jessica Vick, P.E.

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

Phone #: 912-298-7006 Fax #: _____

Owner: Landmark 24 Homes of Savannah, LLC - Cole Chenowith

Address: 2702 Whatley Ave, Savannah, GA Zip Code: 31404

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

Date of Submittal: 12-20-2021

Attachment: RICE CREEK TRACT C1 PH 6 PRELIMINARY PLAT MAR 22 - Application (2626 : Subdivision Application Rice Creek Tract C-1 Ph

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

Please see the attached list

Certifications

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

DocuSigned by:
Cole Chenoweth
134762838A384D3...
Signature of Owner

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

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

CITY OF PORT WENTWORTH
7306 HIGHWAY 21, SUITE 301
PORT WENTWORTH, GEORGIA 31407

Adjacent Property Owners Within 250 Feet of the Project Property Lines

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

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

CITY OF PORT WENTWORTH
(912) 964-4379

REC#: 00339246 1/07/2022 2:41 PM
OPER: ME TERM: 011
REF#: CK 1269

TRAN: 112.0000 BLDG PERMIT
220009 1,466.00CR
LANDMARK 24 HOMES OF SAVANNAH
7-0906-01-031
I-SUBDIV 1,466.00CR

TENDERED: 1,466.00 CHECK
APPLIED: 1,466.00-

CHANGE: 0.00

WWW.CITYOFPORTWENTWORTH.COM



Richard E. Dunn, Director

Watershed Protection Branch

Coastal District Office

400 Commerce Center Drive

Brunswick, Georgia 31523-8251

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

December 27, 2021

Rice Creek Investors #7
c/o Cole Chenoweth
chenowith@landmark24.com

Re: Proposed Land Disturbing Activity
Rice Creek Phase 6
Chatham County, Georgia
File: SW-025-04-160

Dear Mr. Chenowith:

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

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

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

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

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

Attachment: RICE CREEK TRACT C1 PH 6 PRELIMINARY PLAT MAR 22 - NPDES Letter (2626 : Subdivision Application Rice Creek Tract C-1 Ph

Rice Creek Phase 6
Page 2

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

Based upon this review, EPD has determined the following:

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

If additional information is required, please contact me at 912-230-4880.

Sincerely,



Shannon K. Winsness
Environmental Specialist

cc: Robert Civil Engineering
c/o Jessica Vick
jvick@robertscivilengineering.com

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

File: SW-025-04-160

Attachment: RICE CREEK TRACT C1 PH 6 PRELIMINARY PLAT MAR 22 - NPDES Letter (2626 : Subdivision Application Rice Creek Tract C-1 Ph

Project Timeline

Project Number: 220009

Project Name: Rice Creek Tract C1 Phase 6 – Preliminary Plat

Applicant / Engineer: Jessica Vick, Roberts Civil Engineering

Owner: Landmark 24 Homes of Savannah

City Review Engineer: TR Long

- 1/5/2022 – Application Received: Complete
- 1/13/2022 – sent project documents to TR Long for review.
- 2/16/2022 – sent email to Trent Long for review update.
- 2/24/2022 – sent public hearing notice to Savannah Morning News
- 2/25/2022 – public hearing notice published in Savannah Morning News
- 2/25/2022 – mailed public hearing notice letters.
- 3/7/2022 – sent email to Trent Long for review update.
- 3/7/2022 – received 1st comment letter from TR Long.
- 3/8/2022 – Forwarded comment letter to Robert Civil Engineering.

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



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

March 7, 2022

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

Re: Rice Creek Subdivision – Phase 6
Port Wentworth, Georgia

Dear Mr. Harvey,

T. R. Long Engineering, P.C. has reviewed the “Site Construction Plans, Rice Creek Phase 6” prepared by Roberts Civil Engineering dated January 3, 2022. We offer the following comments:

1. The plans do not include any benchmarks or control point references. Additionally, the north arrow does not indicate whether project is magnetic or state plane. Please update the plan accordingly.
2. Please provide copy of Erosion and Sedimentation Control Plans for the above referenced project.
3. Provide a fire hydrant assembly at Huntington Road instead of an 8” blowoff valve. Terminate the line with an 8” gate valve in a manhole.
4. Please provide pressure test and fire flow calculations for the new water line.
5. Please clarify the note to the contractor to use 2” asphalt concrete surface “E” mix over the typical roadway section. Is this just replacing the 1.5” topping or the entire pavement section?
6. All unsuitable soil in roadway and/or under utilities, shall be removed and replaced with structural fill.
7. Please update the drainage plan to reflect the pipe network shown in the master drainage report revised 1/31/2022.

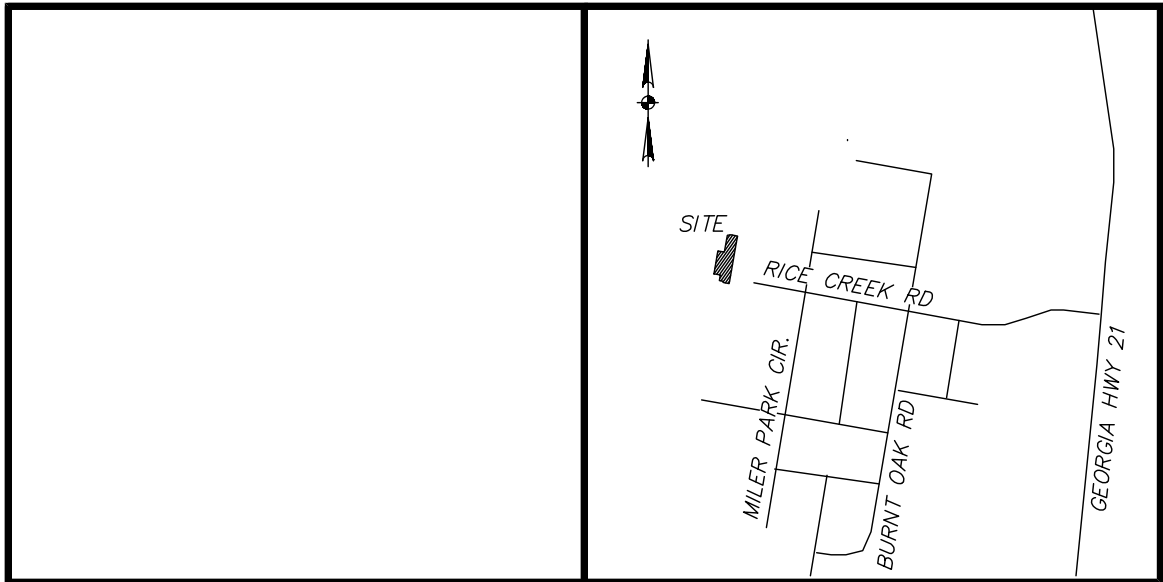
Should you have any questions, comments, or need additional information please contact us.

Sincerely,

A handwritten signature in blue ink that reads 'Trent R. Long'.

Trent R. Long, P.E.

Attachment: RICE CREEK TRACT C1 PH 6 PRELIMINARY PLAT MAR 22 - 1st Review Comment Letter TR Long 3.7.22 (2626 : Subdivision



THIS BLOCK IS RESERVED FOR THE CLERK OF SUPERIOR COURT

VICINITY MAP NOT TO SCALE

SURVEYOR'S SPECIAL NOTE

NO FIELD WORK HAS BEEN PERFORMED BY BREWER LAND SURVEYING FOR THIS PRELIMINARY PLAT. PROPOSED LOT LINES TAKEN FROM ENGINEERING PLANS BY ROBERTS CIVIL ENGINEERING. BREWER LAND SURVEYING WILL PERFORM FIELD SURVEY ON THIS SUBDIVISION PRIOR TO FINAL PLAT BEING SUBMITTED.

REFERENCES

1. P.R.B. 34-P PG 73
2. S.M.B. 40-S PG 68
3. P.R.B. 46-P PG 42
4. P.B. 50 PG 137
5. P.B. 51 PG 569
6. P.B. 53 PG 206

LEGEND

- IRF 1/2" IRON ROD FOUND
- XF X FOUND IN CONCRETE
- IRS 5/8" IRON ROD SET
- B.S.L. BUILDING SETBACK LINE
- CMS CONCRETE MONUMENT SET
- ADDRESS

SURVEYOR'S NOTES

1. ALL COORDINATES AND BEARINGS ARE BASED ON GEORGIA STATE PLANE COORDINATE SYSTEM, NAD 83, EAST ZONE.
2. ACCORDING TO THE FLOOD INSURANCE RATE MAP AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THIS PROPERTY LIES IN ZONE X, NOT WITHIN A 100 YEAR FLOOD HAZARD AREA. SEE COMMUNITY PANEL NO. 13051C0030G, DATED 08/16/2018.
3. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS, OR RESTRICTIONS EITHER RECORDED OR UNRECORDED.
4. THIS PROPERTY IS SERVED BY CITY OF PORT WENTWORTH WATER AND SEWER SYSTEMS.
5. THE PUBLIC RECORDS REFERENCED WERE USED FOR THE ESTABLISHMENT OF THE BOUNDARY OF THIS PROPERTY. THEY ARE NOT AND DO NOT CONSTITUTE A TITLE SEARCH.
6. THE PARENT TRACT TAX PARCEL NUMBER OF THIS PROPERTY IS 7-0906-01-031
7. THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AND AVAILABLE DOCUMENTS. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.
8. THIS SUBDIVISION CONTAINS A TOTAL AREA OF 4.12 ACRES

LOT AREA 2.89 ACRES
RIGHT-OF-WAY AREA 1.23 ACRES

SURVEYOR'S CERTIFICATION

AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

JAMES CRAIG BREWER GA PLS# 3022 DATE



THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS PLAT FOR FILING:

APPROVED BY MAYOR AND CITY COUNCIL, PORT WENTWORTH

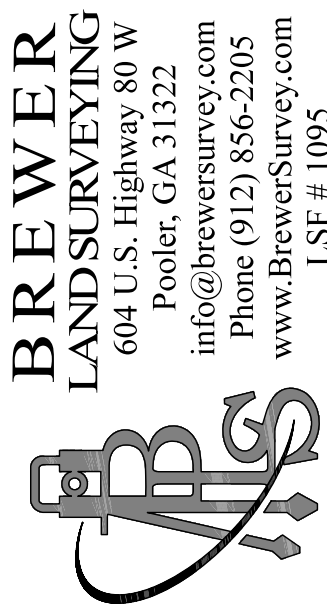
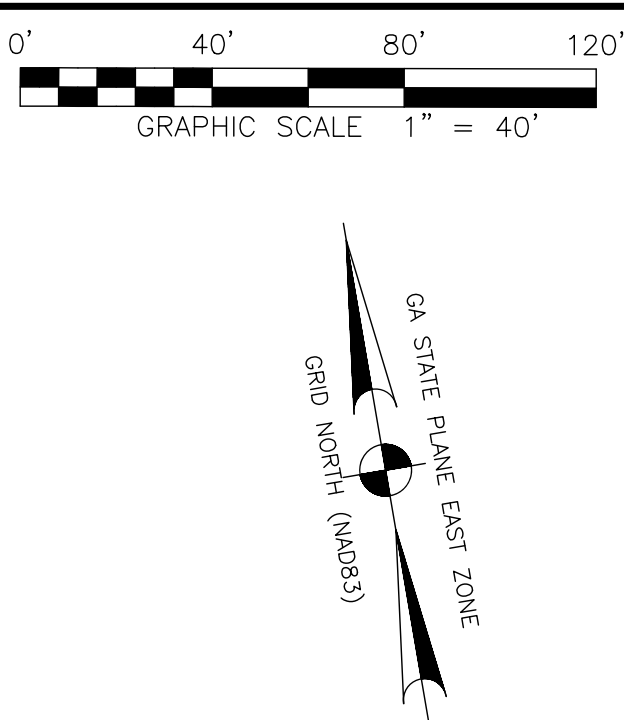
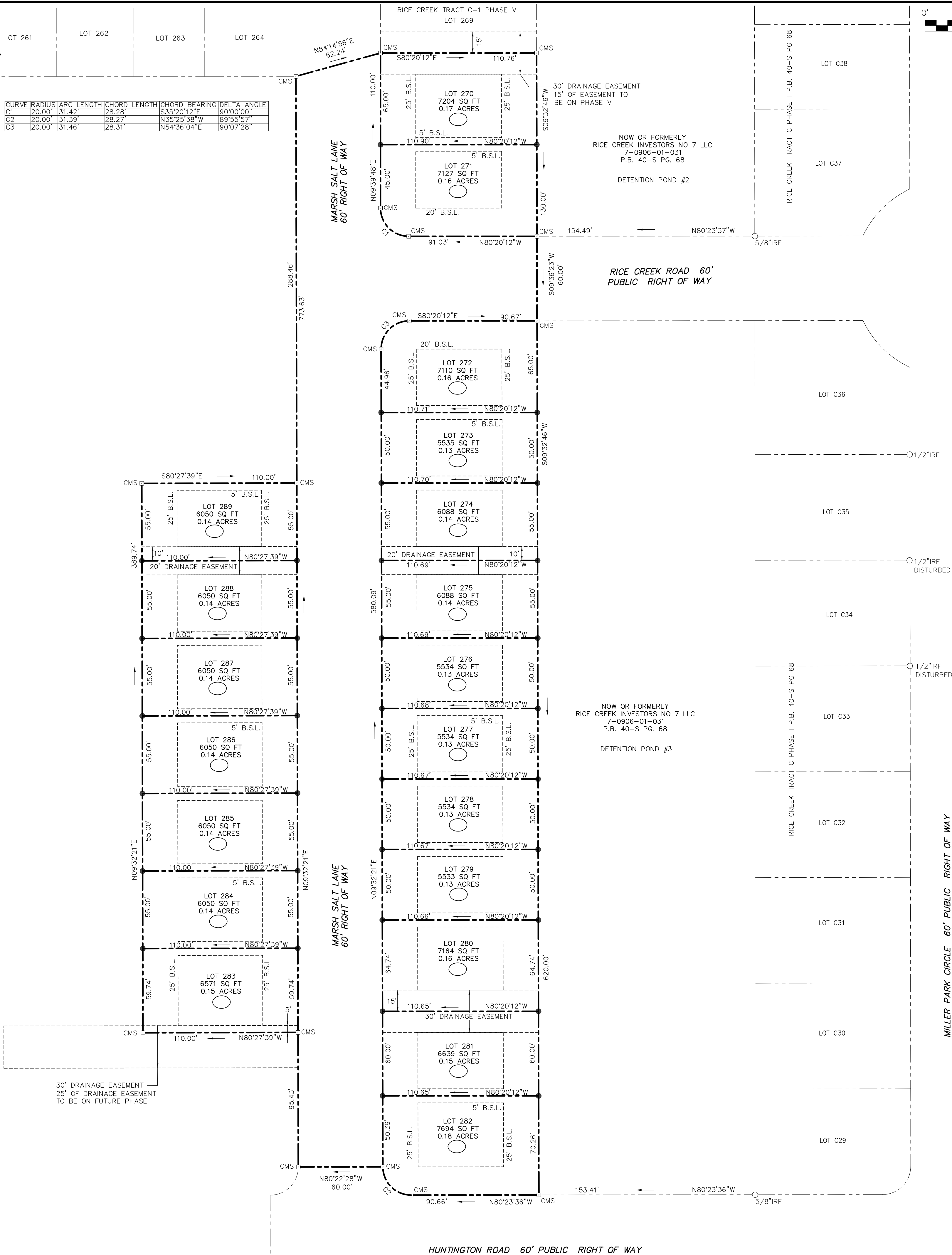
MAYOR	DATE
COUNCILMAN	DATE
COUNCILMAN	DATE
COUNCILMAN	DATE
COUNCILMAN	DATE
COUNCILMAN	DATE
COUNCILMAN	DATE
COUNCILMAN	DATE

ALL STREETS, RIGHT-OF-WAY, EASEMENTS AND ANY SITES FOR PUBLIC USE AS NOTED ON THIS PLAT ARE HEREBY DEDICATED TO THE CITY OF PORT WENTWORTH FOR THE USE INTENDED. SUCH DEDICATIONS ARE MORE SPECIFICALLY DESCRIBED IN THE DEED THAT ACCOMPANIES THIS PLAT.

OWNER OR ATTORNEY AS AGENT DATE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	20.00'	31.42'	28.28'	S35°20'12"E	90°00'00"
C2	20.00'	31.38'	28.27'	N35°25'58"W	89°55'57"
C3	20.00'	31.46'	28.31'	N54°36'04"E	90°07'28"

NOW OR FORMERLY
RICE CREEK INVESTORS NO 7 LLC
7-0906-01-031
RICE CREEK RD
P.B. 3711 PG 246



A PRELIMINARY SUBDIVISION PLAT OF
RICE CREEK - TRACT C-1 - PHASE VI
8TH C.M. DISTRICT, CITY OF PORT WENTWORTH, CHATHAM COUNTY, GEORGIA

PREPARED FOR:
ROBERTS CIVIL ENGINEERING, INC.

PROJECT #:	210267
FIELD DATE:	05/10/2021
DRAWING DATE:	12/13/2021
LAST REVISED:	N/A
DRAWN BY:	SCJ
SCALE:	1"=40'
SHEET:	1 OF 1

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



CITY OF PORT WENTWORTH

PLANNING COMMISSION

MARCH 14, 2022

Council Meeting Room

Regular Meeting

6:30 PM

7224 GA HIGHWAY 21
PORT WENTWORTH, GA 31407

1. CALL MEETING TO ORDER

Chairman CJ Neesmith called the meeting to order.

2. PRAYER AND PLEDGE OF ALLEGIANCE

Commissioner Herrin led the Prayer and Pledge of Allegiance.

3. ROLL CALL - SECRETARY

Attendee Name	Title	Status	Arrived
Bill Herrin	Planning Commissioner	Present	
Rosetta Franklin	Planning Commissioner	Present	
Wanda Rollf	Planning Commissioner	Present	
Lauree Morris	Planning Commissioner	Absent	
CJ Neesmith	Planning Commissioner	Present	
Janet Hester	Planning Commissioner	Present	
Jeff Sopson	Planning Commissioner	Present	
Brian Harvey	Director of Development Services	Present	
Melanie Ellis	Building Inspector	Present	

4. APPROVAL OF AGENDA

1. Approval of Agenda

Agenda was approved with the removal of item 6.A due to the applicant withdrawing the application.

RESULT: ADOPTED [UNANIMOUS]
MOVER: Bill Herrin, Planning Commissioner
SECONDER: Rosetta Franklin, Planning Commissioner
AYES: Herrin, Franklin, Rollf, Hester, Sopson
ABSENT: Morris

5. ADOPTION OF MINUTES

A. Planning Commission - Regular Meeting - Feb 14, 2022 6:30 PM

RESULT: **ACCEPTED [UNANIMOUS]**
MOVER: Rosetta Franklin, Planning Commissioner
SECONDER: Bill Herrin, Planning Commissioner
AYES: Herrin, Franklin, Rollf, Hester, Sopson
ABSENT: Morris

6. ZONING MAP AMENDMENTS (REZONING)

- A. Zoning Map Amendment Application submitted by Charles Teel, Hunter, Maclean, Exley & Dunn, P.C., on behalf of Lula Ghyll Roberts Cheatham for PIN # 7-0975-02-010 (Highway 21) to Rezone from R-A (Residential Agriculture) to P-C-1 (Planned Neighborhood Business) Zoning District for the purpose of a Motorcycle Repair & Parts Shop.

Application withdrawn by Applicant.

RESULT: **WITHDRAWN [UNANIMOUS]**
MOVER: Bill Herrin, Planning Commissioner
SECONDER: Rosetta Franklin, Planning Commissioner
AYES: Herrin, Franklin, Rollf, Hester, Sopson
ABSENT: Morris

7. ZONING TEXT AMENDMENTS (ORDINANCES)

8. SITE PLAN/SUBDIVISION APPROVAL

- A. Subdivision Application submitted by Lamar Mercer, PE., Thomas & Hutton Engineering Inc., on behalf of BEP Rice Hope, LLC., for PIN # 7-0906-04-069 (100 Lakeside Blvd) located in a M-P-O (Master Plan Overlay) Zoning District for a Final Plat of a Major Subdivision (Parkside Phase 1D-2) for the purpose of Single-Family Homes

The applicant, Lamar Mercer, was present. Mr. Mercer gave a brief overview of the project and offered to answer any questions. There were no questions from the Commission. There were no public comments. Commissioner Franklin made a motion to approve the application. Commissioner Herrin seconded the motion to approve. The vote was unanimous.

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Rosetta Franklin, Planning Commissioner
SECONDER: Bill Herrin, Planning Commissioner
AYES: Herrin, Franklin, Rollf, Hester, Sopson
ABSENT: Morris

- B. Site Plan Review Application submitted by Paul Lerner for PIN #:7-0906-04-091 & 7-0906-04-063 (Mulberry Blvd Extension) for a Specific Development Site Plan to Extend Mulberry Blvd in a M-P-O (Master Plan Overlay) Zoning District.

Ray Pittman was present on behalf of the applicant. Mr. Pittman gave a brief overview of the project and offered to answer any questions. There were no questions from the Commission. There were no public comments. Commissioner Franklin made a motion to approve the application. Commissioner Herrin seconded the motion to approve. The vote was unanimous.

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Rosetta Franklin, Planning Commissioner
SECONDER: Bill Herrin, Planning Commissioner
AYES: Herrin, Franklin, Rollf, Hester, Sopson
ABSENT: Morris

- C. Subdivision Application submitted by Jessica Vick, Roberts Civil Engineering, LLC., on behalf of Landmark 24 Homes of Savannah, LLC., for PIN # 7-0906-01-031 (Miller Park Circle) located in a P-R-M (Planned Residential Multi-Family) Zoning District for a Preliminary Plat of a Major Subdivision (Rice Creek Tract C-2 Phase V) for the purpose of Single-Family Homes

Kennon Strowd was present on behalf of the applicant. Mr. Strowd gave a brief overview of the project and offered to answer any questions. There were no questions from the Commission. There were no public comments. Commissioner Franklin made a motion to approve the application. Commissioner Herrin seconded the motion to approve. The vote was unanimous.

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Rosetta Franklin, Planning Commissioner
SECONDER: Bill Herrin, Planning Commissioner
AYES: Herrin, Franklin, Rollf, Hester, Sopson
ABSENT: Morris

- D. Subdivision Application submitted by Jessica Vick, Roberts Civil Engineering, LLC., on behalf of Landmark 24 Homes of Savannah, LLC., for PIN # 7-0906-01-031 (Miller Park Circle) located in a P-R-M (Planned Residential Multi-Family) Zoning District for a Preliminary Plat of a Major Subdivision (Rice Creek Tract C-1 Phase VI) for the purpose of Single-Family Homes

Kennon Strowd was present on behalf of the applicant. Mr. Strowd gave a brief overview of the project and offered to answer any questions. There were no questions from the Commission. There were no public comments. Commissioner Franklin made a motion to approve the application. Commissioner Herrin seconded the motion to approve. The vote was unanimous.

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Rosetta Franklin, Planning Commissioner
SECONDER: Bill Herrin, Planning Commissioner
AYES: Herrin, Franklin, Rollf, Hester, Sopson
ABSENT: Morris

9. NEW BUSINESS

1. A Resolution of the Mayor and City Council of the City of Port Wentworth to Amend the Zoning Ordinance Regarding the Approval of Final Plats

Mr. Harvey gave a overview of the resolution. Commissioner Herrin asked if the Planning Commission would be covered under the City's insurance when making decisions. Mr. Harvey stated he would have to check.

-Public Hearing

--Murray Marshal spoke in favor of the resolution.

Commissioner Franklin made a motion to approve. Commissioner Herrin seconded the motion to approve. Commissioners Franklin, Herrin, Rollf, and Sopson voted Yay. Commissioner Hester voted Nay. The motion passes 4-1.

RESULT: **APPROVED [4 TO 1]**
MOVER: Rosetta Franklin, Planning Commissioner
SECONDER: Bill Herrin, Planning Commissioner
AYES: Herrin, Franklin, Rollf, Hester
NAYS: Sopson
ABSENT: Morris

10. ADJOURNMENT

A. Adjournment

RESULT: **ADOPTED [UNANIMOUS]**
MOVER: Bill Herrin, Planning Commissioner
SECONDER: Rosetta Franklin, Planning Commissioner
AYES: Herrin, Franklin, Rollf, Hester, Sopson
ABSENT: Morris

 Chairman

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

 Secretary



City Council
7224 GA Highway 21
Port Wentworth, GA 31407

SCHEDULED

Meeting: 03/24/22 07:00 PM
Department: Development Services
Category: Planning/Zoning Item
Prepared By: Melanie Ellis
Department Head: Brian Harvey

AGENDA ITEM (ID # 2627)

DOC ID: 2627

A Resolution of the Mayor and City Council of the City of Port Wentworth to Amend the Zoning Ordinance Regarding the Approval of Final Plats. 2nd Reading

Issue/Item: A Resolution of the Mayor and City Council of the City of Port Wentworth to Amend the Zoning Ordinance Regarding the Approval of Final Plats. 2nd Reading

Background: This resolution is proposed to streamline the final plat approval process for the City of Port Wentworth

Facts and Findings: The changes put forth would amend the current code from requiring Mayor and City Council's approval of a final plat to placing that final approval with the City Manager.

Funding: N/A

Recommendation: Approval / UPDATE: THE PLANNING COMMISSION VOTED 4-1 TO APPROVE.

ATTACHMENTS:

- Resolution to Amend the Zoning Ordinance for Approval of Final Plats MARCH 2022 (PDF)
- Planning Commission Minutes March 14, 2022 DRAFT (PDF)



TO: Mayor and City Council of the City of Port Wentworth

FROM: Scott C. Robichaux, Interim City Attorney

DATE: March 8, 2022, for the City Council Meeting on March 8, 2022

ITEM: Resolution to Amend the Zoning Ordinance for Approval of Final Plats

BACKGROUND:

This Agenda Memo is regarding a request to amend the City's Zoning Ordinance with respect to review and approval of final plats. The City Attorney's Office does not take a position or make a recommendation on whether to adopt or reject these proposed changes.

DISCUSSION:

Port Wentworth City Code, Appendix B – Zoning is the City's Zoning Ordinance. Article XV deals with Subdivision Regulations, and specifically Section 15.4 et. seq. deals with various aspects of plat submissions, reviews, and approvals. The changes put forth by this Agenda Memo and accompanying Resolution do not affect the process or submission, review, or approval of preliminary plats. The changes put forth by this Agenda Memo and accompanying Resolution also do not affect the Planning Commission's role in recommending approval of final plats. The changes put forth would amend the current code from requiring Mayor and City Council's approval of a final plat to placing that final approval with the City Manager.

This Resolution may not be voted upon at the March 8, 2022 Meeting. This Resolution will take two readings, require enhanced notice before the final reading pursuant to O.C.G.A. § 33-66-4 (at least 15 days' notice for a heading resulting in a change in the zoning ordinance), and enhanced public comment pursuant to O.C.G.A. § 36-66-4 (set minimum time period of equal time for proponents and opponents of change, with a minimum of 10 minutes per side). In addition, the Zoning Ordinance, Sec. 15.8 requires amendments to the Zoning Ordinance to be submitted to the Planning Commission for review and recommendation prior to enactment.

ATTACHMENTS:

- 1) Resolution to Amend Zoning Ordinance
- 2) Redline changes to existing Zoning Ordinance

**STATE OF GEORGIA
COUNTY OF CHATHAM
CITY OF PORT WENTWORTH**

RESOLUTION NO. R2022-XXX

**A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE
CITY OF PORT WENTWORTH TO AMEND THE ZONING ORDINANCE
REGARDING APPROVAL OF FINAL PLATS**

WHEREAS, it is necessary from time to time to modify the City's ordinances; and

WHEREAS, the administrative approval process for neighborhood plats has not been updated in over approximately 4 years; and

WHEREAS, the City of Port Wentworth experienced fantastic population growth from the 2010 to the 2020 census, seeing a 103% increase in overall population; and

WHEREAS, the Mayor and City Council desire to foster and promote new construction, especially of neighborhoods, in the City; and

WHEREAS, the Mayor and City Council desire to foster and promote business in the City by cutting 'red tape' and, where prudent, streamlining processes in the City;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of Port Wentworth, while in regular session on _____, that:

The Code of Ordinance, Appendix B – Zoning is amended to read as follows:

- **Section 15.4 - Administrative Agency.**
15.4-1

Administration. The Mayor and Council and the City Planning Commission shall administer this ordinance. It shall be the duty of the Planning Commission to inspect sketch plans and to suggest changes which should be made in the proposed design of a subdivision to insure the approval of the preliminary plat. It shall be the duty of the Planning Commission to inspect preliminary plats and to recommend approval or disapproval of such plats. It shall be the duty of the Planning Commission to inspect final plats and the information submitted with such final plats, and to recommend approval of such final plats when the requirements of this ordinance have been met and to recommend disapproval of such final plats when the requirements of this ordinance have not been met. When the Planning Commission acts on a preliminary plat it shall forward it to the Mayor and Council with its recommendations. When the Planning Commission acts on a final plat it shall forward it to the City Manager with its recommendations.

- **Section 15.5 - Procedure on Plats.**

...

15.5-4

Final Plat. Before a plat of a subdivision is recorded with the Clerk of the Superior Court of Chatham County and the lots thereon offered for sale, an original and four (4) prints of a final plat showing the final design of the subdivision shall be submitted to the Planning Commission for review. Until a final plat of a subdivision has been submitted to and reviewed by the Planning Commission and approved and signed by the City Manager, the Clerk of Superior Court of Chatham County shall not record the plat of such subdivision, nor shall the owner or agent of such subdivision be authorized to transfer or sell any of the land within such subdivision by reference to a plat. For large subdivisions the final plat may be submitted for approval progressively in contiguous sections satisfactory to the Planning Commission.

...

15.5-4.5

If the Planning Commission finds that all the requirements of this ordinance have been met, it shall recommend approval of the final plat and submit such plat to the City Manager. If the Planning Commission finds that all the requirements of this ordinance have not been met, and after deficiencies have been discussed and reviewed with the developer, and the developer given a period of time which shall not exceed ninety (90) business days to take corrective action, then the Planning Commission shall recommend disapproval of the final plat to the City Manager and shall set forth its reasons for such recommendation in writing. Except where an extension of time is authorized by the applicant for final plat review, the Planning Commission shall have thirty (30) business days from the date of the submittal of a final plat to the City Manager to approve or disapprove the final plat. Unless such action is taken within such thirty-day period, then such plat shall be deemed to have received a recommendation for approval from the Planning Commission and the City Manager may take final action on such plat without waiting further for the recommendations of the Planning Commission.

...

15.5-5

...

(b)

Minor Revisions: Proposed revisions to a recorded plat which do not alter or change in any way the street and/or utility layout of said plat shall be submitted as follows: The subdivider shall file with the Planning Commission four (4) copies of the original plat with all minor revisions shown in red. The plats shall be accompanied by a statement signed by all affected property owners acknowledging their awareness and approval of the revisions. Proposed revisions shall be reviewed by the Planning Commission. Upon a finding that revisions comply with all applicable regulations, the revised plats shall be submitted to the City Manager for approval. One (1) copy of the approved plat shall be recorded and one (1) copy shall be attached to the originally recorded plat as part of the public record.

15.5-6

Minor Subdivision. Minor subdivisions may be submitted as final plats, and shall comply with the requirements of these regulations, including minimum finished floor elevation requirements, with the following exceptions:

(a)

Minor subdivisions shall be processed as major subdivisions if requested by either the Planning Commission or the City Manager.

(b)

Topographic information shall not be required unless specifically requested by the Planning Commission or the City Manager.

...

(d)

The developer shall submit a drainage plan for approval if requested by the Planning Commission or the City Manager.

(e)

Provided that where a series of minor subdivisions are developed or proposed immediately adjacent to one another, the Planning Commission or City Manager may require the developer to comply with the procedures for major subdivisions.

...

- **Section 15.6 - Exemptions and Modifications.**

...

15.6-3

Variance. When a peculiar shape, or the topography of a tract of land, or other unusual condition, makes it impractical for a developer to comply with the literal interpretations of the design requirements of this ordinance, the City Manager, following a recommendation of the Planning Commission, may approve variances to these regulations; provided, however, that in so doing the intent and purpose of this ordinance are not violated.

RESOLVED this the _____.

Approved:

Gary Norton, Mayor

Attest:

Clerk, or City Staff



CITY OF PORT WENTWORTH

PLANNING COMMISSION

MARCH 14, 2022

Council Meeting Room

Regular Meeting

6:30 PM

7224 GA HIGHWAY 21
PORT WENTWORTH, GA 31407

1. CALL MEETING TO ORDER

Chairman CJ Neesmith called the meeting to order.

2. PRAYER AND PLEDGE OF ALLEGIANCE

Commissioner Herrin led the Prayer and Pledge of Allegiance.

3. ROLL CALL - SECRETARY

Attendee Name	Title	Status	Arrived
Bill Herrin	Planning Commissioner	Present	
Rosetta Franklin	Planning Commissioner	Present	
Wanda Rollf	Planning Commissioner	Present	
Lauree Morris	Planning Commissioner	Absent	
CJ Neesmith	Planning Commissioner	Present	
Janet Hester	Planning Commissioner	Present	
Jeff Sopson	Planning Commissioner	Present	
Brian Harvey	Director of Development Services	Present	
Melanie Ellis	Building Inspector	Present	

4. APPROVAL OF AGENDA

1. Approval of Agenda

Agenda was approved with the removal of item 6.A due to the applicant withdrawing the application.

RESULT: ADOPTED [UNANIMOUS]
MOVER: Bill Herrin, Planning Commissioner
SECONDER: Rosetta Franklin, Planning Commissioner
AYES: Herrin, Franklin, Rollf, Hester, Sopson
ABSENT: Morris

5. ADOPTION OF MINUTES

A. Planning Commission - Regular Meeting - Feb 14, 2022 6:30 PM

Attachment: Planning Commission Minutes March 14, 2022 DRAFT (2627 : Resolution to Amend the Zoning Ordinance Regarding Approval of

RESULT: **ACCEPTED [UNANIMOUS]**
MOVER: Rosetta Franklin, Planning Commissioner
SECONDER: Bill Herrin, Planning Commissioner
AYES: Herrin, Franklin, Rollf, Hester, Sopson
ABSENT: Morris

6. ZONING MAP AMENDMENTS (REZONING)

- A. Zoning Map Amendment Application submitted by Charles Teel, Hunter, Maclean, Exley & Dunn, P.C., on behalf of Lula Ghyll Roberts Cheatham for PIN # 7-0975-02-010 (Highway 21) to Rezone from R-A (Residential Agriculture) to P-C-1 (Planned Neighborhood Business) Zoning District for the purpose of a Motorcycle Repair & Parts Shop.

Application withdrawn by Applicant.

RESULT: **WITHDRAWN [UNANIMOUS]**
MOVER: Bill Herrin, Planning Commissioner
SECONDER: Rosetta Franklin, Planning Commissioner
AYES: Herrin, Franklin, Rollf, Hester, Sopson
ABSENT: Morris

7. ZONING TEXT AMENDMENTS (ORDINANCES)

8. SITE PLAN/SUBDIVISION APPROVAL

- A. Subdivision Application submitted by Lamar Mercer, PE., Thomas & Hutton Engineering Inc., on behalf of BEP Rice Hope, LLC., for PIN # 7-0906-04-069 (100 Lakeside Blvd) located in a M-P-O (Master Plan Overlay) Zoning District for a Final Plat of a Major Subdivision (Parkside Phase 1D-2) for the purpose of Single-Family Homes

The applicant, Lamar Mercer, was present. Mr. Mercer gave a brief overview of the project and offered to answer any questions. There were no questions from the Commission. There were no public comments. Commissioner Franklin made a motion to approve the application. Commissioner Herrin seconded the motion to approve. The vote was unanimous.

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Rosetta Franklin, Planning Commissioner
SECONDER: Bill Herrin, Planning Commissioner
AYES: Herrin, Franklin, Rollf, Hester, Sopson
ABSENT: Morris

- B. Site Plan Review Application submitted by Paul Lerner for PIN #:7-0906-04-091 & 7-0906-04-063 (Mulberry Blvd Extension) for a Specific Development Site Plan to Extend Mulberry Blvd in a M-P-O (Master Plan Overlay) Zoning District.

Ray Pittman was present on behalf of the applicant. Mr. Pittman gave a brief overview of the project and offered to answer any questions. There were no questions from the Commission. There were no public comments. Commissioner Franklin made a motion to approve the application. Commissioner Herrin seconded the motion to approve. The vote was unanimous.

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Rosetta Franklin, Planning Commissioner
SECONDER: Bill Herrin, Planning Commissioner
AYES: Herrin, Franklin, Rollf, Hester, Sopson
ABSENT: Morris

- C. Subdivision Application submitted by Jessica Vick, Roberts Civil Engineering, LLC., on behalf of Landmark 24 Homes of Savannah, LLC., for PIN # 7-0906-01-031 (Miller Park Circle) located in a P-R-M (Planned Residential Multi-Family) Zoning District for a Preliminary Plat of a Major Subdivision (Rice Creek Tract C-2 Phase V) for the purpose of Single-Family Homes

Kennon Strowd was present on behalf of the applicant. Mr. Strowd gave a brief overview of the project and offered to answer any questions. There were no questions from the Commission. There were no public comments. Commissioner Franklin made a motion to approve the application. Commissioner Herrin seconded the motion to approve. The vote was unanimous.

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Rosetta Franklin, Planning Commissioner
SECONDER: Bill Herrin, Planning Commissioner
AYES: Herrin, Franklin, Rollf, Hester, Sopson
ABSENT: Morris

- D. Subdivision Application submitted by Jessica Vick, Roberts Civil Engineering, LLC., on behalf of Landmark 24 Homes of Savannah, LLC., for PIN # 7-0906-01-031 (Miller Park Circle) located in a P-R-M (Planned Residential Multi-Family) Zoning District for a Preliminary Plat of a Major Subdivision (Rice Creek Tract C-1 Phase VI) for the purpose of Single-Family Homes

Kennon Strowd was present on behalf of the applicant. Mr. Strowd gave a brief overview of the project and offered to answer any questions. There were no questions from the Commission. There were no public comments. Commissioner Franklin made a motion to approve the application. Commissioner Herrin seconded the motion to approve. The vote was unanimous.

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Rosetta Franklin, Planning Commissioner
SECONDER: Bill Herrin, Planning Commissioner
AYES: Herrin, Franklin, Rollf, Hester, Sopson
ABSENT: Morris

9. NEW BUSINESS

1. A Resolution of the Mayor and City Council of the City of Port Wentworth to Amend the Zoning Ordinance Regarding the Approval of Final Plats

Mr. Harvey gave a overview of the resolution. Commissioner Herrin asked if the Planning Commission would be covered under the City's insurance when making decisions. Mr. Harvey stated he would have to check.

-Public Hearing

--Murray Marshal spoke in favor of the resolution.

Commissioner Franklin made a motion to approve. Commissioner Herrin seconded the motion to approve. Commissioners Franklin, Herrin, Rollf, and Sopson voted Yay. Commissioner Hester voted Nay. The motion passes 4-1.

RESULT:	APPROVED [4 TO 1]
MOVER:	Rosetta Franklin, Planning Commissioner
SECONDER:	Bill Herrin, Planning Commissioner
AYES:	Herrin, Franklin, Rollf, Hester
NAYS:	Sopson
ABSENT:	Morris

10. ADJOURNMENT

A. Adjournment

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Bill Herrin, Planning Commissioner
SECONDER:	Rosetta Franklin, Planning Commissioner
AYES:	Herrin, Franklin, Rollf, Hester, Sopson
ABSENT:	Morris

Chairman

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

Secretary



City Council
7224 GA Highway 21
Port Wentworth, GA 31407

SCHEDULED

AGENDA ITEM (ID # 2633)

Meeting: 03/24/22 07:00 PM
Department: City Administrator
Category: Resolution
Prepared By: Steve Davis
Department Head: Steve Davis

10.B

DOC ID: 2633

Resolution to Support Retreat and Feasibility Study

Issue/Item: City council retreat and a feasibility study resolution

Background: A retreat to foster better relationships and a study to start discussions of city hood with empirical facts and data.

Facts and Findings:

Funding: N/A

Recommendation: Council Approval

ATTACHMENTS:

- RES - Supporting Retreat Feasibility Study (PDF)

RESOLUTION NO. R2022-015

**STATE OF GEORGIA
COUNTY OF CHATHAM
CITY OF PORT WENTWORTH**

**A RESOLUTION SUPPORTING A RETREAT
AND A FEASIBILITY STUDY**

WHEREAS, the City of Port Wentworth has seven elected officials representing its citizens, businesses, and communities; and

WHEREAS, the City functions best when there is cooperation and coordination between its elected officials, and between its elected officials and City Staff; and

WHEREAS, the Mayor and Council desire to foster and accommodate these productive relationships for the betterment of the City; and

WHEREAS, the Mayor and Council are aware of multiple and conflicting news and social media stories surrounding the relationships of City officials and about possible dissolution of the City; and

WHEREAS, the Mayor and Council desire to have professionals advise the City on the facts and feasibility of the City, and possible alternate iterations of the City in the future;

NOW, THEREFORE, the Mayor and Council of the City of Port Wentworth hereby resolve:

A. Mayor and Council Retreat

1. The Mayor and Council resolve to have a Retreat to improve teamwork, foster relationships, receive training on various topics, and develop strategies for the City's future; and
2. The City Manager is instructed to coordinate with the Mayor and Council, as well as City Staff, to find a date and location for this Retreat.

B. Feasibility Study

1. The Mayor and Council resolve to support the Carl Vinson Institute, or other such professional organization, to study the feasibility of various and alternate iterations of the City in the future; and
2. The City Manager is instructed to engage an organization for these stated purposes, and report back to the Mayor and Council on the study's timetable and costs, and for final approval to commence the study.

RESOLVED this the 24th day of March 2022.

Approved:

Gary Norton, Mayor

Attest:

Clerk, or City Staff

Attachment: RES - Supporting Retreat Feasibility Study (2633 : Resolution to Support Retreat and Feasibility Study)



City Council
7224 GA Highway 21
Port Wentworth, GA 31407

SCHEDULED

AGENDA ITEM (ID # 2632)

Meeting: 03/24/22 07:00 PM
Department: City Administrator
Category: Resolution
Prepared By: Steve Davis
Department Head: Steve Davis

10.C

DOC ID: 2632

Resolution to Transmit Comprehensive Plan

Issue/Item: The Port Wentworth 2021 Comprehensive Plan was adopted by City Council in July 2021.

Background: The City Council is required to send a resolution to the state after the review for final state adoption.

Facts and Findings:

Funding: N/A

Recommendation: Council Approval

ATTACHMENTS:

- Port Wentworth 2021 Comp Plan Adoption Resolution 3-24-22 (PDF)

**A RESOLUTION BY THE MAYOR AND COUNCIL OF
PORT WENTWORTH, GEORGIA
ADOPTING THE PORT WENTWORTH
2021 - 2041 COMPREHENSIVE PLAN**

WHEREAS, Port Wentworth has prepared a 2021 Update to the Comprehensive Plan in accordance with the Rules of the Georgia Department of Community Affairs Minimum standards and Procedures for Local Comprehensive Planning (Chapter 110-12-1); and

WHEREAS, the Mayor and Council of Port Wentworth selected both a committee of stakeholders composed of a cross-section of the community; and

WHEREAS, the Stakeholders Committee met regularly to establish goals, objectives, and strategies to guide the future of the community; and

WHEREAS, Port Wentworth staff met regularly with representatives of the Coastal Regional Commission and other agencies to advise them of the findings of the committees to solicit their input in preparing the goals, objectives, and strategies to guide the future of the community; and

WHEREAS, the Port Wentworth staff assembled the recommendations of community stakeholders and prepared such other documents in the Comprehensive Plan format required by the Georgia Department of Community Affairs Minimum Standards and Procedures for Local Comprehensive Planning (Chapter 110-12-1); and

WHEREAS, Chapter 110-12-1 of the Georgia Department of Community Affairs Local Planning Requirements requires that the Mayor and Council of Port Wentworth approve the document entitled Port Wentworth 2021 – 2041 Comprehensive Plan prior to forwarding it to the Coastal Georgia Regional Commission and the Georgia Department of Community Affairs; and

WHEREAS, the Port Wentworth 2021- 2041 Comprehensive Plan was prepared according to the Standards and Procedures for Local Comprehensive Planning (Chapter 110-12-1) effective March 1, 2014, and established by the Georgia Planning Act of 1989, and includes the community's certification that consideration was given to both the Regional Water Plan and the Georgia Department of Natural Resources Rules for Environmental Planning Criteria as provided in Section 110-12-1-.02(3) of the above mentioned Standards and Procedures in preparing the Plan; and

WHEREAS, on July 22, 2021, the City transmitted the Plan to the CRC and the Georgia Department of Community Affairs for official review; and

WHEREAS, the Plan has been found by the Georgia Department of Community Affairs to be in compliance with the above-mentioned Minimum Standards and Procedures.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF PORT WENTWORTH, GEORGIA, that the Port Wentworth 2021 - 2041 Comprehensive Plan is hereby approved and adopted.

BE IT FURTHER RESOLVED that the City staff be directed to provide a copy of this adoption resolution within seven (7) days of local adoption of the approved Plan to the CRC, and to publicize the availability of the adopted Plan as public information by posting the Plan on the City's website.

ADOPTED this ____ day of _____, 2022

Attest:

Approved:

Clerk of Council

Gary Norton, Mayor