



CITY OF PORT WENTWORTH

CITY COUNCIL

JULY 28, 2022

Council Meeting Room

Regular Meeting

7:00 PM

7224 GA HIGHWAY 21
PORT WENTWORTH, GA 31407

1. **CALL MEETING TO ORDER**
2. **PRAYER AND PLEDGE OF ALLEGIANCE**
3. **ROLL CALL - CLERK OF COUNCIL**
4. **APPROVAL OF AGENDA**
5. **RECOGNITION OF SPECIAL GUESTS**
6. **PUBLIC COMMENTS - REGISTERED SPEAKERS**
7. **ELECTIONS & APPOINTMENTS**
8. **ADOPTION OF MINUTES**

A. Regular Council Meeting Minutes - June 23, 2022

9. **COMMUNICATIONS & PETITIONS**
10. **COMMITTEE REPORTS**
11. **CONSENT AGENDA**
12. **UNFINISHED BUSINESS**

A. 2nd Reading Insurance Company License Fee

B. 2nd Reading Zoning Map Amendment Application submitted by the City of Port Wentworth, for PIN #'s 70913 01013 (18 Gulfstream Road), 70913 01012 (60 Clifton Boulevard), 70913 01007 (84 Clifton Boulevard), 70913 01010 (Gulfstream Road), 70913 01008 (34 Gulfstream Road), 70913 01011 (116 Gulfstream Road), 70913 01001 (120 Gulfstream Road), 70914 01001B (120 Gulfstream Road), 70914 01001A (Gulfstream Road), 70970A02004 (Gulfstream Road), 70970A02006 (20 Mincey Boulevard), 70970A02007 (24 Mincey Boulevard), 70970A02003 (32 Mincey Boulevard), 70914 01003 (46 Mincey Boulevard), 70914 01004 (60 Mincey Boulevard), and 70970A01002 (190 Gulfstream Road) to zone the properties P-I-2 (Planned Industrial) for the purpose of establishing City of Port Wentworth Zoning Districts.

13. **NEW BUSINESS**

A. Technology Center Design and Build out

B. Site Plan Review Application submitted by Marc Liverman, P.E., Atlantic Coast Consulting, Inc., on behalf of Drayton-Parker Companies, LLC., for PIN # 70035 01010 (Highway 21) for a Specific Development Site Plan to allow a Truck & Chassis Yard (Port Wentworth Truck and Chassis Storage Yard) in a P-I-1 (Planned Industrial) Zoning District

- Public Hearing
- Action

- C. Site Plan Review Application submitted by Felipe Toledo, P.E., Thomas & Hutton of behalf of LRE Crossgate North, LLC., for PIN # 7-0035-01-007 (Northeast corner of Crossgate Rd & Jimmy Deloach Parkway) for a Specific Development Site Plan to allow a warehouse development (NFI Crossgate Industrial Park) in a P-I-1 (Planned Industrial) Zoning District

- Public Hearing
- Action

- D. Site Plan Review Application submitted by Toss Allen, P.E., Allen Engineering Services, LLC., on behalf of Peachtree Development and Investments, LLC., for PIN # 7-0037-02-008 (Magellan Blvd) for a Specific Development Site Plan to allow an Advanced Auto Parts Store in a P-C-3 (Planned General Business) Zoning District

14. RESOLUTIONS/ORDINANCES/PROCLAMATIONS

15. EXECUTIVE SESSION

16. ADJOURNMENT



City Council
7224 GA Highway 21
Port Wentworth, GA 31407

SCHEDULED

Meeting: 07/28/22 07:00 PM
Department: All
Category: Ordinance
Prepared By: Zahnay Smoak
Department Head: Steve Davis

12.A

AGENDA ITEM (ID # 2711)

DOC ID: 2711

2nd Reading Insurance Company License Fee

Issue/Item: After the 2020 Census our population grew beyond 10,000 people which pulls us into a new category with the Georgia Insurance Commissioners office. We now need change our license fee structure for insurance companies operating within our city boundaries.

Background: Current rate being charged is an annual \$50 license fee. The new rate will be an annual \$75 license fee.

Facts and Findings: These funds will go into general fund and will be used for daily administrative operations. GMA has provided us the language for the ordinance.

Funding: N/A

Recommendation: Approve

ATTACHMENTS:

- **License Fee Ordinance**

ATTACHMENTS:

- Insurance License Fee Ordinance (PDF)

ORDINANCE

To impose license fees on insurers conducting business within the City of Port Wentworth, Georgia; to impose a gross premiums tax on insurers operating within the State of Georgia; to provide an effective date; to repeal conflicting ordinances; and other purposes.

Be it ordained by the Mayor and Council of the City of Port Wentworth, Georgia; and it is hereby ordained by authority thereof:

Section 1. Insurers License Fees

There is hereby levied for the year 2023 and for each year thereafter an annual license fee upon each insurer doing business within the City of Port Wentworth, Georgia in the amount of seventy-five dollars (\$75). For each separate business location in excess of one not covered by Section 2, which is operating on behalf of such insurers within the City of Port Wentworth, Georgia, there is hereby levied a license fee in the amount of seventy-five dollars (\$75). For the purposes of this ordinance, the term "insurer" means a company which is authorized to transact business in any of the classes of insurance designated in O.C.G.A. Sec. 33-3-5.

Section 2. License Fees for Insurers Insuring Certain Risks at Additional Business Locations

For each separate business location, not otherwise subject to a license fee hereunder, operated and maintained by a business organization which is engaged in the business of lending money or transacting sales involving term financing and in connection with such loans or sales offers, solicits or takes application for insurance through a licensed agent of an insurer for insurance said insurer shall pay an additional license fee of twenty-six and 25/100 dollars (\$26.25) per location for the year 2023 and for each year thereafter.

Section 3. Gross Premiums Tax Imposed on Life Insurers

There is hereby levied for the year 2023 and for each year thereafter an annual tax based solely upon gross direct premiums upon each insurer writing life, accident and sickness insurance within the State of Georgia in an amount equal to one percent (1%) of the gross direct premiums received during the preceding calendar year in accordance with O.C.G.A. Sec.33-8-8.1. Gross direct premiums as used in this section shall mean gross direct premiums as used in O.C.G.A. Sec.33-8-4. The premium tax levied by this section is in addition to the license fees imposed by Section 1 of this ordinance.

Section 4. Gross Premiums Tax, All Other Insurers

There is hereby levied for the year 2023 and for each year thereafter an annual tax based solely upon gross direct premiums upon each insurer, other than an insurer transacting business in the class of insurance designated in subsection 1 of O.C.G.A. Sec.33-3-5, doing business within the State of Georgia in an amount equal to two and one-half percent (2.5%) of the gross direct premiums received during the preceding calendar year in accordance with O.C.G.A. Sec.33-8-8.2. Gross direct premiums as used in this section shall mean gross direct premiums as used in O.C.G.A. Sec.33-8-4. The premium tax levied by this section is in addition to the license fees imposed by Section 1 of this ordinance.

Section 5. Due Date for License Fees

License fees imposed in Sections 1 and 2 of this ordinance shall be due and payable on the first day of 2023 and on the first date of each subsequent year.

Section 6. Administrative Provisions

The City Clerk is hereby directed to forward a duly certified copy of this ordinance to the Insurance Commissioner of the State of Georgia within 45 days of its enactment.

Section 7. Effective Date

This ordinance shall become effective January 1, 2023.

Section 8. Severability

In the event any portion of this ordinance shall be declared or adjudged invalid or unconstitutional, it is the intention of the City Council of the City of Port Wentworth, Georgia, that such adjudication shall in no manner affect the other sections, sentences, clauses or phrases of this ordinance which shall remain in full force and effect, as if the invalid or unconstitutional section, sentence, clause or phrase were not originally a part of the ordinance.

Section 9. Repealer

All ordinances and parts of ordinances in conflict with this ordinance are hereby repealed.

Ordained this _____ day of _____, 2022 by the Mayor and Council of the City of Port Wentworth, Georgia.

Mayor

Attest: _____

City Clerk

I hereby certify that the foregoing is a true and accurate copy of an ordinance of the City of Port Wentworth, Georgia adopted on the

_____ day of _____, _____.

City Seal

City Clerk

Attachment: Insurance License Fee Ordinance (2711 : 2nd Reading Insurance Company License Fee)



City Council
7224 GA Highway 21
Port Wentworth, GA 31407

SCHEDULED

Meeting: 07/28/22 07:00 PM
Department: Development Services
Category: Ordinance
Prepared By: Melanie Ellis
Department Head: Brian Harvey

AGENDA ITEM (ID # 2705)

DOC ID: 2705

2nd Reading Zoning Map Amendment Application submitted by the City of Port Wentworth, for PIN #'s 70913 01013 (18 Gulfstream Road), 70913 01012 (60 Clifton Boulevard), 70913 01007 (84 Clifton Boulevard), 70913 01010 (Gulfstream Road), 70913 01008 (34 Gulfstream Road), 70913 01011 (116 Gulfstream Road), 70913 01001 (120 Gulfstream Road), 70914 01001B (120 Gulfstream Road), 70914 01001A (Gulfstream Road), 70970A02004 (Gulfstream Road), 70970A02006 (20 Mincey Boulevard), 70970A02007 (24 Mincey Boulevard), 70970A02003 (32 Mincey Boulevard), 70914 01003 (46 Mincey Boulevard), 70914 01004 (60 Mincey Boulevard), and 70970A01002 (190 Gulfstream Road) to zone the properties P-I-2 (Planned Industrial) for the purpose of establishing City of Port Wentworth Zoning Districts.

Issue/Item: 2nd Reading Zoning Map Amendment Application submitted by the City of Port Wentworth, for PIN #'s 70913 01013 (18 Gulfstream Road), 70913 01012 (60 Clifton Boulevard), 70913 01007 (84 Clifton Boulevard), 70913 01010 (Gulfstream Road), 70913 01008 (34 Gulfstream Road), 70913 01011 (116 Gulfstream Road), 70913 01001 (120 Gulfstream Road), 70914 01001B (120 Gulfstream Road), 70914 01001A (Gulfstream Road), 70970A02004 (Gulfstream Road), 70970A02006 (20 Mincey Boulevard), 70970A02007 (24 Mincey Boulevard), 70970A02003 (32 Mincey Boulevard), 70914 01003 (46 Mincey Boulevard), 70914 01004 (60 Mincey Boulevard), and 70970A01002 (190 Gulfstream Road) to zone the properties P-I-2 (Planned Industrial) for the purpose of establishing City of Port Wentworth Zoning Districts.

Background: These parcels was annexed by the City of Port Wentworth in 2014 and was never assigned City of Port Wentworth zoning.

Facts and Findings:

Funding: N/A

Recommendation: The Planning Commission will hear this item on July 11, 2022 at 6:30 PM. / **UPDATE THE PLANNING COMMISSION VOTED 3-2 TO APPROVE THIS APPLICATION.**


ATTACHMENTS:

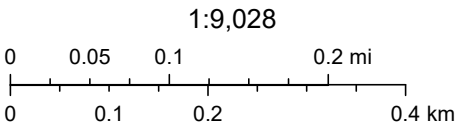
- Annexation Gulfstream Rd Rezoning - map numbered (PDF)
- Annexation Gulfstream Rd Rezoning - Map Number Key (PDF)

- Annexation Gulfstream Rd Rezoning - APO Master List (PDF)

Annexation Gulfstream Rd Rezoning



 Property Boundaries (Parcels)



SAGIS

Attachment: Annexation Gulfstream Rd Rezoning - map numbered (2705 : ZMA Gulfstream Road Annexation JULY 2022 2nd Reading)

Annexation Gulfstream Rd Rezoning Map Key

Map #	PIN #	Address	Owner	Estimated Acreage	Current Zoning	Proposed Zoning
1	70913 01013	18 Gulfstream Rd	Clifton Landfill Inc	8.66	PUD-IN	P-I-2
2	70913 01012	60 Clifton Blvd	Brasstown Chili LLC	2	PUD-IN	P-I-2
3	70913 01007	84 Clifton Blvd	Savannah Regional Industrial Landfill In Republic Services Property Tax	120.52	PDR-IL	P-I-2
4	70913 01010	Gulfstream Rd	Clifton Landfill Inc	55.38	M	P-I-2
5	70913 01008	34 Gulfstream Rd	Sapp Capital Management LLC	2.9	M	P-I-2
6	70913 01011	116 Gulfstream Rd	116 Gulfstream Road LLC	10.02	M	P-I-2
7	70913 01001	120 Gulfstream Rd	Georgia Power Company	17.25	PDR-L	P-I-2
8	70914 01001B	120 Gulfstream Rd	Georgia Power Company	8	PDR-L	P-I-2
9	70914 01001A	Gulfstream Rd	Georgia Power Company	8	M	P-I-2
10	70970A02004	Gulfstream Rd	Williams Brothers Trucking Inc	3	PUD-IN	P-I-2
11	70970A02006	20 Mincey Blvd	Mincey Investments, LLC	1.02	PUD-IN	P-I-2
12	70970A02007	24 Mincey Blvd	Davenport & Smith Daniel & Jack	0.8	PUD-IN	P-I-2
13	70970A02003	32 Mincey Blvd	IG Mincey LLC	3.99	PUD-IN	P-I-2
14	70914 01003	46 Mincey Blvd	Gim Corporation	3.01	PUD-IN	P-I-2
15	70914 01004	60 Mincey Blvd	Sloan Theresa Joyce	2	PDR-IL	P-I-2
16	70970A01002	190 Gulfstream Rd	Duke Realty Limited Partnership ATTN: VP, Property Management	9.99	PUD-IN	P-I-2

PIN	Owner	Mailing_Address	Mailing_City	Mailing_State	Mailing_Zip
70913 01007	SAVANNAH REGIONAL INDUSTRIAL LANDFILL IN	PO BOX 29246	PHOENIX	AZ	85038
70913 01008	SAPP CAPITAL MANAGEMENT LLC	34 GULFSTREAM ROAD	PORT WENTWORTH	GA	31407
70913 01010	CLIFTON LANDFILL INC	PO BOX 7003	SAVANNAH	GA	31418
70913 01011	116 GULFSTREAM ROAD LLC	9 CEDAR VIEW DR	SAVANNAH	GA	31410
70913 01012	BRASSTOWN CHILI LLC	315 COMMERCIAL DR STE B-7	SAVANNAH	GA	31406
70913 01013	CLIFTON LANDFILL INC	PO BOX 7003	SAVANNAH	GA	31418
70914 01001A	GEORGIA POWER COMPANY	241 RALPH MCGILL BLVD NE TAX DEPT. BIN 10120	ATLANTA	GA	30308
70914 01001B	GEORGIA POWER COMPANY	241 RALPH MCGILL BLVD NE TAX DEPT. BIN 10120	ATLANTA	GA	30308
70914 01004	SLOAN THERESA JOYCE	103 LAKE TOMACHEECHEE DRIVE	RINCON	GA	31326
70970A02004	WILLIAMS BROTHERS TRUCKING INC	PO BOX 188	HAZELHURST	GA	31539
70970A02006	MINCEY INVESTMENTS, LLC	10 BRADLEY PINES DR	SAVANNAH	GA	31410
70970A02007	DAVENPORT & SMITH DANIEL & JACK	PO BOX 7207	GARDEN CITY	GA	31418
10970A03003	DUKE REALTY LIMITED PARTNERSHIP	PO BOX 40509	INDIANAPOLIS	IN	46240
20912 01001	MAYOR & ALDERMEN OF SAVANNAH	PO BOX 1027	SAVANNAH	GA	31412
20912 01002	MAYOR & ALDERMEN OF SAVANNAH	PO BOX 1027	SAVANNAH	GA	31412
20970A04001	SOUTHERN REGION INDUSTRIAL REALTY INC	C/O NORFOLK SOUTHERN TAX DEPT 650 W PEACHTREE ST.	ATLANTA	GA	30308
60892 01001	BOASSO AMERICA CORPORATION	1208 E KENNEDY BLVD SUITE 132	TAMPA	FL	33602
60892 01002	BOASSO AMERICA CORPORATION	1208 E KENNEDY BLVD SUITE 132	TAMPA	FL	33602
60892 01025	COMMERCE COURT INDUSTRIAL LLC	C/O CRITERION GROUP, LLC, 28-18 STEINWAY	LONG ISLAND CITY	NY	11103
60892 01026	COMMERCE COURT INDUSTRIAL LLC	C/O CRITERION GROUP, LLC, 28-18 STEINWAY	LONG ISLAND CITY	NY	11103
60892 01029	CENTERPOINT GARDEN CITY LLC	1808 SWIFT DRIVE SUITE A	OAK BROOK	IL	60523
70970A01002	DUKE REALTY LIMITED PARTNERSHIP	PO BOX 40509	INDIANAPOLIS	IN	46240
70970A02003	IG MINCEY LLC	261 FIFTH AVENUE SUITE 1501	NEW YORK	NY	10016
20970 01001	STATE OF GEORGIA	C/O COASTAL STATE PRISON POST OFFICE BOX 7150	GARDEN CITY	GA	31418
70913 01001	GEORGIA POWER COMPANY	241 RALPH MCGILL BLVD NE TAX DEPT. BIN 10120	ATLANTA	GA	30308
70914 01003	GIM CORPORATION	C/O C JAMES MCCALLER JR 115 W OGLETHORPE AVE	SAVANNAH	GA	31401
10916 01001	WAREHOUSE RENTALS LLC	PO BOX 126	VALDOSTA	GA	31601



City Council
7224 GA Highway 21
Port Wentworth, GA 31407

SCHEDULED

Meeting: 07/28/22 07:00 PM
Department: Administration
Category: Agreement
Prepared By: David Stahl
Department Head: Steve Davis

AGENDA ITEM (ID # 2710)

DOC ID: 2710

Technology Center Design and Build out

Issue/Item: The city has a great need to expand its reach to our children. They city has taken the initiative to improve the quality of life provided within its city limits. By adding a Technology Center for the public, the city has the availability to not only expand our children's knowledge but also expand the knowledge of adults entering the workforce in the present.

Background: The city has never ventured into the atmosphere of providing a public service regarding education. With the joint efforts of council, the City of Port Wentworth can provide a first of its kind technology center to not only Port Wentworth but will also have the ability to set the standard regarding technology education in Chatham County and the surrounding area.

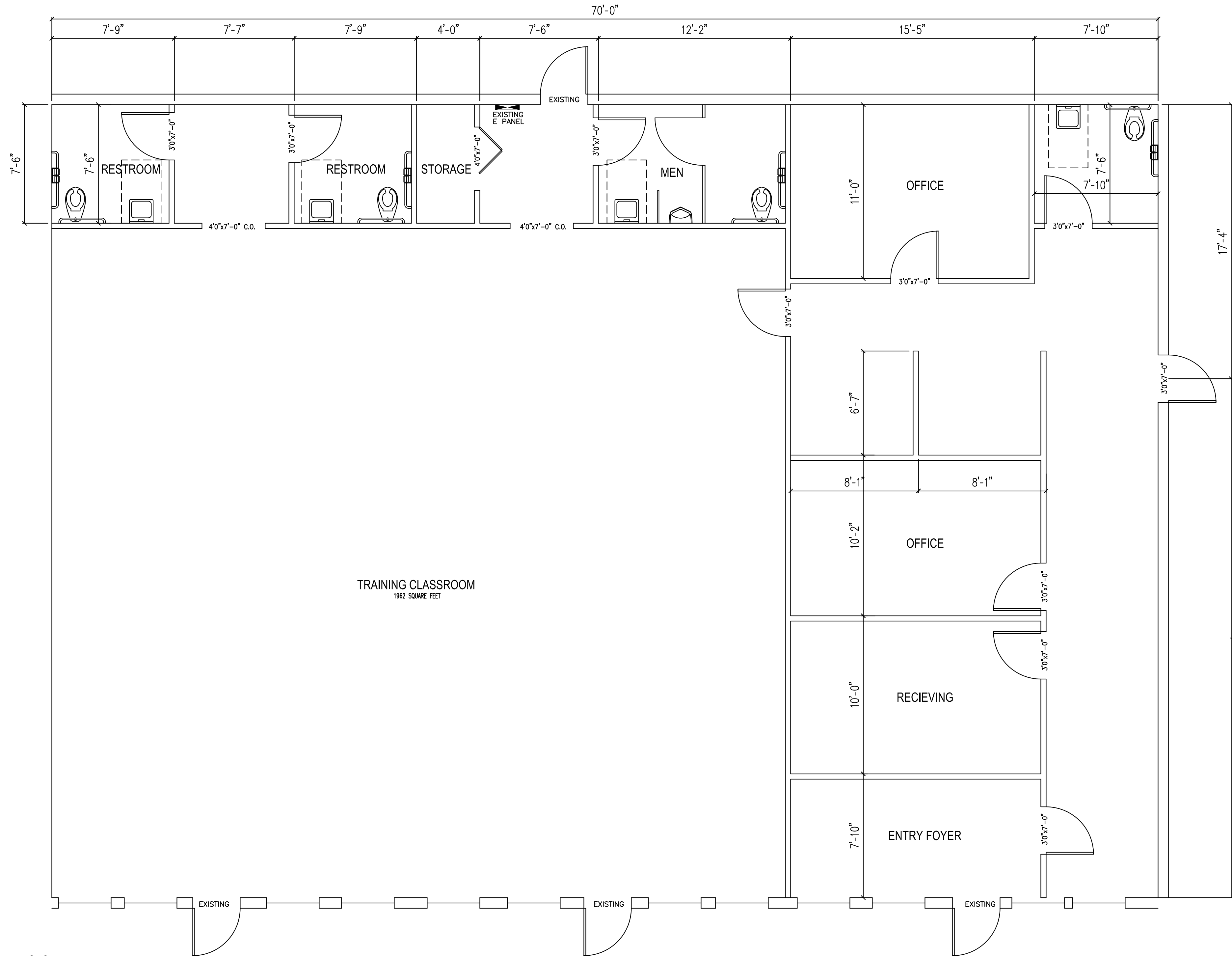
Facts and Findings: The city council recently approved the lease agreement pertaining to 3 units located at 2 Magnolia Boulevard with the intentions of creating a technology center for the citizens. The plans before you represent the build out required to provide a state-of-the-art technology lab. The build out is provided by the contractor that previously completed the build out pertaining to the Department of Finance and Human Resources for the City of Port Wentworth. This space will also house a substation for the police department. Giving the northern district the availability to conduct business, if need be, without traveling to the southern district.

Funding: \$157,710.00

Recommendation: Approve

ATTACHMENTS:

- 2 MAGNOLIA BLVD UNITS C-D-E (PDF)
- 2 Magnolia Blvd Estimate (PDF)

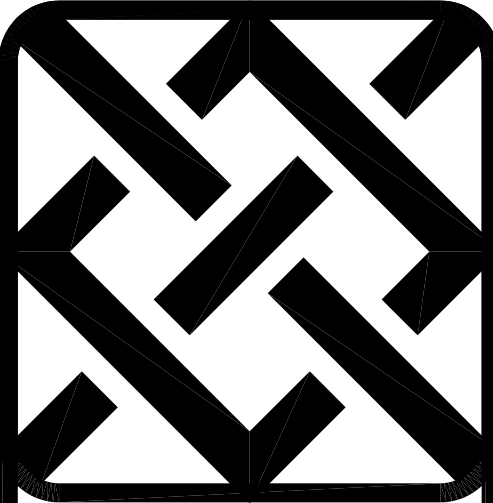


FLOOR PLAN
SCALE: 1/4" = 1'-0"

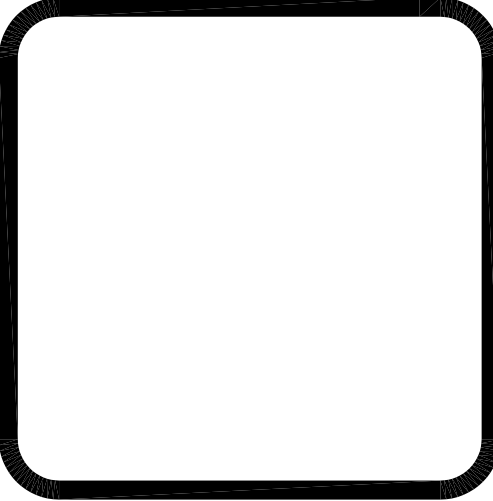
- PROJECT INFORMATION:
- USE OF (3) STRIP MALL TENANT SPACES FOR PURPOSES OF GENERAL OFFICE SPACE..
- TOTAL OCCUPANCY SHALL BE 3500 GSF/150 24 PERSONS
- 2 HOUR SEPARATION ACHIEVED ON PARTY WALLS. (LEFT SIDE EXISTING)
- NEW CONSTRUCTION SHALL CONSIST OF:
1. RELOCATION AND REUSE OF CEILING LIGHT FIXTURES AND HVAC DIFFUSERS
 2. ALL CONVENIENCE ELECTRICAL OUTLETS SHALL BE TIED BACK TO EXISTING ELECTRICAL PANEL
 3. NEW ADA BATHROOMS.

THE PLANS ELEVATIONS, DRAWINGS, ILLUSTRATIONS, AND OTHER MATERIAL CONTAINED WITHIN THIS SET ARE THE PROPERTY OF DEMETRIUS F. HUDDLESTON, ARCHITECT, AND MAY NOT BE REPRODUCED, EITHER IN PART OR WHOLLY, IN ANY MANNER WITHOUT THE EXPRESS WRITTEN PERMISSION ON DEMETRIUS F. HUDDLESTON. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS CONTAINED WITHIN THIS SET OF DOCUMENTS AND SHALL REPORT ANY DISCREPANCIES TO THE ARCHITECT FOR IMMEDIATE RESOLUTION.

REVISIONS	BY

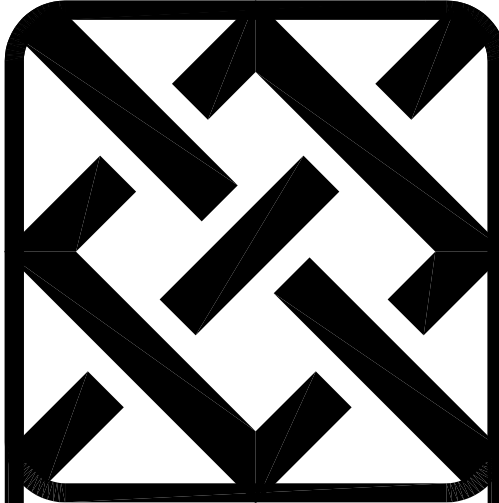


TENANT BUILDOUT:
2 MAGNOLIA BLVD
PORT WENTWORTH GEORGIA 31407
Demetrius F. Huddleston, Architect
P. O. BOX 10571, SAVANNAH, GEORGIA 31412
912-667-8830



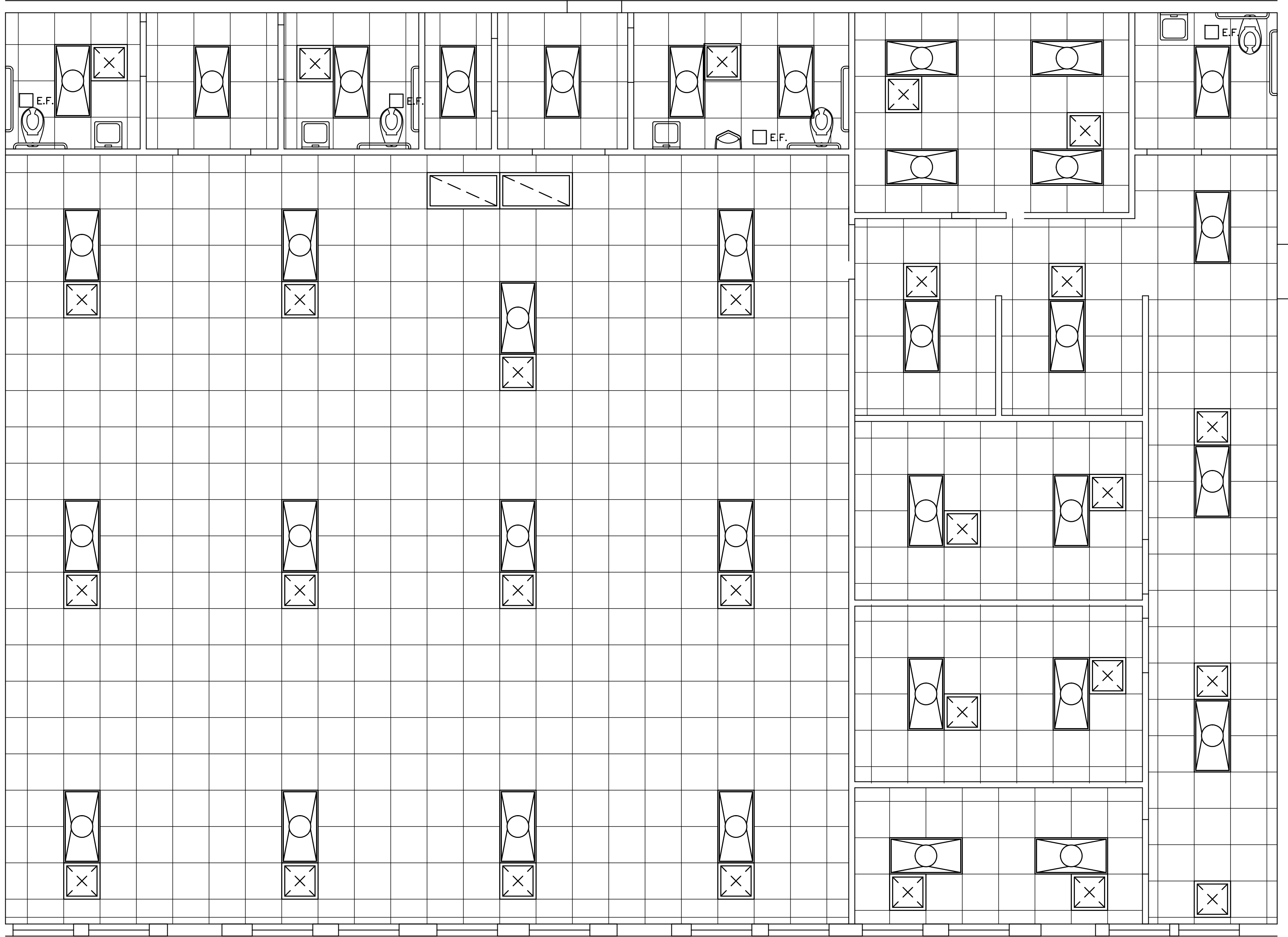
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REVISIONS	BY



TENANT BUILDOUT:
2 MAGNOLIA BLVD
PORT WENTWORTH GEORGIA 31407
Demetrius F. Huddleston, Architect
P. O. BOX 10571, SAVANNAH, GEORGIA 31412
912-667-8830

Attachment: 2 MAGNOLIA BLVD UNITS C-D-E (2710 : Technology Center Design and Buildout)



LEGEND

- E.F. EXHAUST FAN
- CEILING MOUNT EXIT LIGHT
- EMERGENCY LIGHTING
- EXISTING 2'X2' SUSPENDED ACOUSTICAL TILE CEILING
- 4' LAY-IN LED LIGHT FIXTURE

REFELCTED CEILING PLAN

SCALE: 1/4" = 1'-0"

PROJECT INFORMATION:

USE OF (3) STRIP MALL TENANT SPACES FOR PURPOSES OF GENERAL OFFICE SPACE..

TOTAL OCCUPANCY SHALL BE 3500 GSF/150 24 PERSONS

2 HOUR SEPARATION ACHIEVED ON PARTY WALLS. (LEFT SIDE EXISTING)

NEW CONSTRUCTION SHALL CONSIST OF:

1. RELOCATION AND REUSE OF CEILING LIGHT FIXTURES AND HVAC DIFFUSERS
2. ALL CONVENIENCE ELECTRICAL OUTLETS SHALL BE TIED BACK TO EXISTING ELECTRICAL PANEL
3. NEW ADA BATHROOMS.

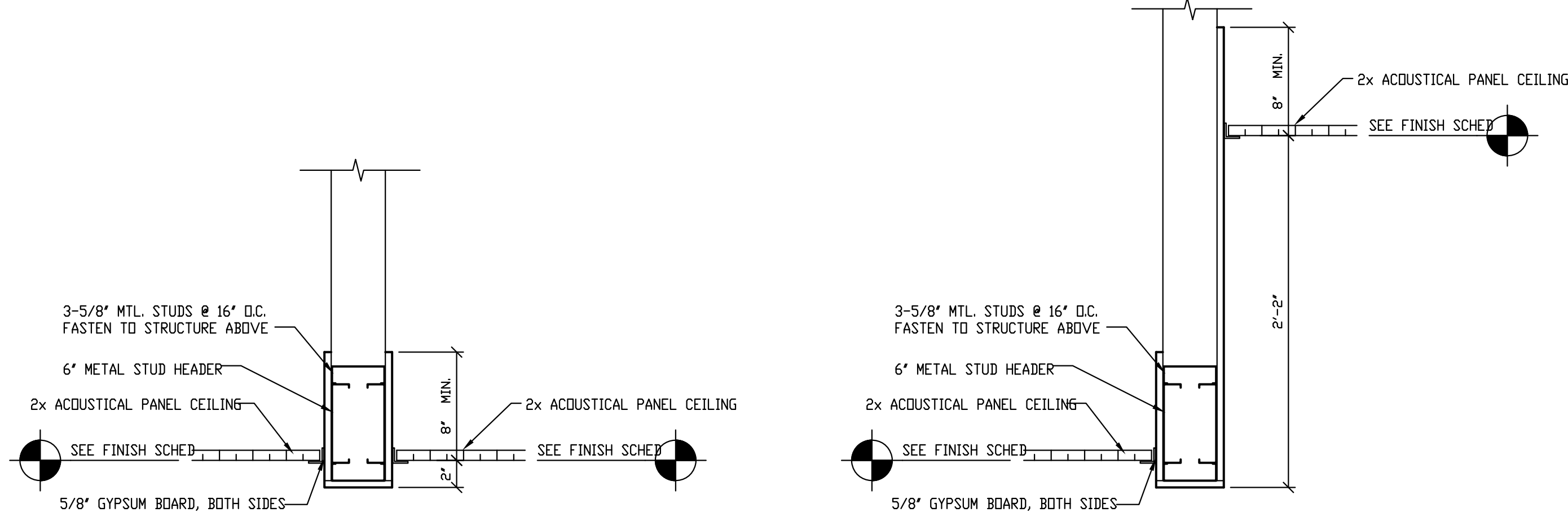
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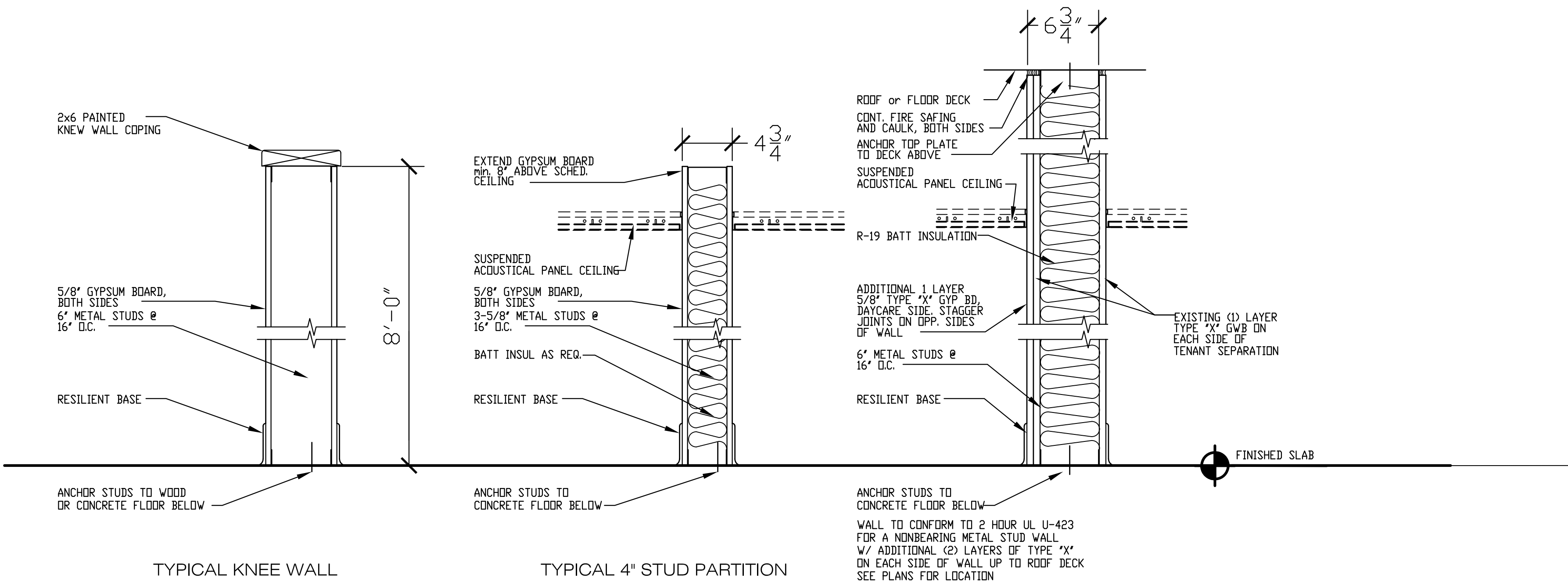
SHEET
A-2

CODE REFERENCE JURISDICTION: CITY OF PORT WENTWORTH, CHATHAM COUNTY, GEORGIA.
GENERAL NOTE: ALL CODES TO INCLUDE CURRENT GEORGIA AMENDMENTS

- A. ALL CONSTRUCTION, ALTERATIONS, MOVEMENT, ENLARGEMENT, REPLACEMENT, AND REPAIR SHALL COMPLY WITH ALL CURRENT EDITIONS AND REVISIONS OF THE 2018 INTERNATIONAL BUILDING CODE (IBC) AND ALL LOCAL CODES.
- B. ALL INSTALLATIONS OF ELECTRICAL SYSTEMS SHALL COMPLY WITH THE 2020 NATIONAL ELECTRICAL CODE (NEC), INCLUDING ALTERATIONS, REPAIRS, REPLACEMENT, EQUIPMENT, APPLIANCES, FIXTURES AND FITTINGS.
- C. ALL INSTALLATIONS OF GAS SYSTEMS SHALL COMPLY WITH THE 2018 INTERNATIONAL FUEL GAS CODE (IFGC), INCLUDING GAS PIPING FROM POINT OF DELIVERY AND GAS APPLIANCES.
- D. ALL INSTALLATIONS OF MECHANICAL SYSTEMS SHALL COMPLY WITH THE 2018 INTERNATIONAL MECHANICAL CODE (IMC), INCLUDING ALTERATIONS, REPAIRS, REPLACEMENT OF MECHANICAL SYSTEMS.
- E. ALL INSTALLATIONS OF PLUMBING SYSTEMS SHALL COMPLY WITH THE 2018 INTERNATIONAL PLUMBING CODE (IPC), INCLUDING ALTERATIONS, REPAIRS, REPLACEMENT, EQUIPMENT, APPLIANCES, FIXTURES AND FITTINGS.
- F. ALL CONSTRUCTION, ALTERATIONS, MOVEMENT, ENLARGEMENT, REPLACEMENT, AND REPAIR SHALL COMPLY WITH ALL CURRENT EDITIONS AND REVISIONS OF THE 2018 INTERNATIONAL FIRE CODE (IFC), INCLUDING ALL FIRE CODES ADOPTED BY THE STATE OF GEORGIA.
- G. ALL CONSTRUCTION, ALTERATIONS, MOVEMENT, ENLARGEMENT, REPLACEMENT, AND REPAIR SHALL COMPLY WITH THE 2010 GEORGIA ACCESSIBILITY STANDARDS, THE 2018 LIFE SAFETY CODE (NFPA 101), THE AMERICANS WITH DISABILITIES ACT (ADA).
- H. ALL DESIGN AND MATERIALS SHALL COMPLY WITH THE 2015 INTERNATIONAL ENERGY CONSERVATION CODE, (IECC).



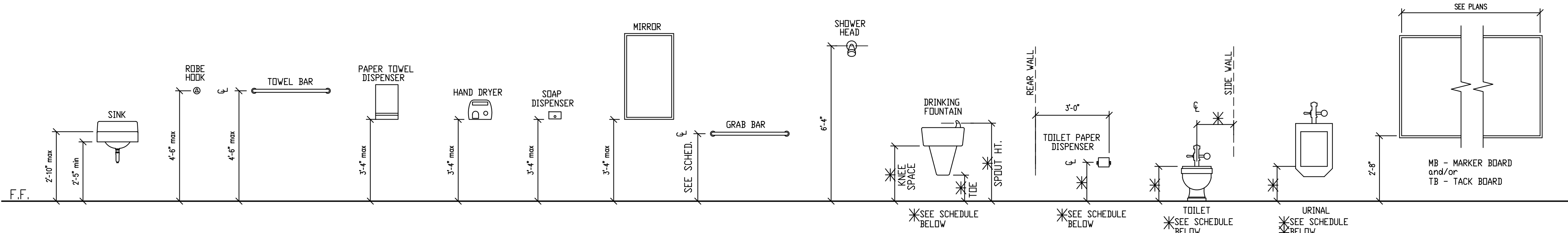
TYPICAL CEILING HEADER DETAILS
SCALE: NTS



WALL TYPES
SCALE: NTS

ACCESSIBLE MOUNTING FIXTURE SCHEDULE

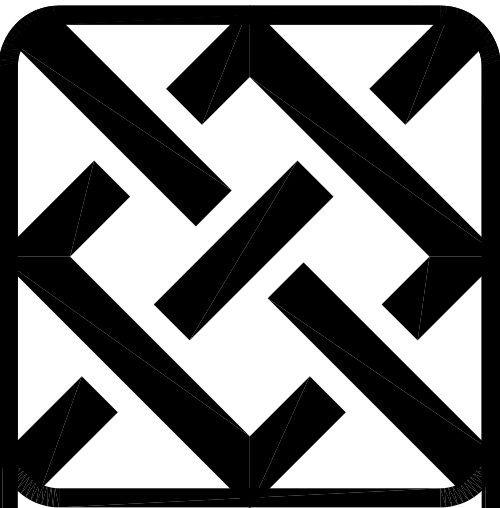
WATER CLOSET CENTERLINE	URINAL RIM HEIGHTS	TOILET SEAT RIM HEIGHTS	GRAB BAR HEIGHTS	TOILET PAPER DISPENSER HEIGHTS	DRINKING FOUNTAIN SPOUT HEIGHT	DRINKING FOUNTAIN KNEE SPACE	DRINKING FOUNTAIN TDE SPACE
2 yrs. - 8 yrs. 12"	2 yrs. - 8 yrs. 12" A.F.F.	2 yrs. - 8 yrs. 12" A.F.F.	2 yrs. - 4 yrs. 20" A.F.F.	2 yrs. - 8 yrs. 14" A.F.F.	2 yrs. - 12 yrs. 30" A.F.F.	2 yrs. - 12 yrs. 24" A.F.F.	2 yrs. - 12 yrs. 12" A.F.F. min.
9 yrs. - UP 18"	9 yrs. - UP 17" A.F.F.	9 yrs. - UP 17" A.F.F.	9 yrs. - UP 25" A.F.F.	9 yrs. - UP 19" A.F.F.	13 yrs. - UP 36" A.F.F.	13 yrs. - UP 27" A.F.F.	13 yrs. - UP 9" A.F.F. min.
			13 yrs. - UP 34" A.F.F.				



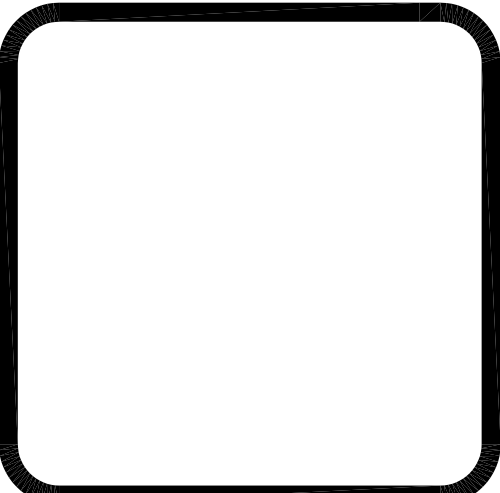
TYPICAL FIXTURE MOUNTING HEIGHTS
SCALE: NTS

THE PLANS, ELEVATIONS, DRAWINGS, ILLUSTRATIONS, AND OTHER MATERIAL CONTAINED WITHIN THIS SET ARE THE PROPERTY OF DEMETRIUS F. HUDDLESTON, ARCHITECT, AND MAY NOT BE REPRODUCED, EITHER IN PART OR WHOLLY, IN ANY MANNER WITHOUT THE EXPRESS WRITTEN PERMISSION ON DEMETRIUS F. HUDDLESTON. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS CONTAINED WITHIN THIS SET OF DOCUMENTS AND SHALL REPORT ANY DISCREPANCIES TO THE ARCHITECT FOR IMMEDIATE RESOLUTION.

REVISIONS	BY



TENANT BUILD OUT
RICE HOPE UNIT 08
PORT WENTWORTH GEORGIA 31407
Demetrius F. Huddleston, Architect
P. O. BOX 10571, SAVANNAH, GEORGIA 31412
912-667-8830



DRAWN DFH
CHECKED DFH
DATE
SCALE AS SHOWN
JOB NO.
SHEET A-3

Estimate

Excel Home Inspections And Construction
 93 Cook Rd
 Fleming, GA 31309
 Mobile Phone: 912-429-2709
 hockey4all46@yahoo.com

Estimate Number: E220614193
Estimate Date: 06/14/2022
Payment Terms: Due With in 5 days
Estimate Amount: 157,710.00
Created By: Bruce Jacobs

Billing Address

2 Mag Units C, D, E Police
 Portwentworth, GA

Shipping Address

2 Mag Units C, D, E Police

Item #	Item Name	Quantity	Unit Price	Taxable	Total
1072	Plumbing Involving the extra restroom for the bulk occupancy requirements	1.00	4,200.00		4,200.00
1041	Framing Labor Framing labor and materials for the offices and 1 restroom	1.00	5,700.00		5,700.00
1025	Electrical	1.00	15,000.00		15,000.00
1050	HVAC All supply lines and returns for the buildout , the owner only handles the main trucks	1.00	17,500.00		17,500.00
1052	Insulation The between walls of the office spaces for sound deflection	1.00	1,200.00		1,200.00
1022	Drywall Hang Drywall hang and finish office spaces and 1 restroom	1.00	6,000.00		6,000.00
1068	Painting Walls prime and 2 coats color paint, doors and trim where needed	1.00	9,600.00		9,600.00
1020	Drop Ceiling 2*2 grid basic acoustical (tenant)	1.00	12,400.00		12,400.00
1036	Flooring Vinyl plank throughout, commercial carpet in the 3 offices Material allowance for carpet: \$1.45 a sq ft Material allowance for v plank: \$ 2.95 a sq ft	1.00	17,800.00		17,800.00
1056	Int. trim mat Int. trim material and labor doors , vinyl base	1.00	15,850.00		15,850.00
1048	Hardware Door locks, bumps grab bars for 1 restroom, ect..	1.00	1,200.00		1,200.00
1058	Light fixture 2*4 led drop-ins	1.00	3,800.00		3,800.00
1043	Gen. Site Cle Gen. Site clean throughout project	1.00	700.00		

1105	Windows Windows bulletproof upfront,one way in the back office	1.00	15,200.00		15,200.00
1097	Temp Elect	1.00	1,400.00		1,400.00
1071	Plans /Bluepr Plans /Blueprint architectural set from Meech	1.00	3,000.00		3,000.00
1122	Extinguishers As required	1.00	360.00		360.00
1075	Rental Equip 19 ft Scissors lift for hvac supplies to tie to the owners trunk lines and drop ceiling installation	1.00	1,200.00		1,200.00
1054	Int Cleaning Final clean at the end of construction	1.00	1,200.00		1,200.00
1094	Superintenden Gc margin %	1.00	23,700.00		23,700.00
1024	Dumpster Construction debris	1.00	700.00		700.00

Comments:

In this day and age of inflation and supply chain troubles materials and labor cannot be held. Any substantial increase will be sent via change order. Because of these issues no hardline completion dates can be given.

Subtotal: \$ 157,710.00

Estimate Amount \$ 157,710.00


Company Signature 07/13/2022

Attachment: 2 Magnolia Blvd Estimate (2710 : Technology Center Design and Buildout)



City Council
7224 GA Highway 21
Port Wentworth, GA 31407

SCHEDULED

Meeting: 07/28/22 07:00 PM
Department: Development Services
Category: Planning/Zoning Item
Prepared By: Melanie Ellis
Department Head: Brian Harvey

AGENDA ITEM (ID # 2704)

DOC ID: 2704

Site Plan Review Application submitted by Marc Liverman, P.E., Atlantic Coast Consulting, Inc., on behalf of Drayton-Parker Companies, LLC., for PIN # 70035 01010 (Highway 21) for a Specific Development Site Plan to allow a Truck & Chassis Yard (Port Wentworth Truck and Chassis Storage Yard) in a P-I-1 (Planned Industrial) Zoning District

Issue/Item: Site Plan Review Application submitted by Marc Liverman, P.E., Atlantic Coast Consulting, Inc., on behalf of Drayton-Parker Companies, LLC., for PIN # 70035 01010 (Highway 21) for a Specific Development Site Plan to allow a Truck & Chassis Yard (Port Wentworth Truck and Chassis Storage Yard) in a P-I-1 (Planned Industrial) Zoning District

Background: The subject property is currently vacant woodland. There are no buildings or structures on the subject property. This property was rezoned during the October 28, 2021 regular City Council meeting.

Facts and Findings: The developer is proposing to develop a gravel truck / chassis storage yard. The proposed plan includes truck / chassis parking spaces, car parking spaces, a 2,000 square foot administration building and landscape screening along Highway 21. The project will also include associated drainage, and water and sewer utilities. This project is currently under review by City engineers T.R. Long Engineering.

Funding: N/A

Recommendation: The Planning Commission will hear this application on Monday, July 11, 2022 at 6:30 PM. / **UPDATE: THE PLANNING COMMISSION VOTED UNANIMOUSLY TO APPROVE THIS APPLICATION WITH THE CONDITION THAT THERE BE NO CONTAINER STACKING.**

ATTACHMENTS:

- Truck and Chassis Yard 7-0035-01-010 Hwy 21 S-Site Plan JULY 2022 - Application (PDF)
- Truck and Chassis Yard 7-0035-01-010 Hwy 21 S-Site Plan JULY 2022 - Timeline (DOCX)

220275

REC
MAY 24 2022
BY: *[Signature]*

13.B.a

City of Port Wentworth
7224 Highway 21 Port Wentworth Georgia 31407 912-999-2084

Site Plan Review Application

Site Plan Application is required for all new construction in a "P" or "MPO" zone as defined in the Zoning Ordinance of the City of Port Wentworth.

Site Plan Type (Check One): ☐ General / Concept ☒ Specific Development
Site Plan Address: 0 Highway 21
PIN #(s): 7-0035-01-010
Zoning: P-1 Estimated Cost of Construction: \$
Type of Construction: Truck/Chassis Yard

Applicant's Name: Marc Liverman, P.E.
Mailing Address: 7 E. Congress St., Suite 801, Savannah, GA 31401
Phone #: 912-236-3471 Email: marc.liverman@atlcc.net

Owner's Name (if Different from Applicant): Drayton-Parker Companies, LLC
Mailing Address: 17 W. McDonough Street, Savannah, GA 31401
Phone #: 912-581-2544 Email: gparker@parkersav.com

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

[Signature] 5/13/2022
Applicant's Signature Date

[Signature] 5/16/22
Owner's Signature (if Different from Applicant) Date

Please see page 2 for required submittal checklist

Attachment: Truck and Chassis Yard 7-0035-01-010 Hwy 21 S-Site Plan JULY 2022 - Application (2704 : Site Plan Review Application (Specific)

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



 Applicant's Signature

5/13/2022

 Date

**Port Wentworth Truckyard
Property Owners within 250'**

Name	PIN #	Property Address	Mailing Address
DRAYTON-PARKER COMPANIES, LLC	70035 01011	0 Highway 21 Port Wentworth, GA 31407	17 W. McDonough Street Savannah, GA 31401
ARTICLE VIII CREDIT SHELTER TRUST ETAL * ATTN RICHARD E LEE	70035 01003	0 Highway 21 Port Wentworth, GA 31407	6232 Highway 21 Port Wentworth, GA 31407
CRESCENT INVESTMENTS INC.	70035 01002	6232 Highway 21 RD Port Wentworth, GA 31407	6232 GA Hwy 21 Port Wentworth, GA 31407
CROSSGATE INDUSTRIAL INVESTORS, LLC, A GEORGIA LIMITED LIABILITY COMPANY	70035 01008	1500 Crossgate Rd Port Wentworth, GA 31407	1776 Peachtree St NW Suite 100 Atlanta, GA 30309
MAYOR & ALDERMEN OF SAVANNAH	20912 01001	6183 Highway 21 Savannah, GA 31407	PO Box 1027 Savannah, GA 31412

CITY OF PORT WENTWORTH
(912) 964-4379

REC#: 00357313 6/09/2022 2:48 PM
OPER: ME TERM: 011
REF#: CK 12237

TRAN: 112.0000 BLDG PERMIT
220275 886.00CR
DRAYTON-PARKER COMPANIES, LLC
7-0035-01-010
DEV-SPR 886.00CR

TENDERED: 886.00 CHECK
APPLIED: 886.00-

CHANGE: 0.00

WWW.CITYOFPORTWENTWORTH.COM

Project Timeline

Project Number: 220275

Project Name: Pt Wentworth Truck & Chassis Storage Yard

Applicant / Engineer: Marc Liverman, Atlantic Coast Consulting

Owner: Drayton-Parker Companies, LLC

City Review Engineer: Trent Long, TR Long

- 5/24/2022 – Application received; Complete
- 5/24/2022 – sent email to Marc Liverman, to contact us for a Pre-Application meeting prior to us processing the application.
- 6/8/2022 – sent documents to TR Long for review.
- 7/5/2022 – sent email to TR Long for review update.
- 7/11/2022 – Planning Commission voted unanimously to approve the application with the condition that there be no container stacking.
- 7/20/2022 – sent email to TR Long for review update.



City Council
7224 GA Highway 21
Port Wentworth, GA 31407

SCHEDULED

Meeting: 07/28/22 07:00 PM
Department: Development Services
Category: Planning/Zoning Item
Prepared By: Melanie Ellis
Department Head: Brian Harvey

AGENDA ITEM (ID # 2703)

DOC ID: 2703

Site Plan Review Application submitted by Felipe Toledo, P.E., Thomas & Hutton of behalf of LRE Crossgate North, LLC., for PIN # 7-0035-01-007 (Northeast corner of Crossgate Rd & Jimmy Deloach Parkway) for a Specific Development Site Plan to allow a warehouse development (NFI Crossgate Industrial Park) in a P-I-1 (Planned Industrial) Zoning District

Issue/Item: Site Plan Review Application submitted by Felipe Toledo, P.E., Thomas & Hutton of behalf of LRE Crossgate North, LLC., for PIN # 7-0035-01-007 (Northeast corner of Crossgate Rd & Jimmy Deloach Parkway) for a Specific Development Site Plan to allow a warehouse development (NFI Crossgate Industrial Park) in a P-I-1 (Planned Industrial) Zoning District

Background: The subject property is currently vacant woodland. There are no buildings or structures on the subject property. The general development site plan for this project was approved during the March 8, 2022 City Council Meeting.

Facts and Findings: The proposed project consist of a 332,450 s.f. warehouse and a 96,250 s.f. warehouse with associated parking, utilities, drainage and infrastructure improvements. The entrance will be located off of Crossgate Road. The applicant provided a Traffic Impact Analysis with the general development plan. The site plan has been reviewed by City Engineer's T. R. Long Engineering and a concurrence letter issued. This project complies with the 2021-2041 City of Port Wentworth Comprehensive Plan.

Funding: N/A

Recommendation: The Planning Commission will hear this application on Monday, July 11, 2022 at 6:30 PM. / **UPDATE: THE PLANNING COMMISSION VOTED 3-1 TO APPROVE THE PROJECT WITH THE CONDITION THAT ADDITIONAL EVERGREEN PLANTINGS BE ADDED TO SHIELD NEIGHBORS.**

ATTACHMENTS:

- NFI CROSSGATE 7-0035-01-007 S-SITE PLAN MAY 2022 - Application (PDF)
- NFI CROSSGATE 7-0035-01-007 S-SITE PLAN MAY 2022 - Timeline (DOCX)
- NFI CROSSGATE 7-0035-01-007 S-SITE PLAN MAY 2022 - Concurrence Letter TR Long 7.8.22 (PDF)

220175

13.C.a

City of Port Wentworth
 7224 Highway 21 Port Wentworth Georgia 31407 912-999-2084

Site Plan Review Application

Site Plan Application is required for all new construction in a "P" or "MPO" zone as defined in the Zoning Ordinance of the City of Port Wentworth.

Site Plan Type (Check One): ☐ General / Concept ☒ Specific Development

Site Plan Address: CROSSGATE RD, PORT WENTWORTH, GA 31407

PIN #(s): 7003501007

Zoning: E-D-Z P-I-1 Estimated Cost of Construction: \$

Type of Construction: Two Warehouses (Building A ±106,250 - Building B ±332,450)

Project Name: NFI Crossgate Industrial Park

Applicant's Name: Felipe Toledo, P.E

Mailing Address: 50 Park of Commerce Way, Savannah, GA 31405


Phone #: 912-721-4090 Email: toledo.f@tandh.com

Owner's Name (If Different form Applicant): LRE Crossgate North LLC (c/o Brian Werrell)

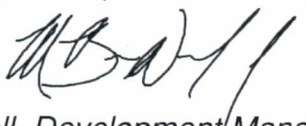
Mailing Address: Triad1828 Centre, 2 Copper Street, Camden, NJ, 08102

Phone #: Brian Werrell Email: Brian.werrell@nfiindustries.com

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


 Applicant's Signature Felipe Toledo

3/14/2022
 Date


 Brian Werrell, Development Manager
 Owner's Signature (If Different form Applicant)

3/11/2022
 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

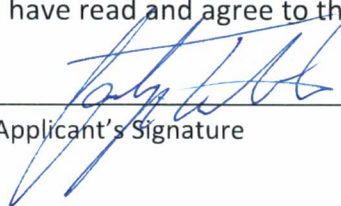
Documentation below is required for a complete submittal.

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

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

I have read and agree to the above additional fee statement

Applicant's Signature

 Felipe Toledo

Date

3/14/2022

CITY OF PORT WENTWORTH
(912) 964-4379

REC#: 00349071 3/28/2022 2:12 PM
OPER: ME TERM: 011
REF#: CK 113563

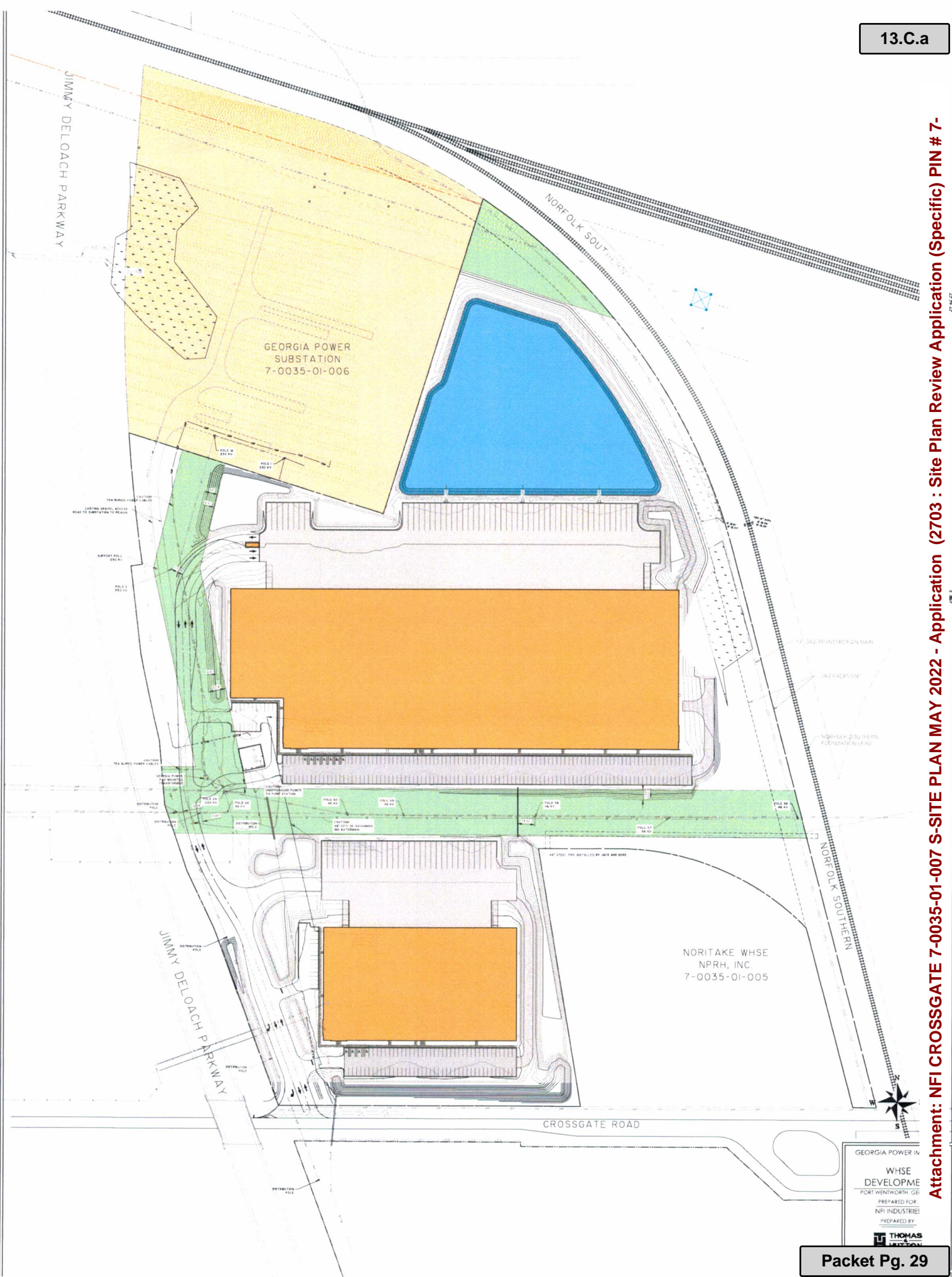
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220175 886.00CR
LRE CROSSGATE NORTH, LLC
7-0035-01-007
DEV-SPR 886.00CR

TENDERED: 886.00 CHECK
APPLIED: 886.00-

CHANGE: 0.00

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Owner Name	Parcel Number	Property Address	Owner Address	County	State
LRE CROSSGATE SOUTH LLC	7003301004	CROSSGATE RD, PORT WENTWORTH, GA 31407	CROSSGATE RD, PORT WENTWORTH, GA 31407	Chatham	GA
GEORGIA POWER COMPANY	7003501006	HIGHWAY 21, PORT WENTWORTH, GA 31407	241 RALPH MCGILL BLVD NE, ATLANTA, GA 30308-3374	Chatham	GA
MCCASKLE, JULIA & HARRIS, SARAH	7001018008	101 GORDON ST, PORT WENTWORTH, GA 31407	101 GORDON ST, PORT WENTWORTH, GA 31407-1401	Chatham	GA
PORT WENTWORTH CITY OF	7000803039	WARREN DR, PORT WENTWORTH, GA 31407	PO BOX 4086, SAVANNAH, GA 31407-4086	Chatham	GA
CRESCENT INVESTMENTS INC	7003501002	6232 HIGHWAY 21 RD, PORT WENTWORTH, GA 31407	6232 GA HIGHWAY 21, PORT WENTWORTH, GA 31407-9796	Chatham	GA
MCINTOSH, OWEN E & MCINTOSH, ERMA J	7001018001	115 GORDON ST, PORT WENTWORTH, GA 31407	115 GORDON ST, PORT WENTWORTH, GA 31407-1401	Chatham	GA
CROSSGATE INDL INVTRS LLC	7003501008	1500 CROSSGATE RD, PORT WENTWORTH, GA 31407	CROSSGATE RD, PORT WENTWORTH, GA 31407	Chatham	GA
BROWNFIELD, PAMELA	7001018002	113 GORDON ST, PORT WENTWORTH, GA 31407	113 GORDON ST, PORT WENTWORTH, GA 31407-1401	Chatham	GA
WATSON, JACQUELINE & WATSON, MARCUS	7001018003	111 GORDON ST, PORT WENTWORTH, GA 31407	111 GORDON ST, PORT WENTWORTH, GA 31407-1401	Chatham	GA
SAVANNAH ECONOMIC DEV AUTHORIT	7003301005	1501 CROSSGATE RD, PORT WENTWORTH, GA 31407	131 HUTCHINSON ISLAND RD, SAVANNAH, GA 31421-7006	Chatham	GA
GUNN, KELLY LAPERAL	7000803037	60 WARREN DR, PORT WENTWORTH, GA 31407	117 WREN CT, SAVANNAH, GA 31419-834C	Chatham	GA
SAVANNAH ECONOMIC DEVELOPMENT AUTHORITY	7000902002	1 BIRKENHEAD ST, PORT WENTWORTH, GA 31407	131 HUTCHINSON ISLAND RD, SAVANNAH, GA 31421-7006	Chatham	GA
LRE CROSSGATE NORTH LLC	7003501007	CROSSGATE RD, PORT WENTWORTH, GA 31407	CROSSGATE RD, PORT WENTWORTH, GA 31407	Chatham	GA
PARTAIN, KAREN D EDITH F	7001018005	107 GORDON RD, PORT WENTWORTH, GA 31407	107 GORDON ST, PORT WENTWORTH, GA 31407-1401	Chatham	GA
NORTON, GARY WILSON & NORTON, DONNA	7001018006	105 GORDON ST, PORT WENTWORTH, GA 31407	105 GORDON ST, PORT WENTWORTH, GA 31407-1401	Chatham	GA
SOUTHERN REGION INDUSTRIAL REALTY INC	7001001001	DORSET RD, PORT WENTWORTH, GA 31407	3 COMMERCIAL PL Unit 209, NORFOLK, VA 23510-2108	Chatham	GA
NRPH INC	7003501005	1000 CROSSGATE RD, PORT WENTWORTH, GA 31407	15 FAIR LAWN AVE Unit 2A, FAIR LAWN, NJ 07410-2322	Chatham	GA
L-A SAVANNAH-CROSSGATE LLC	7000501004	BONNYBRIDGE RD, PORT WENTWORTH, GA 31407	1960 SATELLITE BLVD Unit 3000, DULUTH, GA 30097-4125	Chatham	GA
PERRY, JULIE STALLINGS	7001018004	109 GORDON ST, PORT WENTWORTH, GA 31407	109 GORDON ST, PORT WENTWORTH, GA 31407-1401	Chatham	GA
NORFOLK SOUTHERN COPR TAXATION DEPT BOX 209	7000901001	BIRKENHEAD ST, PORT WENTWORTH, GA 31407	3 COMMERCIAL PL, NORFOLK, VA 23510-2108	Chatham	GA
HENDRICK, ROBERT EWING	7001018007	103 GORDON ST, PORT WENTWORTH, GA 31407	103 GORDON ST, PORT WENTWORTH, GA 31407-1401	Chatham	GA



Project Timeline

Project Number: 220175

Project Name: NFI Crossgate Industrial Park Specific Site Plan 7-0035-01-007

Applicant / Engineer: Felipe Toledo, Thomas & Hutton

Owner: LRE Crossgate North LLC

City Review Engineer: TR Long

- 3/16/2022 – application received; complete
- 3/25/2022 – sent files to TR Long for review.
- 4/20/2022 – received 1st comment letter from TR Long. Forwarded letter to T&H.
- 5/7/2022 – received 1st resubmittal from T&H. TR Long copied on resubmission.
- 5/9/2022 – Planning Commission voted to recommend tabling this item.
- 5/26/2022 – Stan Fischer sent email asking to withdraw the item from the Council agenda.
- 6/1/2022 – Resubmittal received from T&H. TR Long copied on email.
- 6/6/2022 – received 2nd comment letter from TR Long.
- 6/7/2022 – forwarded comment letter to T&H.
- 6/13/2022 – Email received from Stan Fischer asking to be placed on the July 11, 2022 Planning Commission meeting.
- 6/14/2022 – send email to Stan stating I will need 15 half size copies of the updated site plan by the end of the week to be placed back on the schedule.
- 6/15/2022 – received 15 half size copies.
- 7/8/2022 – Received concurrence letter from TR Long.
- 7/11/2022 – forwarded concurrence letter to T&H
- 7/11/2022 – Planning Commission voted 3-1 to approve the project with the condition that additional evergreen plantings be added to shield neighbors.

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

July 8, 2022

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

Re: NFI Industries Building A and B
Crossgate Industrial Park
Port Wentworth, Georgia

Dear Mr. Harvey,

T. R. Long Engineering, P.C. has reviewed the entitled "Site Development for Buildings A & B at Crossgate Industrial Park" prepared by Thomas and Hutton dated February 14, 2022, and revised July 8, 2022. The specific development plan generally meets the intent of the development requirements in Port Wentworth. T. R. Long Engineering, P.C. concurs with the plans as presented with the exception of an off-site water main installation.

There is a water main that needs to be installed to comply with the "Water, Sewer and Re-use Water Service Agreement" between the City of Port Wentworth and L-A Savannah Crossgate, LLC. IN order to meet the intent of this agreement a water main should be installed between Crossgate Boulevard and existing water main near Bonnybridge Road. T. R. Long Engineering recommends that the city and the developer enter into an agreement to design and install this water meter.

Concurrence with the traffic impact analysis 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.

Trent R. Long, P.E.



City Council
7224 GA Highway 21
Port Wentworth, GA 31407

SCHEDULED

Meeting: 07/28/22 07:00 PM
Department: Development Services
Category: Planning/Zoning Item
Prepared By: Melanie Ellis
Department Head: Brian Harvey

AGENDA ITEM (ID # 2702)

DOC ID: 2702

Site Plan Review Application submitted by Toss Allen, P.E., Allen Engineering Services, LLC., on behalf of Peachtree Development and Investments, LLC., for PIN # 7-0037-02-008 (Magellan Blvd) for a Specific Development Site Plan to allow an Advanced Auto Parts Store in a P-C-3 (Planned General Business) Zoning District

Issue/Item: Site Plan Review Application submitted by Toss Allen, P.E., Allen Engineering Services, LLC., on behalf of Peachtree Development and Investments, LLC., for PIN # 7-0037-02-008 (Magellan Blvd) for a Specific Development Site Plan to allow an Advanced Auto Parts Store in a P-C-3 (Planned General Business) Zoning District

Background: The subject property is currently vacant woodland. There are no buildings or structures on the subject property. The general development plan for this project was approved during the April 28, 2022 regular City Council meeting.

Facts and Findings: The subject parcel is located on Magellan Blvd. The specific site plan consist of a 6,889 square foot building with associated parking, stormwater detention and drainage. Access is proposed to be on Magellan Blvd and through the Murphy's gas station parking lot. This application is currently under review by City Engineers TR Long Engineering.

Funding: N/A

Recommendation: The Planning Commission will hear this application on Monday, July 11, 2022 at 6:30 P.M. / **UPDATE: THE PLANNING COMMISSION VOTED UNANIMOUSLY TO APPROVE THE APPLICATION.**

ATTACHMENTS:

- Advanced Auto Parts 7-0037-02-008 S-SITE PLAN JULY 2022 - Application (PDF)
- Advanced Auto Parts 7-0037-02-008 S-SITE PLAN JULY 2022 - Timeline (DOCX)

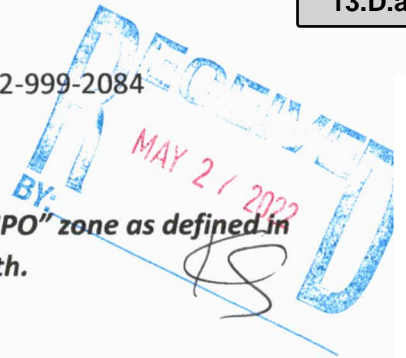
220276

13.D.a

City of Port Wentworth
7224 Highway 21 Port Wentworth Georgia 31407 912-999-2084

Site Plan Review Application

Site Plan Application is required for all new construction in a "P" or "MPO" zone as defined in the Zoning Ordinance of the City of Port Wentworth.




Site Plan Type (Check One): ☐ General / Concept ☒ Specific Development
Site Plan Address: 0 Magellan Boulevard
PIN #(s): 70037 02008
Zoning: P-C-3 Estimated Cost of Construction: \$ 750,000.00
Type of Construction: Commercial

Applicant's Name: Allen Engineering Services, LLC
Mailing Address: P.O. Box 1749
Rincon, GA 31326
Phone #: (912) 667-2667 Email: tallen@allenengineering.org

Owner's Name (If Different form Applicant): Peachtree Development and Investments, LLC
Mailing Address: 4477 Legendary Drive, Unit 101
Destin, FL 32541
Phone #: (404) 430-5177 Email: jbennett@peachtreedev.com

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


Applicant's Signature

05/23/2022
Date

Owner's Signature (If Different form 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

Applicant's Signature

05/23/2022

Date

Property Owners Within 250' of Proposed Advanced Auto Parts Property Lines

PIN	Owner	Mailing_Address	City	State	Zip
70037 02006	DOUBLE REVERSE, LLC	250 N. ORANGE AVENUE SUITE 1500	ORLANDO	FL	32801
70037 02007	PORT CITY CAR WASH LLC	118 PIPEMAKERS CIRCLE, SUITE 100	POOLER	GA	31322
70037 02008	DOUBLE REVERSE, LLC	250 N. ORANGE AVENUE SUITE 1500	ORLANDO	FL	32801
70037 02009	MURPHY OIL USA INC	200 EAST PEACH ST	EL DORADO	AR	71730
70037 02010	BRADLEY CREEK PROPERTIES LLC	PO BOX 637	STATESBORO	GA	30459
70037 02016	WPB ESTATE MANAGEMENT LLC	4107 COLUMBIA ROAD	AUGUSTA	GA	30907

CITY OF PORT WENTWORTH
(912) 964-4379

REC#: 00357311 6/09/2022 2:44 PM
OPER: ME TERM: 011
REF#: CK 001307

TRAN: 112.0000 BLDG PERMIT
220276 886.00CR
PEACHTREE DEVELOPMENT & INVEST
7-0037-02-008
DEV-SPR 886.00CR

TENDERED: 886.00 CHECK
APPLIED: 886.00-

CHANGE: 0.00

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Project Timeline

Project Number: 220276

Project Name: Pt Wentworth Advanced Auto Parts

Applicant / Engineer: Allen Engineering Services, LLC

Owner: Peachtree Development and Investments, LLC

City Review Engineer: TR Long

- 5/27/2022 – Application received; Complete
- 6/9/2022 – sent documents to TR Long for review.
- 7/5/2022 – Sent update email to TR Long.
- 7/8/2022 – received 1st comment letter from TR Long. Forwarded to Allen Engineering.
- 7/11/2022 – Planning Commission voted unanimously to approve the project.
- 7/12/2022 – received 1st return submittal. Forwarded to TR Long.