



CITY OF PORT WENTWORTH

PLANNING COMMISSION

APRIL 8, 2024

Council Meeting Room

Regular Meeting

3:30 PM

**7224 GA HIGHWAY 21
PORT WENTWORTH, GA 31407**

1. CALL MEETING TO ORDER

2. PRAYER AND PLEDGE OF ALLEGIANCE

3. ROLL CALL - SECRETARY

4. APPROVAL OF AGENDA

5. ADOPTION OF MINUTES

A. Planning Commission - Regular Meeting - Mar 11, 2024 6:30 PM

6. SITE PLAN/SUBDIVISION APPROVAL

A. An application for approval of a General Site Plan has been submitted by John Northup as Agent for William K. Pfeiffer et al. for "Meinhard Road". PINs # 7-0976-01-038,039,040,041Y, & 055 located in the 3rd Council District, on Meinhard Road, zoned R-5.

7. ZONING MAP AMENDMENTS (REZONING)

A. A Zoning Map Amendment Application has been submitted by Yash Development, LLC as Agent for William Grainger and Yash Development, LLC, requesting to rezone 11.87 acres from R-1 to C-1, to allow for multifamily development with retail. PINs # 7-0976-01-004, 7-0976-01-005, located in the 1st Council District at 920 and 924 Highway 30.

➤Public Hearing
➤Action

B. A Zoning Map Amendment Application has been submitted by Philip R. McCorkle as Agent for SPH-21, LLC, requesting to rezone 24.952 of 45.2 acres from R-1 to R-5, to allow for multifamily residential development. PIN # 7-0976-02-035, located in the 1st Council District, on Saussy Road and Georgia Highway 21.

➤Public Hearing
➤Action

C. A Zoning Map Amendment Application has been submitted by GW Investments, LLC as Agent for Edward Johnson and David Wilson, requesting to rezone 1.85 acres from R-1 to C-2, to allow for retail development. PINs # 7-0975-02-011 and 7-0975-02-012 on Georgia Highway 21, in the 1st Council District.

➤Public Hearing
➤Action

8. ZONING TEXT AMENDMENTS (ORDINANCES)

9. NEW BUSINESS

10. ADJOURNMENT



CITY OF PORT WENTWORTH

PLANNING COMMISSION

MARCH 11, 2024

Council Meeting Room

Regular Meeting

6:30 PM

7224 GA HIGHWAY 21
PORT WENTWORTH, GA 31407

1. CALL MEETING TO ORDER

Chairman Jason Stewart called the meeting to order

2. PRAYER AND PLEDGE OF ALLEGIANCE

Sean Register led the Prayer and Pledge of Allegiance

3. ROLL CALL - SECRETARY

Attendee Name	Title	Status	Arrived
Lance Moore	Planning Commissioner	Present	
Omar Senati-Martinez	Planning Commissioner	Present	
Abby Brown	Planning Commissioner	Present	
Jason Stewart	Chairman	Present	
Christopher Gray	Planning Commissioner	Absent	
Charlene Middleton	Planning Commissioner	Present	
Sean Register	Planning Commissioner	Present	
Adriana Tatum-Howard	Planning Commissioner	Present	

4. APPROVAL OF AGENDA

- Motion

RESULT: APPROVED [6 TO 0]
MOVER: Charlene Middleton, Planning Commissioner
SECONDER: Adriana Tatum-Howard, Planning Commissioner
AYES: Moore, Senati-Martinez, Brown, Stewart, Middleton, Tatum-Howard
ABSENT: Gray
RECUSED: Register

5. ADOPTION OF MINUTES

- Planning Commission - Regular Meeting - Feb 12, 2024 3:30 PM

Minutes Acceptance: Minutes of Mar 11, 2024 6:30 PM (ADOPTION OF MINUTES)

RESULT: **ACCEPTED [UNANIMOUS]**
MOVER: Sean Register, Planning Commissioner
SECONDER: Abby Brown, Planning Commissioner
AYES: Moore, Senati-Martinez, Brown, Stewart, Middleton, Register,
 Tatum-Howard
ABSENT: Gray

6. ZONING MAP AMENDMENTS (REZONING)

- A. Zoning Map Amendment Application has been submitted by Steven Campisi as Agent for HP-221120 Port Wentworth, LLC, requesting to rezone (+/-)38.8 of 77.7 acres from R-1 to R-5, to allow for zoning unification for an approved multifamily development. PIN # 7-1017-01-014, located in the 2nd Council District, on Highway 30.

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Omar Senati-Martinez, Planning Commissioner
SECONDER: Lance Moore, Planning Commissioner
AYES: Moore, Senati-Martinez, Brown, Middleton, Register, Tatum-
 Howard
ABSENT: Gray

- B. Zoning Map Amendment Application has been submitted by Philip R. McCorkle as Agent for Ronald A. Royal, requesting to rezone 41.5 of (+/-)48.48 acres from R-1 to I-1, to allow for warehouse development. PIN # 7-0975-01-024, located in the 1st Council District, on Georgia Highway 21.

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Sean Register, Planning Commissioner
SECONDER: Abby Brown, Planning Commissioner
AYES: Moore, Senati-Martinez, Brown, Middleton, Register, Tatum-
 Howard
ABSENT: Gray

- C. Zoning Map Amendment Application has been submitted by Ernest Investments, LLC as Agent for Warren Sweatt, requesting to rezone 4.21 acres from R-1 to C-1, to allow for retail development. PIN # 7-1017-01-013, located in the 2nd Council District, at 1005 Highway 30.

RESULT: **APPROVED [4 TO 3]**
MOVER: Lance Moore, Planning Commissioner
SECONDER: Sean Register, Planning Commissioner
AYES: Moore, Senati-Martinez, Stewart, Register
NAYS: Brown, Middleton, Tatum-Howard
ABSENT: Gray

7. ZONING TEXT AMENDMENTS (ORDINANCES)

8. SITE PLAN/SUBDIVISION APPROVAL

9. NEW BUSINESS

Minutes Acceptance: Minutes of Mar 11, 2024 6:30 PM (ADOPTION OF MINUTES)

10. ADJOURNMENT

Chairman

The foregoing minutes are true and correct and approved by me on this _____ day of _____, 2024.

Secretary

Minutes Acceptance: Minutes of Mar 11, 2024 6:30 PM (ADOPTION OF MINUTES)



Planning Commission
305 South Coastal Highway
Port Wentworth, GA 31407

Meeting: 04/08/24 03:30 PM
Department: Development Services
Category: Planning/Zoning Item
Prepared By: Katie Dunnigan
Department Head: Katie Dunnigan

SCHEDULED

AGENDA ITEM (ID # 2966)

DOC ID: 2966

An application for approval of a General Site Plan has been submitted by John Northup as Agent for William K. Pfeiffer et al. for “Meinhard Road”. PINs # 7-0976-01-038,039,040,041Y, & 055 located in the 3rd Council District, on Meinhard Road, zoned R-5.

Issue/Item:

An application for approval of a General Site Plan has been submitted by John Northup as Agent for William K. Pfeiffer et al. for “Meinhard Road”. PINs # 7-0976-01-038,039,040,041Y, & 055 located in the 3rd Council District, on Meinhard Road, zoned R-5.

Summary of Project:

The proposed development is a 205-unit rental community comprised of varying dwelling types. Unique community features include 14 garage buildings (48 of 478 parking spaces) and ponds with water features and looping trail. Density is calculated at 9.22 units per acre. A neighborhood meeting was held in conjunction with the rezoning to R-5, which was approved on July 27, 2023

Funding:

N/A

Recommendation:

The submitted General site plan meets applicable zoning criteria. Staff recommends approval.

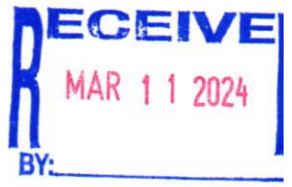
ATTACHMENTS:

- 1100 Meinhard Rd G-Site Plan 2024 - Application Rcvd 03.11.24 (PDF)
- 2024-04-01 - 1100 Meinhard Road Site Plan (1) (PDF)
- 1100 Meinhard Rd G-Site Plan 2024 - Griner Owner Auth 3.15.24 (PDF)
- 1100 Meinhard Rd G-Site Plan 2024 - Pfeiffer Owner Auth 3.14.24 (JPG)

240207

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

Site Plan Review Application



Site Plan Type (Check One): General / Concept Specific Development
Site Plan Address: 1100 Meinhard Road, Port Wentworth, GA 31407
PIN #(s): 70976 01040, 70976 01039, 70976 01038, 70976 0141Y, 70976 01055
Zoning: ~~R-5~~ R-S ^{01041Y} Estimated Cost of Construction: \$
Type of Construction: Single Family For Rent
Project Name: 1100 Meinhard Road

Applicant's Name: John Northup
Mailing Address: One West Park Avenue, Savannah, GA 31401
Phone #: 912-232-7000 Email: jdnorthup@bouhan.com

Owner's Name (if Different form Applicant): See Authorization of Property Owners
Mailing Address:
Phone #: Email:

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

Applicant's Signature  Date 3/8/24

Owner's Signature (if Different form Applicant) Date

Please see page 2 for required submittal checklist

Attachment: 1100 Meinhard Rd G-Site Plan 2024 - Application Rcvd 03.11.24 (2966 : Site Plan - Meinhard Road)

**BOUHAN
FALLIGANT**

ATTORNEYS & COUNSELORS AT LAW

One West Park Avenue
Savannah, Georgia 31401

John D. Northup III
912-644-5756
jdnorthup@bouhan.com
Licensed: GA, SC

May 12, 2023

VIA FEDERAL EXPRESS

City of Port Wentworth Development Services
Attn: Stephanie Cook, Administrative Assistant
7306 GA Hwy 21, Suite 301
Port Wentworth, GA 31407
912-999-2084

**Re: Application for Zoning Map Amendment (the “Rezoning Application”)
Meinhard Road parcels (PINs 70976 01055 & 70976 01041Y)
Port Wentworth, GA**

Dear Stephanie:

In connection with the above-referenced Rezoning Application, please find enclosed two (2) fully executed and notarized Authorization Owner for William K. Pfeiffer, Jr. and Charlotte G. Pfeiffer.

Very truly yours,

BOUHAN FALLIGANT LLP



John D. Northup III

JDN/der

Enclosures

AUTHORIZATION OF PROPERTY OWNER

Application for Rezoning or Variance

I swear that I am the owner of the property which is the subject matter of the attached application, as is shown in the records of Port Wentworth, Georgia.

I authorize the person named below to act as applicant in the pursuit of a variance or for the rezoning of this property.

Name of Applicant: John D. Northup III, on behalf of Advenir Oakley Development, LLC

Address: Bouhan Falligant LLP, One West Park Avenue
Savannah, GA 31401

Telephone Number: (912) 644-5756

William K. Pfeiffer Trustee
Signature of Owner

Personally appeared before me

William Koelker Pfeiffer Jr, Trustee

who swears that the information contained in this authorization is true and correct to the best of his or her knowledge and belief.

[Signature]
Notary Public

5-5-2023
Date



Attachment: 1100 Meinhard Rd G-Site Plan 2024 - Application Rcvd 03.11.24 (2966 : Site Plan - Meinhard Road)

AUTHORIZATION OF PROPERTY OWNER

Application for Rezoning or Variance

I swear that I am the owner of the property which is the subject matter of the attached application, as is shown in the records of Port Wentworth, Georgia.

I authorize the person named below to act as applicant in the pursuit of a variance or for the rezoning of this property.

Name of Applicant: John D. Northup III, on behalf of Advenir Oakley Development, LLC

Address: Bouhan Falligant LLP, One West Park Avenue
Savannah, GA 31401

Telephone Number: (912) 644-5756

Charlotte Pfeiffer, trustee
Signature of Owner

Personally appeared before me

Charlotte G. Pfeiffer ^(ms)

who swears that the information contained in this authorization is true and correct to the best of his or her knowledge and belief.

[Signature]
Notary Public

5-5-2023
Date



Attachment: 7MA Meinhard Rd 7-0076-01-055 & 7-0076-01-041V RA TO RM 2022_Owner sign (9884 - 7MA 1100 1112 1100 MEINHARD RD RA TO
Attachment: 1100 Meinhard Rd G-Site Plan 2024 - Application Rcvd 03.11.24 (2966 : Site Plan - Meinhard Road)

APPLICATION TO AMEND THE ZONING MAP OF PORT WENTWORTH, GEORGIA

Attachment: 788A Meinhard Rd 7_0076-01-055 & 7_0076-01-041V RA TO RM 2-2nd Application /9884 - 7MA 1100 1112 1122 MEINHARD RD RA TO
Attachment: 1100 Meinhard Rd G-Site Plan 2024 - Application Rcvd 03.11.24 (2966 : Site Plan - Meinhard Road)

Applicant: John D. Northup III, on behalf of Advenir Oakley Development, LLC Phone # (912) 644-5756

Mailing Address: Bouhan Falligant LLP, One West Park Avenue, Savannah, GA 31401

Property Owner: Lynwood R. Griner & Anita S. Griner; Johnny R. Griner Phone #

Use back if more than one owner

Owner Address:

PIN #(s): 1112 Meinhard Rd, Pt Wentworth, GA 31407; 1122 Meinhard Rd, Pt Wentworth, GA 31407 # of Acres 3.67 (aggregate)

Zoning Classification: Present R-A Requested R-M

Use of Property: Present Residential / Agricultural Requested Multifamily Residential

If the requested changed is to extend an existing adjacent zoning district to include this property, explain below why the proposed change should be made.

If the requested changed is not to extend an adjacent zoning district, explain below why this property should be placed in a different zoning district than all adjoining properties. (How does it differ from adjoining properties and why should it be subject to different restrictions than those applying to adjoining properties?)

See attachment

Attach the following documents:

- 1. Written legal description of the property (e.g. copy of deed) – full metes and bounds description rather than plat reference.
2. Name, PIN #, property address and mailing address of property owners withing 250 feet of this property.
3. Plat showing property lines with lengths and bearings, adjoining streets, locations of existing buildings, north arrow and scale. Submit fifteen (15) copies of in 11" x 17", one 1 copy in 8.5" x 11", and a PDF on a flash drive.
4. Site Plan of proposed use of property. Submit fifteen (15) copies in 11" x 17", one 1 copy in 8.5" x 11", and a PDF on a flash drive.
5. Disclosure of Campaign Contributions and Gifts form.
6. Disclosure of Financial Interests form
7. If property owner and applicant are not the same, Authorization by Property Owner form or Authorizations of Attorney form.
8. Filing fee of \$356.00 + \$50.00 per acre + \$50.00 Administrative Fee, payable to the City of Port Wentworth.

APPLICATION MUST BE FILED 45 BUSINESS DAYS PRIOR TO THE PLANNING COMMISSION MEETING AT WHICH THEY ARE TO BE CONSIDERED.

I hereby authorize the staff of the City of Port Wentworth to inspect the premises of the above described property and to post this property with the duly required notices. I hereby depose and say that all statements herein and attached statements submitted are true and correct to the best of my knowledge and belief.

Sworn to and subscribed before me this 7 day of July, 2023.

[Signature of Notary Public]



[Signature of Applicant]
Signature of Applicant

DISCLOSURE OF FINANCIAL INTERESTS
(Required by Title 36, Chapter 67A, Official Code of Georgia Annotated)

Reference: Application filed on July 27, 2023, to rezone real property described as follows:

See attachment

The undersigned official of the City of Port Wentworth has a property interest (Note 1) in said property as follows:

The undersigned official of the City of Port Wentworth has financial interest (Note 2) in a business entity (Note 3) which has property interest in said property, which financial interests as follows:

The undersigned official of the City of Port Wentworth has a member of the family (Note 4) having a property interest in said property or a financial interest in a business entity which has a property interest in said property, which family member and property interest or financial interest are as follows:

Note 1: Property Interest – Direct ownership of real property, including any percentage of ownership less than total ownership

Note 2: Financial Interest – All direct ownership interest of the total assets or capital stock of a business entity where such ownership interest is 10 percent or more

Note 3: business entity – Corporation, partnership, limited partnership, firm, enterprise, franchise, association or trust

Note 4: Member of family – Spouse, mother, father, brother, sister, son, or daughter

I hereby depose and say that all statements herein are true, correct and complete to the best of my knowledge and belief.

Sworn to and subscribed before me this _____ day of _____, 20__.

Signature of Official

Notary Public

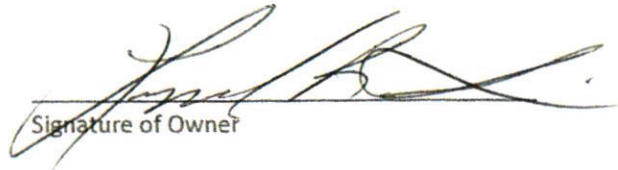
Attachment: 1100 Meinhard Rd G-Site Plan 2024 - Application Rcvd 03.11.24 (2966 : Site Plan - Meinhard Road)

AUTHORIZATION OF PROPERTY OWNER
Application for Rezoning or Variance

I swear that I am the owner of the property which is the subject matter of the attached application, as is shown in the records of Port Wentworth, Georgia.

I authorize the person named below to act as applicant in the pursuit of a variance or for the rezoning of this property.

Name of Applicant: John D. Northup III, on behalf of Advenir Oakley Development, LLC
Address: Bouhan Falligant LLP, One West Park Avenue
Savannah, GA 31401
Telephone Number: (912) 644-5756


Signature of Owner

Personally appeared before me
Lynwood Giner to Sundi Williamson.

who swears that the information contained in this authorization is true and correct to the best of his or her knowledge and belief.


Notary Public

7-12-23
Date

Sundi Williamson
NOTARY PUBLIC
Effingham County
State of Georgia
My Comm. Expires May 29th, 2024

Attachment: 1100 Meinhard Rd G-Site Plan 2024 - Application Rcvd 03.11.24 (2966 : Site Plan - Meinhard Road)

AUTHORIZATION OF PROPERTY OWNER

Application for Rezoning or Variance

I swear that I am the owner of the property which is the subject matter of the attached application, as is shown in the records of Port Wentworth, Georgia.

I authorize the person named below to act as applicant in the pursuit of a variance or for the rezoning of this property.

Name of Applicant: John D. Northup III, on behalf of Advenir Oakley Development, LLC
Address: Bouhan Falligant LLP, One West Park Avenue
Savannah, GA 31401
Telephone Number: (912) 644-5756

Anita Griner
Signature of Owner

Personally appeared before me
Anita Griner to Sundi Williamson

who swears that the information contained in this authorization is true and correct to the best of his or her knowledge and belief.

Sundi Williamson
Notary Public

7-12-23
Date

Sundi Williamson
NOTARY PUBLIC
Effingham County
State of Georgia
My Comm. Expires May 29th, 2024

Attachment: 7MA Meinhard Rd 7.0076.01.055 & 7.0076.01.041V RA TO RM 2.2nd Application /9884 - 7MA 1100 1112 1192 MFINHARD RD RA TO
Attachment: 1100 Meinhard Rd G-Site Plan 2024 - Application Rcvd 03.11.24 (2966 : Site Plan - Meinhard Road)

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS
(Required by Title 36, Chapter 67A, Official Code of Georgia Annotated)

Reference: Application filed on July 27, 2023, to rezone real property described as follows:

See attachment

Withing the two years preceding the above filing date, the applicant has made campaign contributions aggregating \$250.00 or more to each member of the City Council of the City of Port Wentworth who will consider the application and is listed below. List (1) the name and official position of the local government official and (2) the dollar amount, description and date of each campaign contribution.

N/A

I hereby depose and say that all statements herein are true, correct and complete to the best of my knowledge and belief.

Sworn to and subscribed before me this 7 day of July, 2023.



Signature of Applicant



Notary Public



Attachment: ZMA Meinhard Rd 7-0976-01-055 & 7-0976-01-041Y RA TO RM 2-2nd Application (2884 : ZMA 1100,1112, 1122 MEINHARD RD RA TO Attachment: 1100 Meinhard Rd G-Site Plan 2024 - Application Rcvd 03.11.24 (2966 : Site Plan - Meinhard Road)

ATTACHMENT

to Rezoning (Map Amendment) Application
of John D. Northup III
for Advenir Oakley Development, LLC

SUBJECT PARCELS

The three subject parcels (the "Griner Properties") are the following:

- 1) PIN 70976 01038 (1112 Meinhard Rd, Port Wentworth, GA 31407) – 1.14 ac.
- 2) PIN 70976 01039 (1122 Meinhard Rd, Port Wentworth, GA 31407) – 1.50 ac.
- 3) PIN 70976 01040 (1122 Meinhard Rd, Port Wentworth, GA 31407) – 1.03 ac.

The Griner Properties are located between Meinhard Road and Georgia Highway 30. They are contiguous, with each parcel having frontage along Meinhard Road (218', 120' and 140', respectively). Importantly, Parcel #2 (70976 01039) also has 79' of frontage along Highway 30.

The applicant for this rezoning application is Advenir Oakley Development, LLC ("Advenir Oakley"). Advenir Oakley is currently already seeking to rezone the two parcels totaling 23.42 acres, immediately to the east of the Griner Properties along Meinhard Road (the "Pfeiffer Properties"). That rezoning application, which seeks to rezone the Pfeiffer Properties from R-A to R-M, was filed with Port Wentworth on May 4, 2023.

Shortly after filing the rezoning application for the Pfeiffer Properties, Advenir Oakley discovered that the Griner Properties were available for sale, and put those properties under contract. As a result, Advenir Oakley currently has both the Griner Properties and the Pfeiffer Properties under contract. This rezoning application is thus linked with the existing rezoning application for the Pfeiffer Properties. Ideally, the City of Port Wentworth would hear both applications concurrently, because they are related.

As discussed below, Advenir Oakley plans to develop a "cottage"-style residential community containing approximately 250 dwelling units (the "Project"). If both rezoning applications are successful, the applicant will close on both the Pfeiffer Properties and the Griner Properties, totaling just over 27 acres. Importantly, the inclusion of the Griner Properties in this assemblage would give the Project direct access to Highway 30 (pursuant to approval from the Georgia Department of Transportation). That access, in addition to the already-planned access along Meinhard Road, should help mitigate any effect on traffic along Meinhard Road that the Project might have.

INTRODUCTION

The Griner Properties are within the Phase 3 Master Plan Design District. Accordingly, pursuant to Section 2.3 of the Master Plan Overlay section within Section 5.1 of the Port Wentworth Zoning Ordinance (the "Ordinance"), the Griner Properties must submit a master plan for review and approval by the City. The site plan attached hereto as Exhibit A (the "Master Plan") shall constitute the master plan for purposes of compliance with such section of the Ordinance.

Please note that this Master Plan includes **BOTH** the Griner Properties and the Pfeiffer Properties, since both will be included in the assemblage for the Project to be developed by Advenir

Attachment: 788A Meinhard Rd 7 0076 01 000 8 7 0076 01 041V DA TO DM 0_0nd Application /088A - 788A 1100 1110 1100 MEINHARD RD DA TO Attachment: 1100 Meinhard Rd G-Site Plan 2024 - Application Rcvd 03.11.24 (2966 : Site Plan - Meinhard Road)

Oakley. Accordingly, the following paragraphs in this section, which were included in the rezoning application for the Pfeiffer Properties, are restated below, with such paragraphs updated only to reference the slightly increased scale of the Project due to the addition of the acreage from the Griner Properties.

The Master Plan contemplates a development that contains approximately 250 dwelling units and an amenity complex, contained within approximately 27 acres. The five currently existing parcels (two from the Pfeiffer Properties, and three from the Griner Properties) will be recombined after the developer acquires them (contingent on a successful rezoning), to create a single parcel that will be owned by Advenir Oakley. The nature of the proposed development is a “build to rent” or “cottage” community, which will consist of dwelling units in single-family or two-family buildings that are owned and operated by the developer as rental units. Accordingly, a separate lot is not required for each building or dwelling unit, since ownership of all buildings and dwelling units will be retained by the developer. In this way, the development will function like a multi-family development, though with units not being clustered in a single large building, but rather in single- or two-family homes spread across a small number of lots. The developer calls this concept a “horizontal multi-family” use.

Given this proposed use, the master plan contains only a single zoning classification – R-M, or Multifamily Residential. That zoning classification allows for a maximum density of 18 dwelling units per gross acre. The proposed development on the subject parcels should yield a density of slightly more than 9 dwelling units per acre – far less density than the R-M zoning classification allows.

In connection with input by the City of Port Wentworth (the “City”), the master plan may be amended if necessary to incorporate the development standards that are particular to an R-M classification, but which address the unique “single lot” structure proposed for the Project. The developer intends to adhere to all applicable setbacks, buffers and parking requirements, though those may need to be reinterpreted to apply to this situation, in which dwelling unit buildings are not situated on their own individual lots.

The proposed development will be a very walkable, pedestrian-friendly area that will not be gated. There are possibilities to connect the proposed development to potential commercial properties that may be developed in the future to the north of the proposed development, on the other side of Little Hurst Branch.

If the requested change is not to extend an adjacent zoning district, explain below why this property should be placed in a different zoning district than all adjoining properties. (How does it differ from adjoining properties and why should it be subject to different restrictions than those applying to adjoining properties?)

The subject parcels are currently zoned R-A, or Residential-Agriculture. Directly across Meinhard Road is the Lake Shore development, which consists of largely single family residential homes, with a few townhomes in the southeast corner of the development. Lake Shore is zoned P-RIP, or Planned Residential-Institutional. The maximum density allowed by an RIP zoning classification is 12 dwelling units per acre. That is comparable, and even a little greater than, the 9.23 dwelling units per acre that will be contained in the proposed development. So the density of the proposed development will be slightly less than the Lake Shore development across Meinhard Road.

Attachment: 788A Meinhard Rd 7 0076 04 SEE 8 7 0076 04 041V DA TC DM 3 2nd Application /0004 . 788A 1100 1110 1100 MEINHARD DR DA TC
Attachment: 1100 Meinhard Rd G-Site Plan 2024 - Application Rcvd 03.11.24 (2966 : Site Plan - Meinhard Road)

The properties surrounding the Griner Properties on the north side of Meinhard Road are largely single family residences on large lots. However, several of the large lots to the northeast of the Pfeiffer Properties (across Little Hurst Branch and bordering on Benton Boulevard) are anticipated to be developed as commercial properties. The medium density, walkable and accessible development being proposed in Advenir Oakley’s master plan could serve as a bridge between the more dense, largely single family Lake Shore area and the pending commercial properties to the northeast.

I. SUBJECT PROPERTY

[See tax parcel map attached as Exhibit B showing the parcels described below numbered in red]

<u>No.</u>	<u>PIN</u>	<u>Address</u>	<u>Owner</u>
1	70976 01038	1112 Meinhard Road	Lynwood R. Griner and Anita S. Griner
2	70976 01039	1122 Meinhard Road	Johnny R. Griner
3	70976 01040	1122 Meinhard Road	Johnny R. Griner

Legal Descriptions (metes and bounds):

PARCEL 1 (PIN 70976 01038):

Commencing at the southern right of way line of GA Highway No. 30 and Little Hurst Branch, having a coordinate of N798556.73 E947494.19 based on the Georgia State Plane Coordinate System, East Zone, NAD83; thence S 29°50’53” E a distance of 226.64’ to an iron rebar set; thence S 44°28’18” W a distance of 173.02’ to a concrete monument found; thence S 26°54’39” W a distance of 874.45’ to a ½” iron rebar found, said point having a coordinate of N797456,93 E947090.00 based on the Georgia State Plane Coordinate System, East Zone, NAD83; thence N 60°02’19” W a distance of 234.93’ to a concrete monument found, said point being the POINT OF BEGINNING; thence N 55°16’34” W a distance of 217.73’ to a concrete monument set; thence N 30°03’23” E a distance of 359.44’ to a concrete monument set; thence S 25°06’42” E a distance of 319.09’ to a concrete monument found; thence S 30°02’54” W a distance of 219.14’ to a concrete monument found, which is the POINT OF BEGINNING, said parcel containing 1.14 acres, more or less.

PARCEL 2 (PIN 70976 01039):

Commencing at the southern right of way line of GA Highway No. 30 and Little Hurst Branch, having a coordinate of N798556.73 E947494.19 based on the Georgia State Plane Coordinate System, East Zone, NAD83; thence S 29°50’53” E a distance of 226.64’ to an iron rebar set; thence S 44°28’18” W a distance of 173.02’ to a concrete monument found; thence S 26°54’39” W a distance of 874.45’ to a ½” iron rebar found, said point having a coordinate of N797456,93 E947090.00 based on the Georgia State Plane Coordinate System, East Zone, NAD83; thence N 60°02’19” W a distance of 234.93’ to a concrete monument found; thence N 55°16’34” W a distance of 217.73’ to a concrete monument set, said point being the POINT OF BEGINNING; thence N 30°03’23” E a distance of 359.44’ to a concrete monument set; thence N 25°06’42” W a distance of 124.82’ to a concrete monument found; thence N 18°23’46” W a distance of 188.00’ to a concrete monument found; thence S 72°42’59” W a distance of 79.21’ to a concrete monument found; thence S 18°23’46” W a distance of 220.92’; thence S 28°00’50” W a distance

Attachment: ZMA Meinhard Rd 7-0976-01-055 & 7-0976-01-041Y RA TO RM 2-2nd Application (2884 : ZMA 1100.1112. 1122 MEINHARD RD RA TO Attachment: 1100 Meinhard Rd G-Site Plan 2024 - Application Rcvd 03.11.24 (2966 : Site Plan - Meinhard Road)

of 341.40' to a 5/8" rebar set.; thence S 55°31'53" E a distance of 119.7' to a concrete monument set, which is the POINT OF BEGINNING, said parcel containing 1.50 acres, more or less.

PARCEL 3 (PIN 70976 01040):

Commencing at the southern right of way line of GA Highway No. 30 and Little Hurst Branch, having a coordinate of N798556.73 E947494.19 based on the Georgia State Plane Coordinate System, East Zone, NAD83; thence S 29°50'53" E a distance of 226.64' to an iron rebar set; thence S 44°28'18" W a distance of 173.02' to a concrete monument found; thence S 26°54'39" W a distance of 874.45' to a ½" iron rebar found, said point having a coordinate of N797456,93 E947090.00 based on the Georgia State Plane Coordinate System, East Zone, NAD83; thence N 60°02'19" W a distance of 234.93' to a concrete monument found; thence N 55°16'34" W a distance of 217.73' to a concrete monument set; thence N 55°31'53" W a distance of 119.7' to a 5/8" rebar set, said point being the POINT OF BEGINNING; thence N 55°31'53" W a distance of 110.45' to a concrete monument found; thence N 53°55'40" W a distance of 29.55' to a concrete monument found; thence N 30°05'33" E a distance of 329.79' to a concrete monument found; thence S 69°51'03" E a distance of 127.14'; thence S 28°00'50" W a distance of 341.40' to a 5/8" rebar set, which is the POINT OF BEGINNING, said parcel containing 1.03 acres, more or less.

II. PROPERTIES WITHIN 250' OF SUBJECT PARCELS

[See tax parcel map attached as Exhibit B showing the parcels described below highlighted in yellow and numbered in blue]

Map Ref #	PIN	Property Address	Last	First	Mailing Address
1	70976 01032	1124 Meinhard Rd	Williams Brothers	Trucking Inc	PO Box 188, Hazelhurst, GA 31539
2	70976 01031	1126 Meinhard Rd	Newman	Tina Woods	333 Westminister Dr, Guyton, GA 31312
3	70976 01030	755 Highway 30	Ard	Robert	1101 Turf Road, Statesboro, GA 30458
4	70976 01033	753 Highway 30	Dickerson	Julius & Linda	753 GA Highway 30, Port Wentworth, GA 31407
5	70976 01042	744 Highway 30	Kerby	Patricia	744 Highway 30, Port Wentworth, GA 31407
6	70976 01043	742 Highway 30	Tyson	John G., Sr.	742 Highway 30, Port Wentworth, GA 31407
7	70976 01027	734 Highway 30	Tubito & Roche	Vincenzo & Maureen	734 Highway 30, Port Wentworth, GA 31407
8	70976 01034	749 Highway 30	Brisbin	David	749 GA Hwy 30, Port Wentworth, GA 31407
9	70976 01035	747 Highway 30	Simon	William M. & Connie E.	490 Goshen Rd, Rincon, GA 31326
10	70976 01036	745 Highway 30	Nelson	Carla William K. & Charlotte G., as Trustees under the Pfeiffer Family Living Trust dated October 30, 2007	P.O. Box 117, Pembroke, GA 31321 1100 Meinhard Rd, Port Wentworth, GA 31407
11	70976 01041Y	1100 Meinhard Rd	Pfeiffer		
12	70978B 11005	107 Fox Glen Ct	Wade	Michael J	107 Fox Glen Ct, Port Wentworth, GA 31407
13	70978B 11004	105 Fox Glen Ct	Strobert	Teresa	105 Fox Glen Ct, Port Wentworth, GA 31407
14	70978B 11002	103 Fox Glen Ct	Mayse	Aubry C & Denise G	103 Fox Glen Ct, Port Wentworth, GA 31407
15	70978B 11001	101 Fox Glen Ct	Farmer	Brandon K	101 Fox Glen Ct, Port Wentworth, GA 31407
16	70978B 07072	2 Fox Glen Ct	Kicklighter	Roshon	2 Fox Glen Ct, Port Wentworth, GA 31407
17	70978B 07071	4 Fox Glen Ct	Nelson	Erin Yvette	4 Fox Glen Ct, Port Wentworth, GA 31407

Attachment: 7MA Meinhard Rd 7-0076-01-055 & 7-0076-01-041V RA TO RM 2-2nd Application /PRR4 - 7MA 1100 1112 1122 MEINHARD RD RA TO Attachment: 1100 Meinhard Rd G-Site Plan 2024 - Application Rcvd 03.11.24 (2966 : Site Plan - Meinhard Road)

18	70978B 07070	6 Fox Glen Ct	Bullard	Ahsanti Y	6 Fox Glen Ct, Port Wentworth, GA 31407
19	70978B 07069	8 Fox Glen Ct	Floyd	Matthew	8 Fox Glen Ct, Port Wentworth, GA 31407
20	70978B 07068	10 Fox Glen Ct	Swain	Detrich S. & Curtrina Y.	10 Fox Glen Ct, Port Wentworth, GA 31407
21	70978B 07067	12 Fox Glen Ct	Pearson	Donald Shaun Michael & Mikelle	12 Fox Glen Ct, Port Wentworth, GA 31407
22	70978B 07066	14 Fox Glen Ct	Ellison & Wilds	B.	14 Fox Glen Ct, Port Wentworth, GA 31407
23	70978B 07065	16 Fox Glen Ct	Lewis	Shawn Brandt	16 Fox Glen Ct, Port Wentworth, GA 31407
24	70978B 07064	18 Fox Glen Ct	Bertz Quesada-Melendez & Marrero-	Robert Edward III	18 Fox Glen Ct, Port Wentworth, GA 31407
25	70978B 07063	20 Fox Glen Ct	Martinez	Ernest D. & Karla	20 Fox Glen Ct, Port Wentworth, GA 31407
26	70978B 07062	22 Fox Glen Ct	Hernandez	Emanuel	22 Fox Glen Ct, Port Wentworth, GA 31407

III. PLAT

[See ALTA plat attached as Exhibit C]

15 hard copies in 11"x17" and 1 hard copy in 8.5"x11" submitted with paper filing

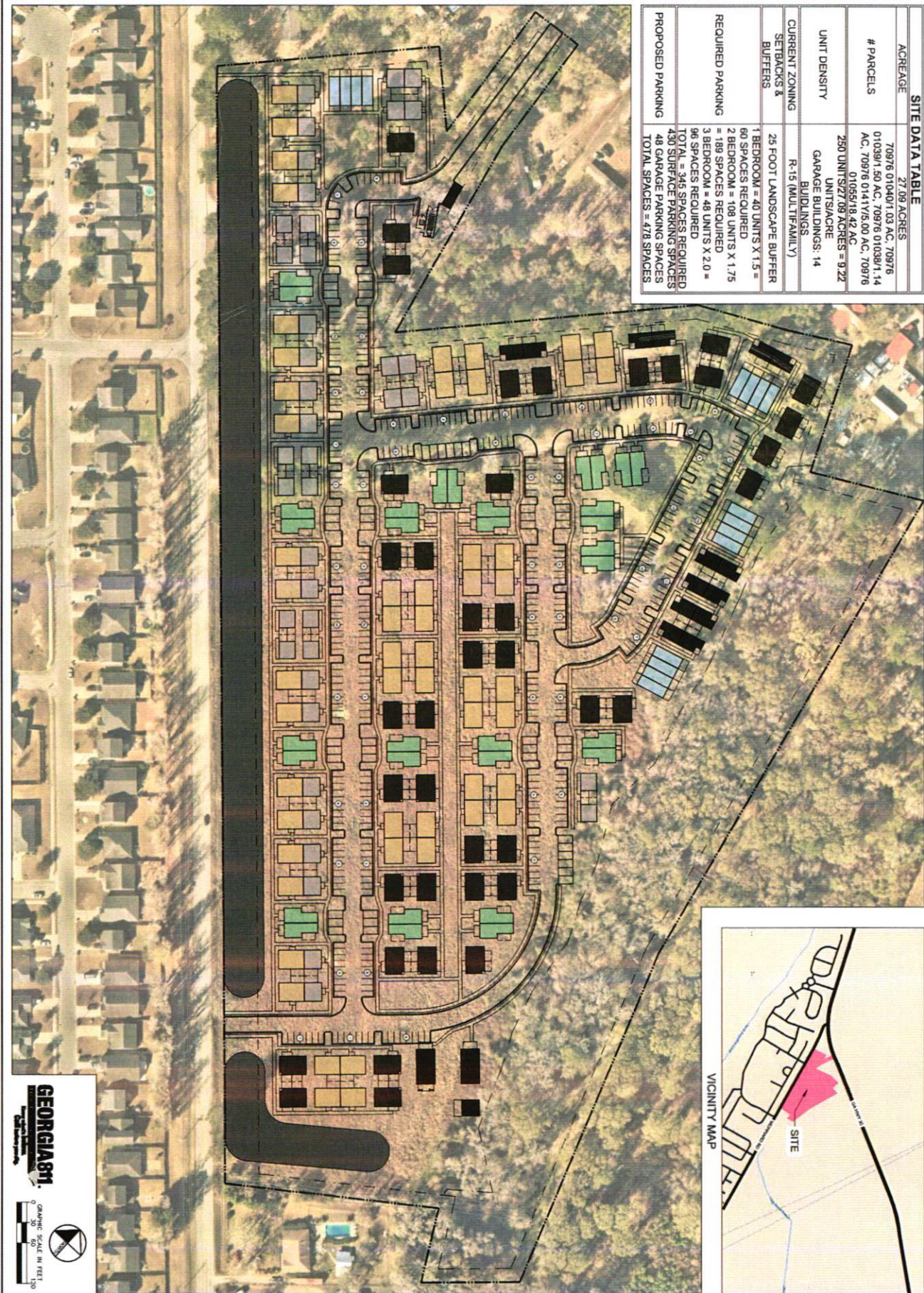
IV. SITE PLAN

[See draft Site Plan attached as Exhibit A]

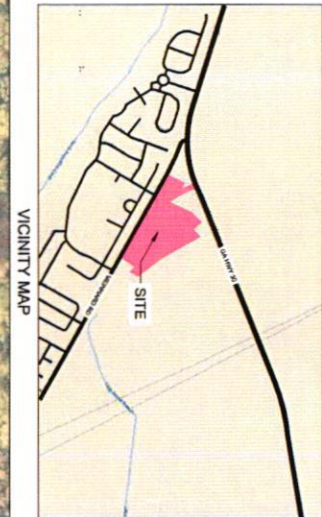
15 hard copies in 11"x17" and 1 hard copy in 8.5"x11" submitted with paper filing

Attachment: 788A Meinhard Rd G-Site Plan 2024 - Application Rcvd 03.11.24 (2966 : Site Plan - Meinhard Road)

Drawing name: K:\SAV_Civil\01447201 - 1100 Meinhard Road - SFR\CAD\Exhibits\2024-03-08 Site Plan.dwg EX3 Mar 11, 2024 11:30am by: christopher.james



SITE DATA TABLE	
ACREAGE	27.09 ACRES
# PARCELS	70976 01040/1.03 AC, 70976 01039/1.50 AC, 70976 01038/1.14 AC, 70976 01417/16.00 AC, 70976 01055/18.42 AC
UNIT DENSITY	250 UNITS/27.09 ACRES = 9.22 UNITS/ACRE
CURRENT ZONING	R-15 (MULTIFAMILY)
SETBACKS & BUFFERS	25 FOOT LANDSCAPE BUFFER
REQUIRED PARKING	1 BEDROOM = 40 UNITS X 1.5 = 60 SPACES REQUIRED 2 BEDROOM = 108 UNITS X 1.75 = 189 SPACES REQUIRED 3 BEDROOM = 48 UNITS X 2.0 = 96 SPACES REQUIRED TOTAL = 345 SPACES REQUIRED
PROPOSED PARKING	430 SURFACE PARKING SPACES 48 GARAGE PARKING SPACES TOTAL SPACES = 478 SPACES



GEORGIA811
Call Before You Dig

GRAPHIC SCALE IN FEET
0 20 40 60

PROJECT NO.	000002000
CLIENT NO.	
REVISION NO.	001
DATE	3/11/2024
PROJECTED DATE	04/15/2024
TITLE	EXHIBIT

MEINHARD ROAD
1100 MEINHARD ROAD, NORTH WORTH, GA 31407
LAND LOT XXX, MD DISTRICT
70976 01040, 70976 01038, 70976 01038
70976 01417, 70976 01055

NO.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY

ADVENIR OAKLEY DEVELOPMENT, LLC
1500 W. BUCKLE UP BLVD, SUITE 300
AVENTURA, FL 33160
PHONE: 305-450-8233

Kimley Horn
25 BULL STREET, SUITE 200
BURLINGTON, NC 27217
PHONE: 336-229-8800
WWW.KIMLEYHORN.COM

Attachment: 1100 Meinhard Rd G-Site Plan 2024 - Application Rcvd 03.11.24 (2966 : Site Plan - Meinhard Road)

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)
- 3 half size (11" X 17") sets of site plan civil drawings or concept plan (depending on type of site plan)
- N/A 2 copies of hydrology reports (if applicable)
- N/A Names, mailing address, and PIN number of all property owners within 250 feet of all property lines
- 1 8 1/2" 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)
- N/A Other Engineering details or reports may be required once submittal has been received.
- If property owner and applicant are not the same, Authorization of Property Owner form.
- Site plan review fee check
 - Concept / General - \$300.00 Site Plan Fee + \$75.00 Admin Fee = Total \$375.00
 - Specific - \$1000.00 Site Plan Fee + \$75.00 Admin Fee = Total \$1075.00

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.

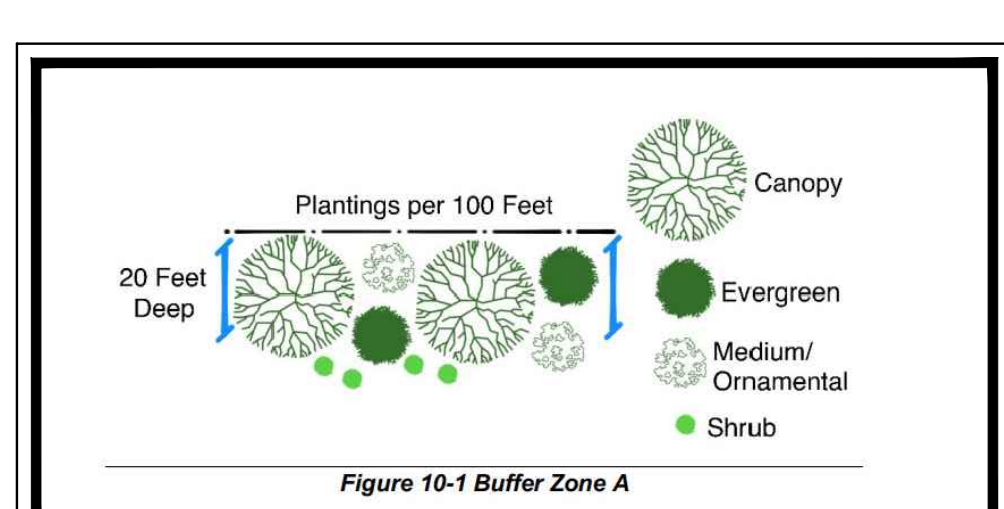
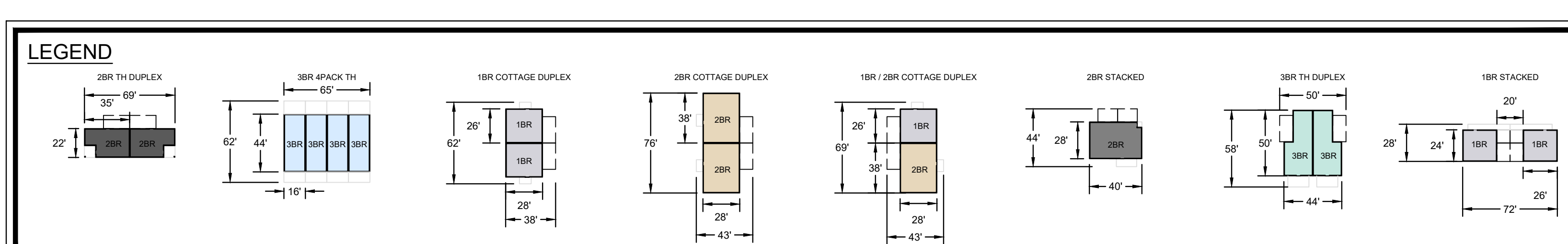
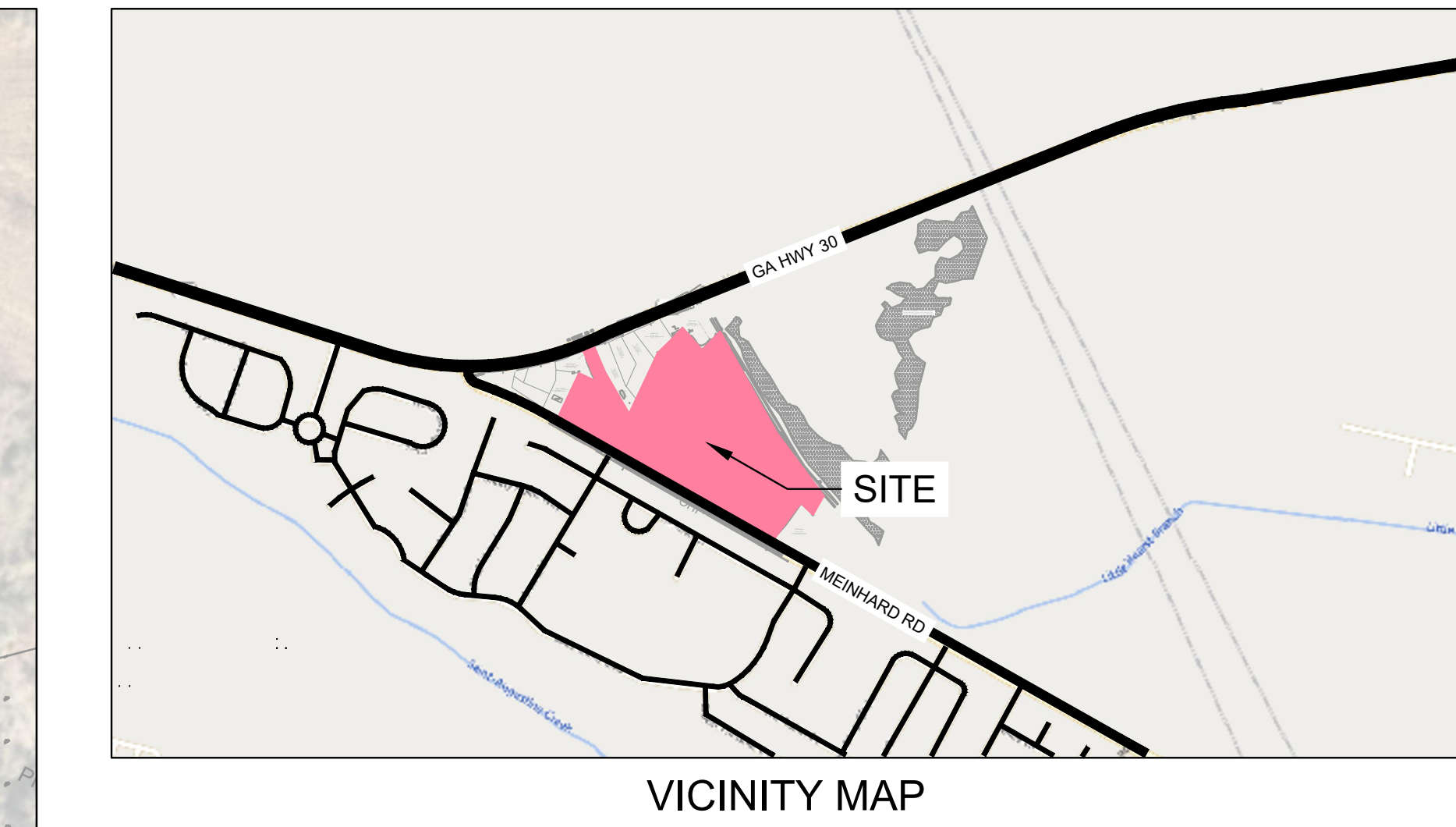
I have read and agree to the above additional fee statement

Applicant's Signature

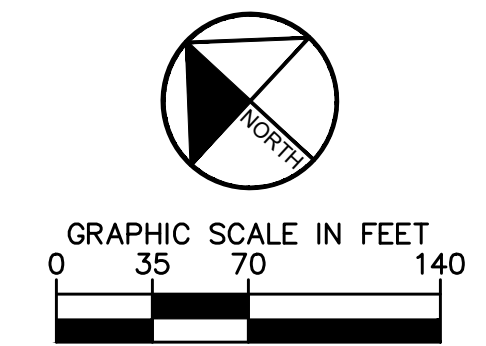
5/8/24

Date

SITE DATA TABLE	
ACREAGE	27.09 ACRES
# PARCELS	70976 01040/1.03 AC, 70976 01039/1.50 AC, 70976 01038/1.14 AC, 70976 01041Y/5.00 AC, 70976 01055/18.42 AC
UNIT DENSITY	250 UNITS/27.09 ACRES = 9.22 UNITS/ACRE GARAGE BUILDINGS: 14 BUILDINGS
CURRENT ZONING	R-5 (MULTIFAMILY)
SETBACKS & BUFFERS	25 FOOT LANDSCAPE BUFFER
REQUIRED PARKING	1 BEDROOM = 40 UNITS X 1.5 = 60 SPACES REQUIRED 2 BEDROOM = 148 UNITS X 1.75 = 259 SPACES REQUIRED 3 BEDROOM = 48 UNITS X 2.0 = 96 SPACES REQUIRED TOTAL = 415 SPACES REQUIRED
PROPOSED PARKING	430 SURFACE PARKING SPACES 48 GARAGE PARKING SPACES TOTAL SPACES = 478 SPACES



GEORGIA811
Know what's below. Call before you dig.



Kimley Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
25 BULL STREET, SUITE 400
SAVANNAH, GA 31401
PHONE: (912) 231-4384
WWW.KIMLEY-HORN.COM

PREPARED FOR
ADVENIR OAKLEY DEVELOPMENT, LLC
17501 BISCAYNE BLVD, SUITE 300
AVENUE, FL 33160
PHONE: 305-450-8233

No.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY

MEINHARD ROAD
1100 MEINHARD ROAD, PORT WENTWORTH, GA 31407
LAND LOT XXX, ND DISTRICT
PARCEL ID: 70976 01040, 70976 01038, 70976 01038,
70976 01041Y, 70976 01055

Attachment: 2024-04-01 - 1100 Meinhard Road Site Plan (1) (296) : Site Plan - Meinhard Road

PROJECT
MEINHARD ROAD
1100 MEINHARD ROAD, PORT WENTWORTH, GA 31407
LAND LOT XXX, ND DISTRICT
PARCEL ID: 70976 01040, 70976 01038, 70976 01038,
70976 01041Y, 70976 01055

GSWCC NO. (LEVEL II) 0000073900
DRAWN BY BS
DESIGNED BY BS
REVIEWED BY RW
DATE 4/1/2024
PROJECT NO. 014473001
TITLE **SITE PLAN EXHIBIT**
SHEET NUMBER **EX6**

Drawing name: C:\Users\JOE-1\GUAAppData\Local\Temp\Ap\Publish_3420202024-05-06 Site Plan.dwg EX3 Apr 01, 2024 6:04pm by Joe Giusti

AUTHORIZATION OF PROPERTY OWNER


I swear that I am the owner of the property which is the subject matter of the attached application, as is shown in the records of Port Wentworth, Georgia.

I authorize the person named below to act as applicant in the pursuit of a variance or for the rezoning of this property.

Name of Applicant: John D. Northup III, on behalf of Advenir Oakley Development, LLC

Address: Bouhan Falligant LLP, One West Park Avenue, Savannah, GA 31401

Telephone Number: (912) 644-5756



Signature of Owner

Personally appeared before me

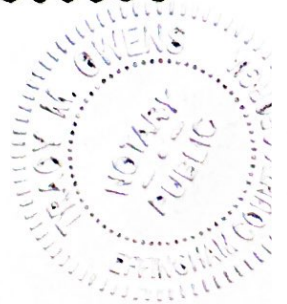
Anita Griner + Lynwood Griner

who swears that the information contained in this authorization is true and correct to the best of his or her knowledge and belief.

Tracy M. Owens
Notary Public

3-15-24
Date

TRACY M OWENS
Notary Public, Georgia
Effingham County
My Commission Expires
October 27, 2026



Attachment: 1100 Meinhard Rd G-Site Plan 2024 - Griner Owner Auth 3.15.24 (2966 : Site Plan - Meinhard Road)

AUTHORIZATION OF PROPERTY OWNER

I swear that I am the owner of the property which is the subject matter of the attached application, as is shown in the records of Port Wentworth, Georgia.

I authorize the person named below to act as applicant in the pursuit of a variance or for the rezoning of this property.

Name of Applicant: John D. Northup III, on behalf of Advenir Oakley Development, LLC

Address: Bouhan Falligant LLP, One West Park Avenue, Savannah, GA 31401

Telephone Number: (912) 644-5756

William K Pfeiffer trustee
Charlotte G Pfeiffer trustee

Signature of Owner

Personally appeared before me

William K. Pfeiffer and Charlotte G. Pfeiffer

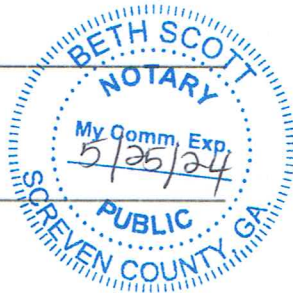
who swears that the information contained in this authorization is true and correct to the best of his or her knowledge and belief.

Beth Scott

Notary Public

3/14/24

Date



Attachment: 1100 Meinhard Rd G-Site Plan 2024 - Pfeiffer Owner Auth 3.14.24 (2966 : Site Plan - Meinhard Road)



Planning Commission
305 South Coastal Highway
Port Wentworth, GA 31407

Meeting: 04/08/24 03:30 PM
Department: Development Services
Category: Planning/Zoning Item
Prepared By: Katie Dunnigan
Department Head: Katie Dunnigan

SCHEDULED

AGENDA ITEM (ID # 2967)

DOC ID: 2967 A

A Zoning Map Amendment Application has been submitted by Yash Development, LLC as Agent for William Grainger and Yash Development, LLC, requesting to rezone 11.87 acres from R-1 to C-1, to allow for multifamily development with retail. PINs # 7-0976-01-004, 7-0976-01-005, located in the 1st Council District at 920 and 924 Highway 30.

Issue/Item:

A Zoning Map Amendment Application has been submitted by Yash Development, LLC as Agent for William Grainger and Yash Development, LLC, requesting to rezone 11.87 acres from R-1 to C-1, to allow for multifamily development with retail. PINs # 7-0976-01-004, 7-0976-01-005, located in the 1st Council District at 920 and 924 Highway 30.

Background:

- The applicant requests C-1 zoning for a proposed development featuring approximately 264 apartments varying in size from 1-3-bedroom units.
- The three buildings with frontage on Highway 30 will be multi-use, with a combined 12,000 sq. ft. of commercial space on the ground floor and apartment units above.
- There are two proposed access points to Highway 30 on each side of the development.
- There is a 100' x 100' cell tower located at the north of the property. This, plus a 30' access on the eastern property boundary, are part of a 2014 Verizon lease agreement. There are no buildings proposed within the immediate vicinity of the tower.
- Adjacent properties to the north, east, and west are within the R-1 zoning district. The southern boundary is adjacent to Highway 30, with R-4 zoning on the other side of the ROW (Lakeshore Subdivision).

Facts and Findings:

- The City of Port Wentworth Code of Ordinances describes the intent of the C-1 zoning district as: *"intended to encourage and accommodate a walkable downtown area with storefronts on the ground story and upper story residential, local market retail, personal services, restaurants, entertainment, offices, and professional services. Sites are located near the established commercial core of the Old Town area of the City of Port Wentworth. Characteristics of uses and land in C-1 include daytime and early evening operations, smaller-scale and mixed-use buildings, sidewalk sales, and on-street parking."*
 - C-1 zoning is the lowest intensity commercial designation, which is preferable for proximity to existing residential.
 - The majority of the proposed use is residential, commercial use will be limited to the southern-most area of the property, which is adjacent to Highway 30.
- The 2021-2041 Comprehensive Plan identifies the character area for this parcel as Suburban which is partially defined as "where typical types of suburban residential subdivision have occurred or will occur in the future."
 - The Character Area Map identifies a majority of the western portion of Port Wentworth

as "Suburban".

- Staff observation is that this amount of suburban development benefits from the support of accessible neighborhood service type commercial activity.
- The Comprehensive Plan's implementation strategies for development within the Suburban character area include:
 - The allowance for "neighborhood scale mixed uses"
 - Preservation of trees
 - Varying housing types and residential densities

Funding:

N/A

Recommendation:

The proposed rezoning meets applicable zoning criteria and is consistent with intended use as described in the Comprehensive Plan.

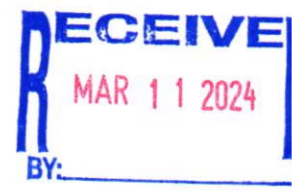
ATTACHMENTS:

- 1100 Meinhard Rd G-Site Plan 2024 - Application Rcvd 03.11.24 (PDF)
- ZMA 924 & 920 HWY 30 70976 01004 & 01005 2024-APO(CSV)
- ZMA 924 & 920 HWY 30 70976 01004 & 01005 2024-Limited Warranty Deed (PDF)
- ZMA 924 & 920 HWY 30 70976 01004 & 01005 2024-Warranty Deed (PDF)
- ZMA 924 & 920 HWY 30 70976 01004 & 01005 2024-Plat (PDF)
- ZMA 924 & 920 HWY 30 70976 01004 & 01005 2024-Cell Tower Exhibit A (PDF)
- ZMA 924 & 920 HWY 30 70976 01004 & 01005 2024-Site Plan (PDF)

240207

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

Site Plan Review Application



Site Plan Type (Check One): General / Concept Specific Development
Site Plan Address: 1100 Meinhard Road, Port Wentworth, GA 31407
PIN #(s): 70976 01040, 70976 01039, 70976 01038, 70976 0141Y, 70976 01055
Zoning: ~~R-15~~ R-S ^{01041Y} Estimated Cost of Construction: \$
Type of Construction: Single Family For Rent
Project Name: 1100 Meinhard Road

Applicant's Name: John Northup
Mailing Address: One West Park Avenue, Savannah, GA 31401
Phone #: 912-232-7000 Email: jdnorthup@bouhan.com

Owner's Name (if Different form Applicant): See Authorization of Property Owners
Mailing Address:
Phone #: Email:

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

Applicant's Signature Date 3/8/24

Owner's Signature (if Different form Applicant) Date

Please see page 2 for required submittal checklist

Attachment: 1100 Meinhard Rd G-Site Plan 2024 - Application Rcvd 03.11.24 (2967 : Rezoning - Highway 30)

**BOUHAN
FALLIGANT**

ATTORNEYS & COUNSELORS AT LAW

One West Park Avenue
Savannah, Georgia 31401

John D. Northup III
912-644-5756
jdnorthup@bouhan.com
Licensed: GA, SC

May 12, 2023

VIA FEDERAL EXPRESS

City of Port Wentworth Development Services
Attn: Stephanie Cook, Administrative Assistant
7306 GA Hwy 21, Suite 301
Port Wentworth, GA 31407
912-999-2084

**Re: Application for Zoning Map Amendment (the “Rezoning Application”)
Meinhard Road parcels (PINs 70976 01055 & 70976 01041Y)
Port Wentworth, GA**

Dear Stephanie:

In connection with the above-referenced Rezoning Application, please find enclosed two (2) fully executed and notarized Authorization Owner for William K. Pfeiffer, Jr. and Charlotte G. Pfeiffer.

Very truly yours,

BOUHAN FALLIGANT LLP



John D. Northup III

JDN/der

Enclosures

AUTHORIZATION OF PROPERTY OWNER

Application for Rezoning or Variance

I swear that I am the owner of the property which is the subject matter of the attached application, as is shown in the records of Port Wentworth, Georgia.

I authorize the person named below to act as applicant in the pursuit of a variance or for the rezoning of this property.

Name of Applicant: John D. Northup III, on behalf of Advenir Oakley Development, LLC
Address: Bouhan Falligant LLP, One West Park Avenue
Savannah, GA 31401
Telephone Number: (912) 644-5756

William K. Pfeiffer Trustee
Signature of Owner

Personally appeared before me

William Koelker Pfeiffer Jr, Trustee

who swears that the information contained in this authorization is true and correct to the best of his or her knowledge and belief.

[Signature]
Notary Public

5-5-2023
Date



Attachment: 1100 Meinhard Rd G-Site Plan 2024 - Application Rcvd 03.11.24 (2967 : Rezoning - Highway 30)

AUTHORIZATION OF PROPERTY OWNER

Application for Rezoning or Variance

I swear that I am the owner of the property which is the subject matter of the attached application, as is shown in the records of Port Wentworth, Georgia.

I authorize the person named below to act as applicant in the pursuit of a variance or for the rezoning of this property.

Name of Applicant: John D. Northup III, on behalf of Advenir Oakley Development, LLC

Address: Bouhan Falligant LLP, One West Park Avenue
Savannah, GA 31401

Telephone Number: (912) 644-5756

Charlotte G. Pfeifer, trustee
Signature of Owner

Personally appeared before me ^(ms)
Charlotte G. Pfeifer

who swears that the information contained in this authorization is true and correct to the best of his or her knowledge and belief.

[Signature]
Notary Public

5-5-2023
Date



Attachment: 7MA Meinhard Rd 7-0076-01-055 & 7-0076-01-041V RA TC RM 9092_Owner sign (9884 - 7MA 1100 1119 1199 MEINHARD RD RA TC
Attachment: 1100 Meinhard Rd G-Site Plan 2024 - Application Rcvd 03.11.24 (2967 : Rezoning - Highway 30)

APPLICATION TO AMEND THE ZONING MAP OF PORT WENTWORTH, GEORGIA

Attachment: 788A Meinhard Rd 7_0076-01-055 & 7_0076-01-041V RA TO RM 2-2nd Application /9884 - 7MA 1100 1112 1122 MEINHARD RD RA TO
Attachment: 1100 Meinhard Rd G-Site Plan 2024 - Application Rcvd 03.11.24 (2967 : Rezoning - Highway 30)

Applicant: John D. Northup III, on behalf of Advenir Oakley Development, LLC Phone # (912) 644-5756

Mailing Address: Bouhan Falligant LLP, One West Park Avenue, Savannah, GA 31401

Property Owner: Lynwood R. Griner & Anita S. Griner; Johnny R. Griner Phone #
Use back if more than one owner

Owner Address:

PIN #(s): 1112 Meinhard Rd, Pt Wentworth, GA 31407; 1122 Meinhard Rd, Pt Wentworth, GA 31407 # of Acres 3.67 (aggregate)

Zoning Classification: Present R-A Requested R-M
Use of Property: Present Residential / Agricultural Requested Multifamily Residential

If the requested changed is to extend an existing adjacent zoning district to include this property, explain below why the proposed change should be made.

If the requested changed is not to extend an adjacent zoning district, explain below why this property should be placed in a different zoning district than all adjoining properties. (How does it differ from adjoining properties and why should it be subject to different restrictions than those applying to adjoining properties?)

See attachment

Attach the following documents:

- 1. Written legal description of the property (e.g. copy of deed) – full metes and bounds description rather than plat reference.
2. Name, PIN #, property address and mailing address of property owners within 250 feet of this property.
3. Plat showing property lines with lengths and bearings, adjoining streets, locations of existing buildings, north arrow and scale. Submit fifteen (15) copies of in 11" x 17", one 1 copy in 8.5" x 11", and a PDF on a flash drive.
4. Site Plan of proposed use of property. Submit fifteen (15) copies in 11" x 17", one 1 copy in 8.5" x 11", and a PDF on a flash drive.
5. Disclosure of Campaign Contributions and Gifts form.
6. Disclosure of Financial Interests form
7. If property owner and applicant are not the same, Authorization by Property Owner form or Authorizations of Attorney form.
8. Filing fee of \$356.00 + \$50.00 per acre + \$50.00 Administrative Fee, payable to the City of Port Wentworth.

APPLICATION MUST BE FILED 45 BUSINESS DAYS PRIOR TO THE PLANNING COMMISSION MEETING AT WHICH THEY ARE TO BE CONSIDERED.

I hereby authorize the staff of the City of Port Wentworth to inspect the premises of the above described property and to post this property with the duly required notices. I hereby depose and say that all statements herein and attached statements submitted are true and correct to the best of my knowledge and belief.

Sworn to and subscribed before me this 7 day of July, 2023.

[Signature of Notary Public]



[Signature of Applicant]
Signature of Applicant

DISCLOSURE OF FINANCIAL INTERESTS

(Required by Title 36, Chapter 67A, Official Code of Georgia Annotated)

Reference: Application filed on July 27, 2023, to rezone real property described as follows:

See attachment

The undersigned official of the City of Port Wentworth has a property interest (Note 1) in said property as follows:

The undersigned official of the City of Port Wentworth has financial interest (Note 2) in a business entity (Note 3) which has property interest in said property, which financial interests as follows:

The undersigned official of the City of Port Wentworth has a member of the family (Note 4) having a property interest in said property or a financial interest in a business entity which has a property interest in said property, which family member and property interest or financial interest are as follows:

Note 1: Property Interest – Direct ownership of real property, including any percentage of ownership less than total ownership

Note 2: Financial Interest – All direct ownership interest of the total assets or capital stock of a business entity where such ownership interest is 10 percent or more

Note 3: business entity – Corporation, partnership, limited partnership, firm, enterprise, franchise, association or trust

Note 4: Member of family – Spouse, mother, father, brother, sister, son, or daughter

I hereby depose and say that all statements herein are true, correct and complete to the best of my knowledge and belief.

Sworn to and subscribed before me this _____ day of _____, 20__.

Signature of Official

Notary Public

Attachment: 1100 Meinhard Rd G-Site Plan 2024 - Application Rcvd 03.11.24 (2967 : Rezoning - Highway 30)

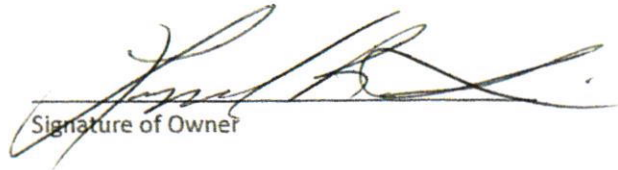
AUTHORIZATION OF PROPERTY OWNER

Application for Rezoning or Variance

I swear that I am the owner of the property which is the subject matter of the attached application, as is shown in the records of Port Wentworth, Georgia.

I authorize the person named below to act as applicant in the pursuit of a variance or for the rezoning of this property.

Name of Applicant: John D. Northup III, on behalf of Advenir Oakley Development, LLC
Address: Bouhan Falligant LLP, One West Park Avenue
Savannah, GA 31401
Telephone Number: (912) 644-5756


Signature of Owner

Personally appeared before me
Lynwood Giner to Sundi Williamson.

who swears that the information contained in this authorization is true and correct to the best of his or her knowledge and belief.


Notary Public

7-12-23
Date

Sundi Williamson
NOTARY PUBLIC
Effingham County
State of Georgia
My Comm. Expires May 29th, 2024

Attachment: 1100 Meinhard Rd G-Site Plan 2024 - Application Rcvd 03.11.24 (2967 : Rezoning - Highway 30)

AUTHORIZATION OF PROPERTY OWNER

Application for Rezoning or Variance

I swear that I am the owner of the property which is the subject matter of the attached application, as is shown in the records of Port Wentworth, Georgia.

I authorize the person named below to act as applicant in the pursuit of a variance or for the rezoning of this property.

Name of Applicant: John D. Northup III, on behalf of Advenir Oakley Development, LLC
Address: Bouhan Falligant LLP, One West Park Avenue
Savannah, GA 31401
Telephone Number: (912) 644-5756

Anita Griner
Signature of Owner

Personally appeared before me
Anita Griner to Sundi Williamson

who swears that the information contained in this authorization is true and correct to the best of his or her knowledge and belief.

Sundi Williamson
Notary Public

7-12-23
Date

Sundi Williamson
NOTARY PUBLIC
Effingham County
State of Georgia
My Comm. Expires May 29th, 2024

Attachment: 7MA Meinhard Rd 7-0076-01-055 & 7-0076-01-041V RA TO RM 2-2nd Application /9884 - 7MA 1100 1112 1122 MFINHARD RD RA TO
Attachment: 1100 Meinhard Rd G-Site Plan 2024 - Application Rcvd 03.11.24 (2967 : Rezoning - Highway 30)

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS
(Required by Title 36, Chapter 67A, Official Code of Georgia Annotated)

Reference: Application filed on July 27, 2023, to rezone real property described as follows:

See attachment

Withing the two years preceding the above filing date, the applicant has made campaign contributions aggregating \$250.00 or more to each member of the City Council of the City of Port Wentworth who will consider the application and is listed below. List (1) the name and official position of the local government official and (2) the dollar amount, description and date of each campaign contribution.

N/A

I hereby depose and say that all statements herein are true, correct and complete to the best of my knowledge and belief.

Sworn to and subscribed before me this 7 day of July, 2023.


Signature of Applicant


Notary Public



Attachment: ZMA Meinhard Rd 7-0976-01-055 & 7-0976-01-041Y RA TO RM 2-2nd Application (2884 : ZMA 1100,1112, 1122 MEINHARD RD RA TO 1100 Meinhard Rd G-Site Plan 2024 - Application Rcvd 03.11.24 (2967 : Rezoning - Highway 30)

ATTACHMENT

to Rezoning (Map Amendment) Application
of John D. Northup III
for Advenir Oakley Development, LLC

SUBJECT PARCELS

The three subject parcels (the "Griner Properties") are the following:

- 1) PIN 70976 01038 (1112 Meinhard Rd, Port Wentworth, GA 31407) – 1.14 ac.
- 2) PIN 70976 01039 (1122 Meinhard Rd, Port Wentworth, GA 31407) – 1.50 ac.
- 3) PIN 70976 01040 (1122 Meinhard Rd, Port Wentworth, GA 31407) – 1.03 ac.

The Griner Properties are located between Meinhard Road and Georgia Highway 30. They are contiguous, with each parcel having frontage along Meinhard Road (218', 120' and 140', respectively). Importantly, Parcel #2 (70976 01039) also has 79' of frontage along Highway 30.

The applicant for this rezoning application is Advenir Oakley Development, LLC ("Advenir Oakley"). Advenir Oakley is currently already seeking to rezone the two parcels totaling 23.42 acres, immediately to the east of the Griner Properties along Meinhard Road (the "Pfeiffer Properties"). That rezoning application, which seeks to rezone the Pfeiffer Properties from R-A to R-M, was filed with Port Wentworth on May 4, 2023.

Shortly after filing the rezoning application for the Pfeiffer Properties, Advenir Oakley discovered that the Griner Properties were available for sale, and put those properties under contract. As a result, Advenir Oakley currently has both the Griner Properties and the Pfeiffer Properties under contract. This rezoning application is thus linked with the existing rezoning application for the Pfeiffer Properties. Ideally, the City of Port Wentworth would hear both applications concurrently, because they are related.

As discussed below, Advenir Oakley plans to develop a "cottage"-style residential community containing approximately 250 dwelling units (the "Project"). If both rezoning applications are successful, the applicant will close on both the Pfeiffer Properties and the Griner Properties, totaling just over 27 acres. Importantly, the inclusion of the Griner Properties in this assemblage would give the Project direct access to Highway 30 (pursuant to approval from the Georgia Department of Transportation). That access, in addition to the already-planned access along Meinhard Road, should help mitigate any effect on traffic along Meinhard Road that the Project might have.

INTRODUCTION

The Griner Properties are within the Phase 3 Master Plan Design District. Accordingly, pursuant to Section 2.3 of the Master Plan Overlay section within Section 5.1 of the Port Wentworth Zoning Ordinance (the "Ordinance"), the Griner Properties must submit a master plan for review and approval by the City. The site plan attached hereto as Exhibit A (the "Master Plan") shall constitute the master plan for purposes of compliance with such section of the Ordinance.

Please note that this Master Plan includes **BOTH** the Griner Properties and the Pfeiffer Properties, since both will be included in the assemblage for the Project to be developed by Advenir

Attachment: 788A Meinhard Rd 7 0076 01 000 8 7 0076 01 041V DA TO DM 0 0nd Application /ORRA - 788A 1100 1110 1100 MEINHARD RD DA TO Attachment: 1100 Meinhard Rd G-Site Plan 2024 - Application Rcvd 03.11.24 (2967 : Rezoning - Highway 30)

Oakley. Accordingly, the following paragraphs in this section, which were included in the rezoning application for the Pfeiffer Properties, are restated below, with such paragraphs updated only to reference the slightly increased scale of the Project due to the addition of the acreage from the Griner Properties.

The Master Plan contemplates a development that contains approximately 250 dwelling units and an amenity complex, contained within approximately 27 acres. The five currently existing parcels (two from the Pfeiffer Properties, and three from the Griner Properties) will be recombined after the developer acquires them (contingent on a successful rezoning), to create a single parcel that will be owned by Advenir Oakley. The nature of the proposed development is a “build to rent” or “cottage” community, which will consist of dwelling units in single-family or two-family buildings that are owned and operated by the developer as rental units. Accordingly, a separate lot is not required for each building or dwelling unit, since ownership of all buildings and dwelling units will be retained by the developer. In this way, the development will function like a multi-family development, though with units not being clustered in a single large building, but rather in single- or two-family homes spread across a small number of lots. The developer calls this concept a “horizontal multi-family” use.

Given this proposed use, the master plan contains only a single zoning classification – R-M, or Multifamily Residential. That zoning classification allows for a maximum density of 18 dwelling units per gross acre. The proposed development on the subject parcels should yield a density of slightly more than 9 dwelling units per acre – far less density than the R-M zoning classification allows.

In connection with input by the City of Port Wentworth (the “City”), the master plan may be amended if necessary to incorporate the development standards that are particular to an R-M classification, but which address the unique “single lot” structure proposed for the Project. The developer intends to adhere to all applicable setbacks, buffers and parking requirements, though those may need to be reinterpreted to apply to this situation, in which dwelling unit buildings are not situated on their own individual lots.

The proposed development will be a very walkable, pedestrian-friendly area that will not be gated. There are possibilities to connect the proposed development to potential commercial properties that may be developed in the future to the north of the proposed development, on the other side of Little Hurst Branch.

If the requested change is not to extend an adjacent zoning district, explain below why this property should be placed in a different zoning district than all adjoining properties. (How does it differ from adjoining properties and why should it be subject to different restrictions than those applying to adjoining properties?)

The subject parcels are currently zoned R-A, or Residential-Agriculture. Directly across Meinhard Road is the Lake Shore development, which consists of largely single family residential homes, with a few townhomes in the southeast corner of the development. Lake Shore is zoned P-RIP, or Planned Residential-Institutional. The maximum density allowed by an RIP zoning classification is 12 dwelling units per acre. That is comparable, and even a little greater than, the 9.23 dwelling units per acre that will be contained in the proposed development. So the density of the proposed development will be slightly less than the Lake Shore development across Meinhard Road.

Attachment: 788A Meinhard Rd 7 0076 04 SEE 8 7 0076 04 041V DA TC DM 3 2nd Application /0004 . 788A 1100 1110 1100 MEINHARD DR DA TC
Attachment: 1100 Meinhard Rd G-Site Plan 2024 - Application Rcvd 03.11.24 (2967 : Rezoning - Highway 30)

The properties surrounding the Griner Properties on the north side of Meinhard Road are largely single family residences on large lots. However, several of the large lots to the northeast of the Pfeiffer Properties (across Little Hurst Branch and bordering on Benton Boulevard) are anticipated to be developed as commercial properties. The medium density, walkable and accessible development being proposed in Advenir Oakley’s master plan could serve as a bridge between the more dense, largely single family Lake Shore area and the pending commercial properties to the northeast.

I. SUBJECT PROPERTY

[See tax parcel map attached as Exhibit B showing the parcels described below numbered in red]

<u>No.</u>	<u>PIN</u>	<u>Address</u>	<u>Owner</u>
1	70976 01038	1112 Meinhard Road	Lynwood R. Griner and Anita S. Griner
2	70976 01039	1122 Meinhard Road	Johnny R. Griner
3	70976 01040	1122 Meinhard Road	Johnny R. Griner

Legal Descriptions (metes and bounds):

PARCEL 1 (PIN 70976 01038):

Commencing at the southern right of way line of GA Highway No. 30 and Little Hurst Branch, having a coordinate of N798556.73 E947494.19 based on the Georgia State Plane Coordinate System, East Zone, NAD83; thence S 29°50’53” E a distance of 226.64’ to an iron rebar set; thence S 44°28’18” W a distance of 173.02’ to a concrete monument found; thence S 26°54’39” W a distance of 874.45’ to a ½” iron rebar found, said point having a coordinate of N797456,93 E947090.00 based on the Georgia State Plane Coordinate System, East Zone, NAD83; thence N 60°02’19” W a distance of 234.93’ to a concrete monument found, said point being the POINT OF BEGINNING; thence N 55°16’34” W a distance of 217.73’ to a concrete monument set; thence N 30°03’23” E a distance of 359.44’ to a concrete monument set; thence S 25°06’42” E a distance of 319.09’ to a concrete monument found; thence S 30°02’54” W a distance of 219.14’ to a concrete monument found, which is the POINT OF BEGINNING, said parcel containing 1.14 acres, more or less.

PARCEL 2 (PIN 70976 01039):

Commencing at the southern right of way line of GA Highway No. 30 and Little Hurst Branch, having a coordinate of N798556.73 E947494.19 based on the Georgia State Plane Coordinate System, East Zone, NAD83; thence S 29°50’53” E a distance of 226.64’ to an iron rebar set; thence S 44°28’18” W a distance of 173.02’ to a concrete monument found; thence S 26°54’39” W a distance of 874.45’ to a ½” iron rebar found, said point having a coordinate of N797456,93 E947090.00 based on the Georgia State Plane Coordinate System, East Zone, NAD83; thence N 60°02’19” W a distance of 234.93’ to a concrete monument found; thence N 55°16’34” W a distance of 217.73’ to a concrete monument set, said point being the POINT OF BEGINNING; thence N 30°03’23” E a distance of 359.44’ to a concrete monument set; thence N 25°06’42” W a distance of 124.82’ to a concrete monument found; thence N 18°23’46” W a distance of 188.00’ to a concrete monument found; thence S 72°42’59” W a distance of 79.21’ to a concrete monument found; thence S 18°23’46” W a distance of 220.92’; thence S 28°00’50” W a distance

Attachment: ZMA Meinhard Rd 7-0976-01-055 & 7-0976-01-041Y RA TO RM 2-2nd Application (2884 : ZMA 1100.1112. 1122 MEINHARD RD RA TO Attachment: 1100 Meinhard Rd G-Site Plan 2024 - Application Rcvd 03.11.24 (2967 : Rezoning - Highway 30)

of 341.40' to a 5/8" rebar set.; thence S 55°31'53" E a distance of 119.7' to a concrete monument set, which is the POINT OF BEGINNING, said parcel containing 1.50 acres, more or less.

PARCEL 3 (PIN 70976 01040):

Commencing at the southern right of way line of GA Highway No. 30 and Little Hurst Branch, having a coordinate of N798556.73 E947494.19 based on the Georgia State Plane Coordinate System, East Zone, NAD83; thence S 29°50'53" E a distance of 226.64' to an iron rebar set; thence S 44°28'18" W a distance of 173.02' to a concrete monument found; thence S 26°54'39" W a distance of 874.45' to a 1/2" iron rebar found, said point having a coordinate of N797456,93 E947090.00 based on the Georgia State Plane Coordinate System, East Zone, NAD83; thence N 60°02'19" W a distance of 234.93' to a concrete monument found; thence N 55°16'34" W a distance of 217.73' to a concrete monument set; thence N 55°31'53" W a distance of 119.7' to a 5/8" rebar set, said point being the POINT OF BEGINNING; thence N 55°31'53" W a distance of 110.45' to a concrete monument found; thence N 53°55'40" W a distance of 29.55' to a concrete monument found; thence N 30°05'33" E a distance of 329.79' to a concrete monument found; thence S 69°51'03" E a distance of 127.14'; thence S 28°00'50" W a distance of 341.40' to a 5/8" rebar set, which is the POINT OF BEGINNING, said parcel containing 1.03 acres, more or less.

II. PROPERTIES WITHIN 250' OF SUBJECT PARCELS

[See tax parcel map attached as Exhibit B showing the parcels described below highlighted in yellow and numbered in blue]

Map Ref #	PIN	Property Address	Last	First	Mailing Address
1	70976 01032	1124 Meinhard Rd	Williams Brothers		PO Box 188, Hazelhurst, GA 31539
2	70976 01031	1126 Meinhard Rd	Trucking Inc		
3	70976 01030	755 Highway 30	Newman	Tina Woods	333 Westminister Dr, Guyton, GA 31312
4	70976 01033	753 Highway 30	Ard	Robert	1101 Turf Road, Statesboro, GA 30458
5	70976 01042	744 Highway 30	Dickerson	Julius & Linda	753 GA Highway 30, Port Wentworth, GA 31407
6	70976 01043	742 Highway 30	Kerby	Patricia	744 Highway 30, Port Wentworth, GA 31407
7	70976 01027	742 Highway 30	Tyson	John G., Sr.	742 Highway 30, Port Wentworth, GA 31407
8	70976 01027	734 Highway 30	Tubito & Roche	Vincenzo & Maureen	734 Highway 30, Port Wentworth, GA 31407
9	70976 01034	749 Highway 30	Brisbin	David	749 GA Hwy 30, Port Wentworth, GA 31407
10	70976 01035	747 Highway 30	Simon	William M. & Connie E.	490 Goshen Rd, Rincon, GA 31326
10	70976 01036	745 Highway 30	Nelson	Carla William K. & Charlotte G., as Trustees under the Pfeiffer Family Living Trust dated October 30, 2007	P.O. Box 117, Pembroke, GA 31321 1100 Meinhard Rd, Port Wentworth, GA 31407
11	70976 01041Y	1100 Meinhard Rd	Pfeiffer		
12	70978B 11005	107 Fox Glen Ct	Wade	Michael J	107 Fox Glen Ct, Port Wentworth, GA 31407
13	70978B 11004	105 Fox Glen Ct	Strobert	Teresa	105 Fox Glen Ct, Port Wentworth, GA 31407
14	70978B 11002	103 Fox Glen Ct	Mayse	Aubry C & Denise G	103 Fox Glen Ct, Port Wentworth, GA 31407
15	70978B 11001	101 Fox Glen Ct	Farmer	Brandon K	101 Fox Glen Ct, Port Wentworth, GA 31407
16	70978B 07072	2 Fox Glen Ct	Kicklighter	Roshon	2 Fox Glen Ct, Port Wentworth, GA 31407
17	70978B 07071	4 Fox Glen Ct	Nelson	Erin Yvette	4 Fox Glen Ct, Port Wentworth, GA 31407

Attachment: 7MA Meinhard Rd 7-0076-01-055 & 7-0076-01-041V RA TO RM 2-2nd Application /PRR4 - 7MA 1100 1112 1122 MEINHARD RD RA TO Attachment: 1100 Meinhard Rd G-Site Plan 2024 - Application Rcvd 03.11.24 (2967 : Rezoning - Highway 30)

18	70978B 07070	6 Fox Glen Ct	Bullard	Ahsanti Y	6 Fox Glen Ct, Port Wentworth, GA 31407
19	70978B 07069	8 Fox Glen Ct	Floyd	Matthew	8 Fox Glen Ct, Port Wentworth, GA 31407
20	70978B 07068	10 Fox Glen Ct	Swain	Detrich S. & Curtrina Y.	10 Fox Glen Ct, Port Wentworth, GA 31407
21	70978B 07067	12 Fox Glen Ct	Pearson	Donald Shaun Michael & Mikelle	12 Fox Glen Ct, Port Wentworth, GA 31407
22	70978B 07066	14 Fox Glen Ct	Ellison & Wilds	B.	14 Fox Glen Ct, Port Wentworth, GA 31407
23	70978B 07065	16 Fox Glen Ct	Lewis	Shawn Brandt	16 Fox Glen Ct, Port Wentworth, GA 31407
24	70978B 07064	18 Fox Glen Ct	Bertz Quesada-Melendez & Marrero-	Robert Edward III	18 Fox Glen Ct, Port Wentworth, GA 31407
25	70978B 07063	20 Fox Glen Ct	Martinez	Ernest D. & Karla	20 Fox Glen Ct, Port Wentworth, GA 31407
26	70978B 07062	22 Fox Glen Ct	Hernandez	Emanuel	22 Fox Glen Ct, Port Wentworth, GA 31407

III. PLAT

[See ALTA plat attached as Exhibit C]

15 hard copies in 11"x17" and 1 hard copy in 8.5"x11" submitted with paper filing

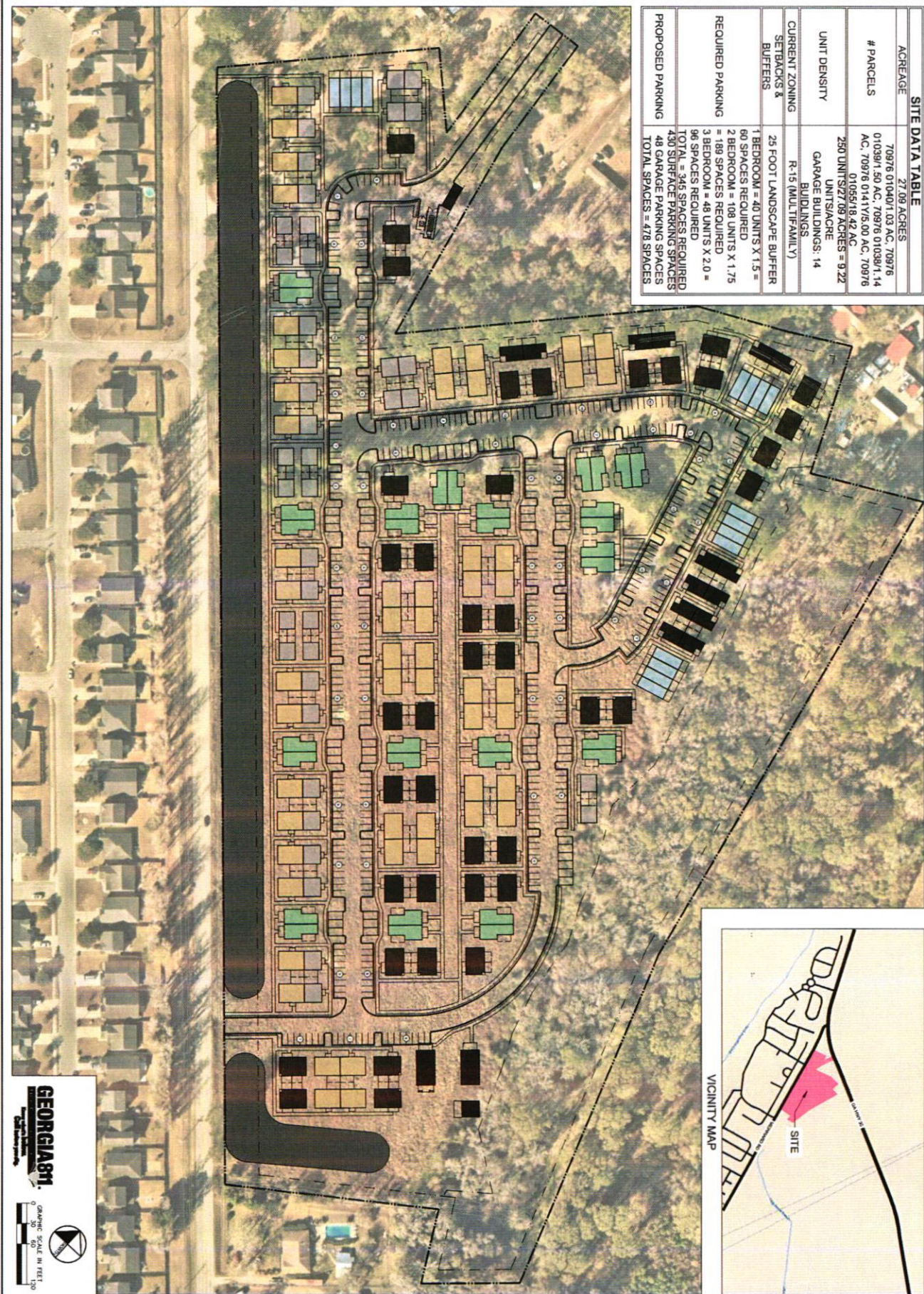
IV. SITE PLAN

[See draft Site Plan attached as Exhibit A]

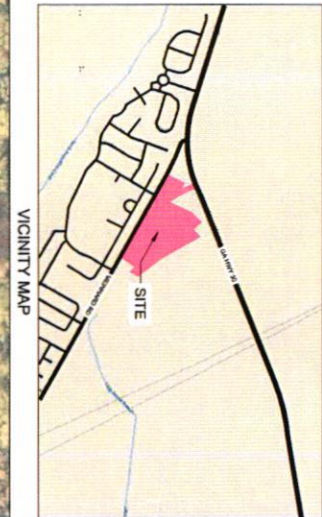
15 hard copies in 11"x17" and 1 hard copy in 8.5"x11" submitted with paper filing

Attachment: 788A Meinhard Rd G-Site Plan 2024 - Application Rcvd 03.11.24 (2967 : Rezoning - Highway 30)

Drawing name: K:\SAV_Civil\01447201 - 1100 Meinhard Road - SFR\CAD\Exhibits\2024-03-08 Site Plan.dwg EX3 Mar 11, 2024 11:30am by: christopher.james



SITE DATA TABLE	
ACREAGE	27.09 ACRES
# PARCELS	70976 01040/1.03 AC, 70976 01039/1.50 AC, 70976 01038/1.14 AC, 70976 01417/16.00 AC, 70976 01055/18.42 AC
UNIT DENSITY	250 UNITS/27.09 ACRES = 9.22 UNITS/ACRE
CURRENT ZONING	R-15 (MULTIFAMILY)
SETBACKS & BUFFERS	25 FOOT LANDSCAPE BUFFER
REQUIRED PARKING	1 BEDROOM = 40 UNITS X 1.5 = 60 SPACES REQUIRED 2 BEDROOM = 108 UNITS X 1.75 = 189 SPACES REQUIRED 3 BEDROOM = 48 UNITS X 2.0 = 96 SPACES REQUIRED TOTAL = 345 SPACES REQUIRED
PROPOSED PARKING	430 SURFACE PARKING SPACES 48 GARAGE PARKING SPACES TOTAL SPACES = 478 SPACES



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 GEORGIA811.COM

GRAPHIC SCALE IN FEET
 0 20 40 60

North Arrow

PROJECT NO.	000002000
CLIENT NO.	
DATE	03/11/2024
SCALE	AS SHOWN
TITLE	3/11/2024
PROJECT NO.	01447201
DATE	
SCALE	
TITLE	

MEINHARD ROAD
 1100 MEINHARD ROAD, NORTH WENTWORTH, GA 31407
 LAND LOT XXX, MD DISTRICT
 70976 01040, 70976 01038, 70976 01038
 70976 01417, 70976 01055

NO.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY

ADVENIR OAKLEY DEVELOPMENT, LLC
 8500 WALKER HAVEN DRIVE, SUITE 300
 AVENTURA, FL 33160
 PHONE: 305-450-8233

Kimley Horn
 25 BULL STREET, SUITE 200
 BURLINGTON, NC 27814
 PHONE: 919-574-2000
 WWW.KIMLEYHORN.COM

Attachment: 1100 Meinhard Rd G-Site Plan 2024 - Application Rcvd 03.11.24 (2967 : Rezoning - Highway 30)

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)
- 3 half size (11" X 17") sets of site plan civil drawings or concept plan (depending on type of site plan)
- N/A 2 copies of hydrology reports (if applicable)
- N/A Names, mailing address, and PIN number of all property owners within 250 feet of all property lines
- 1 8 1/2" 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)
- N/A Other Engineering details or reports may be required once submittal has been received.
- If property owner and applicant are not the same, Authorization of Property Owner form.
- Site plan review fee check
 - Concept / General - \$300.00 Site Plan Fee + \$75.00 Admin Fee = Total \$375.00
 - Specific - \$1000.00 Site Plan Fee + \$75.00 Admin Fee = Total \$1075.00

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

5/8/24

Date

Attachment: 1100 Meinhard Rd G-Site Plan 2024 - Application Rcvd 03.11.24 (2967 : Rezoning - Highway 30)

PIN	Owner	Mailing Add	City	State	Zip
70976 010	(WARREN H	936 HIGHW	PORT WEN	GA	31407
70976 010	(CHRISTOP	349 SPANT	POOLER	GA	31322
70976 010	(WILLIAM L	(P O BOX 72	GARDEN CI	GA	31418
70976 010	(YASH DEVE	12 SHADY	(SAVANNAH	GA	31419
70976 010	(ELIZABETH	721 LITTLE	SAVANNAH	GA	31419
70976 010	(JANICE J	FL 243 MOCK	SPRINGFIE	GA	31329
70976 010	(PAULETTE J	920 RAHN	(RINCON	GA	31326
70976 010	(LYNWOOD	C/O JANICE	GUYTON	GA	31312
70976 010	(JAMES T &	\ PO BOX 32	POOLER	GA	31322
70976 010	(COME-A-LC	120 TALL PI	GREENWO	SC	29646
70978B01C	(LAKE SHOR	2680 QUAC	POOLER	GA	31322
70978B01C	(JON L KILP	9 SPRINGW	PORT WEN	GA	31407
70978B01C	(DOMINIQU	11 SPRING	PORT WEN	GA	31407
70978B01C	(RONNIE WI	1013 HEAR	SAVANNAH	GA	31415
70978B01C	(JULIE A HE	15 SPRING	PORT WEN	GA	31407
70978B01C	(UYI H EGU	17 SPRING	PT WENTW	GA	31407
70978B01C	(COREY & T	19 SPRING	PT WENTW	GA	31407
70978B01C	(ANTHONY	21 SPRING	PORT WEN	GA	31407
70978B01C	(SHERI SALE	23 SPRING	PORT WEN	GA	31407
70978B01C	(ELTON SC	25 SPRING	PORT WEN	GA	31407
70978B01C	(DEDRIC A	8 27 SPRING	PORT WEN	GA	31407
70978B01C	(ALEXANDE	29 SPRING	PORT WEN	GA	31407
70978B01C	(LARRY W J	31 SPRING	PORT WEN	GA	31407
70978B01C	(QUINCY PU	33 SPRING	PT WENTW	GA	31407
70978B01C	(CHARLES E	35 SPRING	PT WENTW	GA	31407
70978B01C	(AH4R PROF	23975 PARI	CALABASA	CA	91302
70978B01C	(STEPHAN	320 ARCHII	GOOSE CRIS	SC	29445
70978B01C	(SHANNON	41 SPRING	PORT WEN	GA	31407
70978B01C	(DANIELLE	J 43 SPRING	PT WENTW	GA	31407
70978B01C	(NISHIKA C.	126 MCINT	SAVANNAH	GA	31405
70978B04C	(LAKE SHOR	6 LAUREL L	PORT WEN	GA	31407

Attachment: ZMA 924 & 920 HWY 30 70976 01004 & 01005 2024-APO (2967 : Rezoning - Highway 30)

Type: WD
Kind: WARRANTY DEED
Recorded: 9/10/2021 1:37:00 PM
Fee Amt: \$360.00 Page 1 of 4
Transfer Tax: \$335.00
Chatham, Ga. Clerk Superior Court
Tammie Mosley Clerk Superior Court

Participant ID(s): 6244704200,
7067927936

BK 2525 PG 173 - 176

AFTER RECORDING RETURN TO:
Hunter, Maclean, Exley & Dunn, P.C.
200 E. St. Julian Street, P.O. Box 9848
Savannah, GA 31401
Attn: Joshua Yellin
File No.: 24178-1

STATE OF GEORGIA
COUNTY OF CHATHAM

LIMITED WARRANTY DEED

THIS INDENTURE, made this 10th day of September, 2021, between Arthur E. Sheffield (hereinafter referred to as "Grantor"), and Yash Development, LLC, a Georgia limited liability company (hereinafter referred to as "Grantee"),

WITNESSETH:

For and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration delivered to Grantor by Grantee at and before the execution, sealing and delivery hereof, the receipt and sufficiency of which are hereby acknowledged, Grantor has and hereby does grant, bargain, sell, alien, convey and confirm unto Grantee, and the heirs, legal representatives, successors, successors-in-title and assigns of Grantee, all that tract or parcel of land lying and being in Chatham County, Georgia, as more particularly described on Exhibit A attached hereto and hereby made a part hereof.

To have and to hold said tract or parcel of land, together with any and all improvements located thereon, and any and all of the rights, members and appurtenances thereof to the same being, belonging or in anywise appertaining to the only proper use, benefit and behoof of Grantee and the heirs, legal representatives, successors-in-title and assigns of Grantee, forever, in fee simple.

Grantor shall warrant and forever defend the right and title to said tract or parcel of land unto Grantee and the heirs, legal representatives, successors-in-title and assigns of Grantee, against the claims of all persons whomsoever claiming by, through or under Grantor, excepting those matters listed as permitted title exceptions as set forth on Exhibit B attached hereto and hereby made a part hereof.

[SIGNATURE PAGE TO FOLLOW]

Attachment: ZMA 924 & 920 HWY 30 70976 01004 & 01005 2024-Limited Warranty Deed (2967 : Rezoning - Highway 30)

GRANTOR'S SIGNATURE PAGE TO LIMITED WARRANTY DEED

IN WITNESS WHEREOF, Grantor has signed, sealed and delivered this deed the day and year first above written.

GRANTOR:

Signed, sealed and delivered in the presence of: Arthur E. Sheffield:

[Signature]
Unofficial Witness

Arthur E. Sheffield (L.S.)

[Signature]
Notary Public
My Commission Expires: 7/1/2022

(AFFIX NOTARIAL SEAL)



Attachment: ZMA 924 & 920 HWY 30 70976 01004 & 01005 2024-Limited Warranty Deed (2967 : Rezoning - Highway 30)

**EXHIBIT A
LEGAL DESCRIPTION OF PROPERTY**

All those certain lots, tracts or parcels of land situate, lying and being in the 8th G. M. District of Chatham County, Georgia, on the Northern side of the Monteith-Pineora Road comprising fifteen (15) acres, more or less, and known as all of Lot Number Two (2) and the western two hundred and thirty (230) feet of Lot Number Three (3) of a subdivision of the Northern portion of the Lamar Keller Tract as shown upon that certain map made by Robert D. Gignilliat dated August 13, 1934, and recorded in the office of the Clerk of the Superior Court of Chatham County, Georgia, in Map Book 2, Folio 300, said lot and portion of lot being contiguous and, as a whole, having a frontage of seven hundred and sixty-six (766) feet on the Northern side of said Monteith-Pineora Road and being bounded Northwardly by lands of Lafayette McLaws, Eastwardly by the remaining portion of said lot Number Three (3), Southwardly by the Monteith-Pineora Road and Westwardly by Lot Number One (1) in said subdivision.

TOGETHER WITH

A 30-foot wide ingress-egress and utility easement lying and being in the 8th G. M. District of the City of Port Wentworth, Chatham County, Georgia, being more particularly described as follows:

To find the point of beginning, commence at the centerline intersection of Springwater Drive and Georgia State Highway 30; thence leaving said Intersection and running along a tie line, North 53°52'30" West, 185.39 feet to a concrete monument found in the northerly right-of-way line of Georgia State Highway 30; thence along said northerly right-of-way line of Georgia State Highway 30, North 72°22'43" West, 30.00 feet to a point and the true POINT OF BEGINNING; Thence leaving said northerly right-of-way line of Georgia State Highway 30 and running, North 17°36'19" East, 574.99 feet to a point: Thence, North 35°40'48" West, 149.70 feet to The ENDING at a point.

AND

The 2.64 acre tract conveyed to Milton Exley Rahn and Udell Wells Rahn by Warranty Deed dated December 26, 1969, and recorded in the Office of the Clerk of Superior Court of Chatham County, Georgia in Record Book 97 D, Folio 92.

As shown in a survey prepared for Verizon Wireless by Point to Point Land Surveyors, Inc., dated April 17, 2013 and last revised May 7, 2013.

LESS AND EXCEPT

The Three (3) acre tract conveyed to Franklin Douglas Ledbetter, Sr., by Warranty Deed dated December 12, 1965, and recorded in the Office of the Clerk of Superior Court of, Chatham County, Georgia in record book 89 Z, Folio 392 .

Attachment: ZMA 924 & 920 HWY 30 70976 01004 & 01005 2024-Limited Warranty Deed (2967 : Rezoning - Highway 30)

**EXHIBIT B
PERMITTED EXCEPTIONS**

1. Matters as shown on that certain plat recorded in Map Book 2, Page 300, Chatham County, Georgia records.
2. Terms and conditions of that certain lease by and between Arthur E. Sheffield as lessor and Verizon Wireless of the East LP as lessee as referenced in that certain Memorandum of Land Lease Agreement dated October 8, 2013 and recorded in Deed Book 417, Page 373, Chatham County, Georgia records. NOTE: Lease contains a first right of refusal and an easement.
3. Underground easement to Georgia Power Company dated November 5, 2014 and recorded in Deed Book 405, Page 672, Chatham County, Georgia records.

Attachment: ZMA 924 & 920 HWY 30 70976 01004 & 01005 2024-Limited Warranty Deed (2967 : Rezoning - Highway 30)

Clock#: 286844
FILED FOR RECORD

7/10/2002 03:23

PAID: 12.00

Susan D. Frouse, Clerk
Superior Court of Chatham County
Chatham County, Georgia

Real Estate Transfer Tax

PAID \$461.00

A. Jindal
For Clerk of Superior Court

Prepared by:
ROBERT W. GALLOWAY & ASSOCIATES, P.C.
842 West Highway 80 - Post Office Box 874
Pooler, Georgia 31322
RWG File: 02-117-R

STATE OF GEORGIA
COUNTY OF CHATHAM

237 p
BOOK
425
PAGE

WARRANTY DEED

This indenture is made on June 13th, 2002, between **Joe Robert Wells, Nadine Wells Sims and Diane Wexel, as Executor of the Estate of James Fitts Wells**, as Parties of the First Part, hereinafter called Grantors; and **William L. Grainger**, as Party of the Second Part, hereinafter called Grantee, (the words Grantors and Grantee to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH:

Grantors, for and in consideration of the sum of Ten and no/100ths Dollars, and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold, aliened, conveyed and confirmed, and by these presents do grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described property, to-wit:

All that certain lot, tract or parcel of land situate, lying and being in the 8th G.M. District of CHATHAM County, Georgia, located on the Northern side of the Monteith-Pineora Road and being known as **A 2.64 ACRE PORTION OF THE REMAINING EASTERN PART OF LOT TWO (2) OF THE NORTHERN PART OF THE LAMAR KELLER TRACT**, as recorded in Map Book 2, Folio 300, in the Office of the Clerk of Superior Court of Chatham County, Georgia; all as shown on that certain map or plat of said 2.64 Acre Portion made by Leigh Gignilliat, Registered Survey, for Milton Exley Rahn and Udell Wells Rahn on January 27, 1970, a copy of which is recorded in the Office of the Clerk of Superior Court of CHATHAM County, Georgia in Plat Record Book T, Folio 257.

For a more particular description, reference is hereby made to the aforesaid map or plat, which is specifically incorporated herein and made a part hereof. This conveyance is made subject to all zoning ordinances, easements, restrictions and rights-of-way of record affecting said described property.

Attachment: ZMA 924 & 920 HWY 30 70976 01004 & 01005 2024-Warranty Deed (2967 : Rezoning - Highway 30)

To Have and To Hold the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining to the only proper use, benefit and behoof of the said Grantee forever in Fee Simple.

The Grantors expressly covenant that said Grantors are seized of said property in good fee simple title and that Grantors have the full right, power and authority to convey the same; that the said property and the Grantors thereof are free and clear of any liens, claims or encumbrances whatever whereby the title to said described property may in anywise be charged, changed, impaired or defeated and the Grantors will forever Warrant and Defend the said premises against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals on the day and year first above written.

BOOK PAGE
237 P 426

Signed, Sealed and Delivered in the presence of:

Deborah L. Brook
Witness

Joe R Wells
Joe Robert Wells

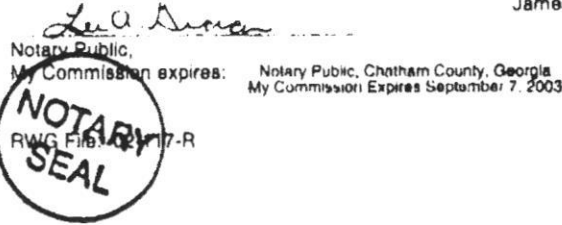


Nadine Wells Sims
Nadine Wells Sims

Signed, Sealed and Delivered in the presence of:

Deborah L. Brook
Witness

Diane Wexel
Diane Wexel, as Executor of the Estate of James Fitts Wells



Attachment: ZMA 924 & 920 HWY 30 70976 01004 & 01005 2024-Warranty Deed (2967 : Rezoning - Highway 30)

RECEIVED
 MAR 04 2024

BY:

70 million dollar value within 1/2 mile radius of 30 to 236

CHATHAM COUNTY, GEORGIA.
 Survey of North portion of Lower Keller Tract.
 North of Northside and Pincars Road. Subdivided
 for Mrs Julia D. Wides - August 19 - 1934
 By ~~Robert~~ ~~William~~ C. S.
 County Surveyor

Scale 1" = 200'

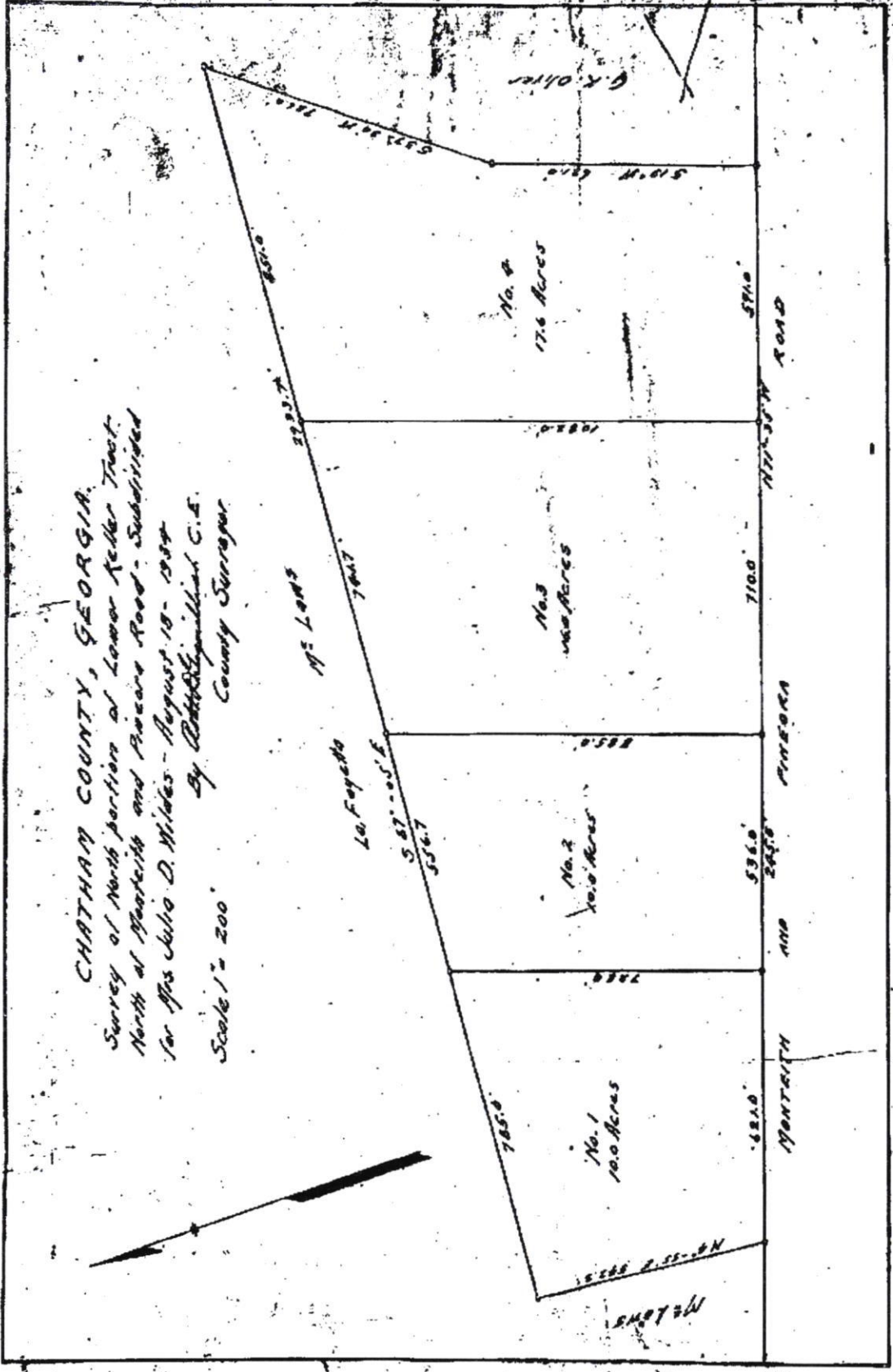
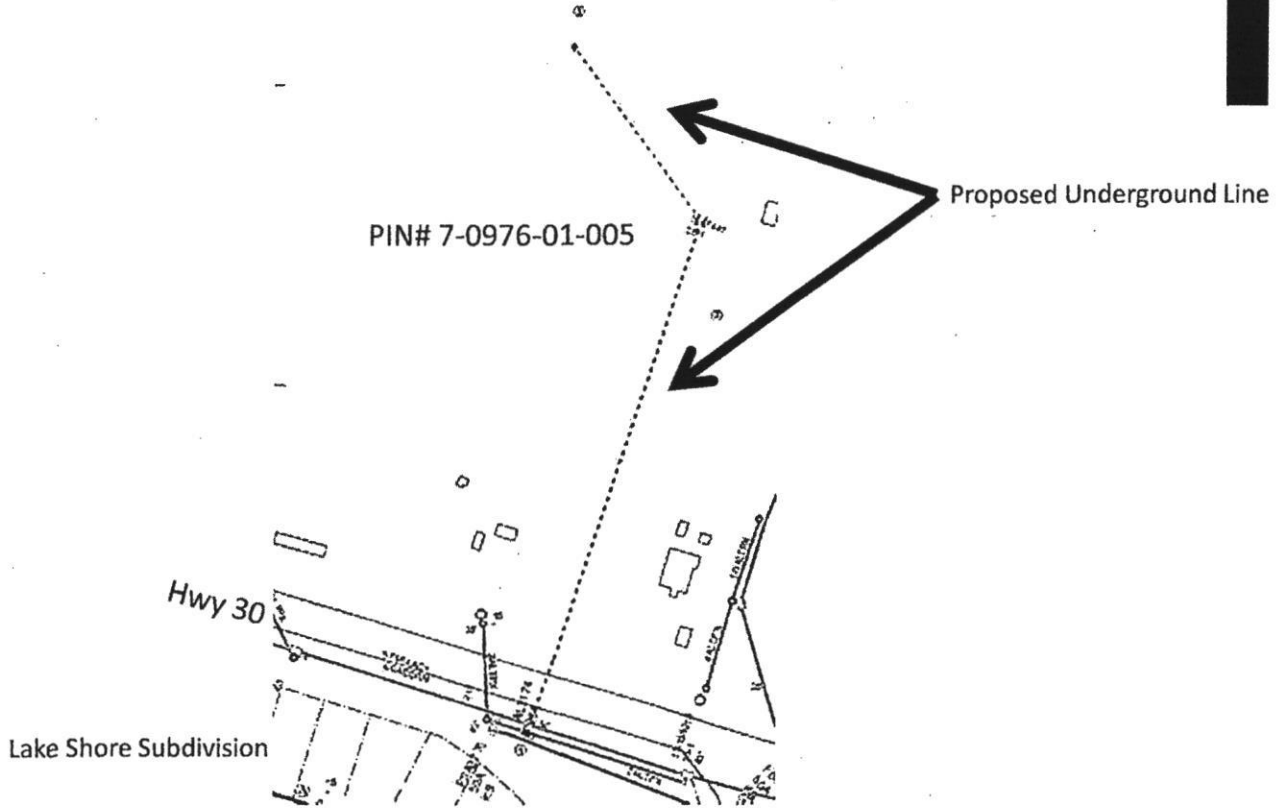


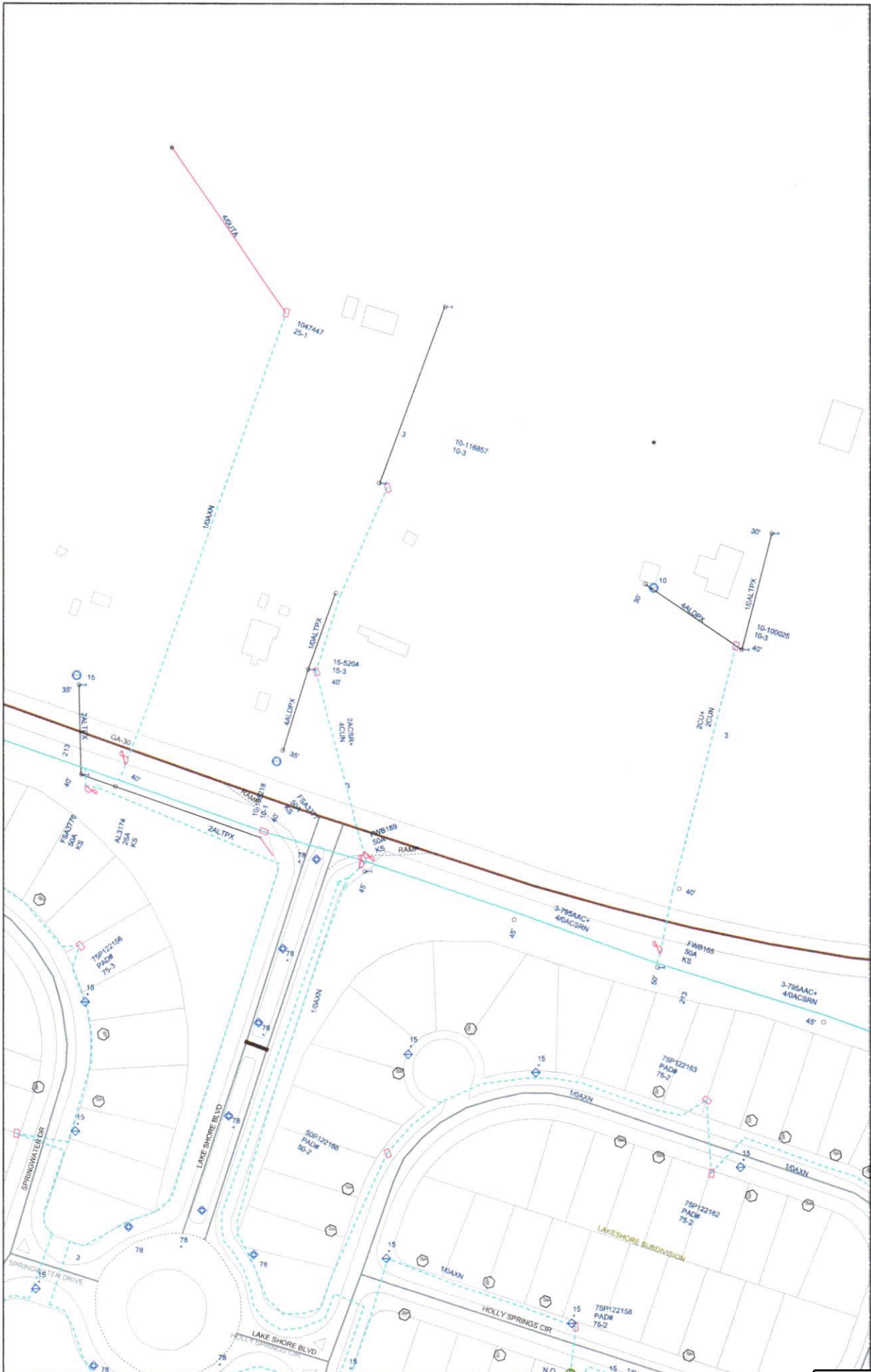
Exhibit "A"



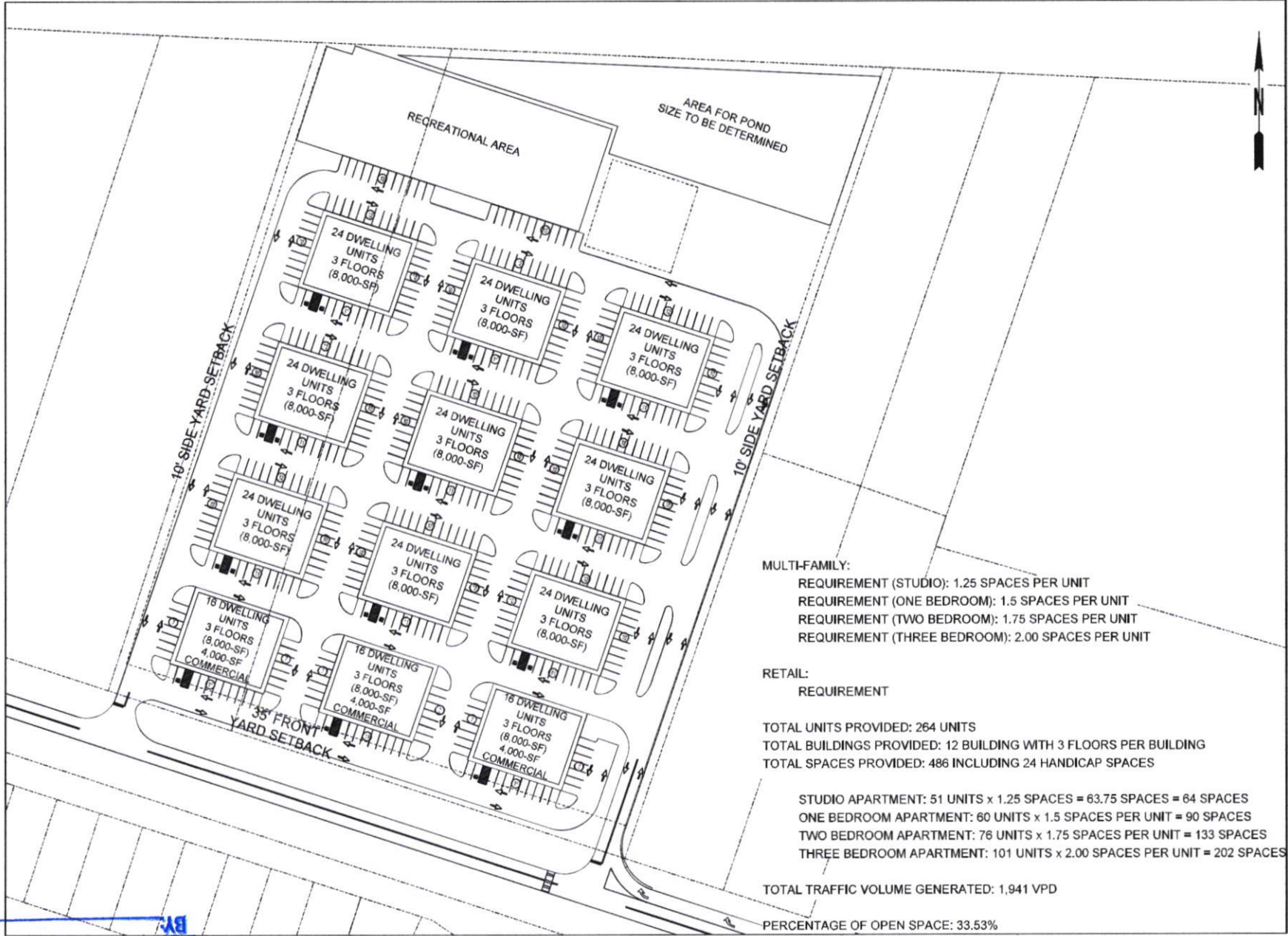
GEORGIA POWER
 A SOUTHERN COMPANY
 Land Department
 Exhibit Prepared on 11/5/2014

Parcel 001
 DRAWING NOT TO SCALE

Verizon Cell Tower - Hwy 30 (Chatham County)
LAC: 15259
Tax ID: 7-0976-01-005
Underground Distribution Line



Attachment: ZMA 924 & 920 HWY 30 70976 01004 & 01005 2024-Cell Tower Exhibit A (2967 : Rezoning - Highway 30)



MULTI-FAMILY:
 REQUIREMENT (STUDIO): 1.25 SPACES PER UNIT
 REQUIREMENT (ONE BEDROOM): 1.5 SPACES PER UNIT
 REQUIREMENT (TWO BEDROOM): 1.75 SPACES PER UNIT
 REQUIREMENT (THREE BEDROOM): 2.00 SPACES PER UNIT

RETAIL:
 REQUIREMENT

TOTAL UNITS PROVIDED: 264 UNITS
 TOTAL BUILDINGS PROVIDED: 12 BUILDING WITH 3 FLOORS PER BUILDING
 TOTAL SPACES PROVIDED: 486 INCLUDING 24 HANDICAP SPACES

STUDIO APARTMENT: 51 UNITS x 1.25 SPACES = 63.75 SPACES = 64 SPACES
 ONE BEDROOM APARTMENT: 60 UNITS x 1.5 SPACES PER UNIT = 90 SPACES
 TWO BEDROOM APARTMENT: 76 UNITS x 1.75 SPACES PER UNIT = 133 SPACES
 THREE BEDROOM APARTMENT: 101 UNITS x 2.00 SPACES PER UNIT = 202 SPACES

TOTAL TRAFFIC VOLUME GENERATED: 1,941 VPD

PERCENTAGE OF OPEN SPACE: 33.53%



COASTAL ENGINEERING AND CONSULTING
 6605 ABERCORN STREET, SUITE 210D
 SAVANNAH, GA 31405

920 GEORGIA HIGHWAY 30
 PORT WENTWORTH, GEORGIA 31407
YASH DEVELOPMENT, LLC.

SHEET NO.

EX A

Attachment: ZMA 924 & 920 HWY 30 70976 01004 & 01005 2024-Site Plan (2967 : Rezoning - Highway 30)

RECEIVED
 MAR 04 2024



Planning Commission
305 South Coastal Highway
Port Wentworth, GA 31407

Meeting: 04/08/24 03:30 PM
Department: Development Services
Category: Planning/Zoning Item
Prepared By: Katie Dunnigan
Department Head: Katie Dunnigan

SCHEDULED

AGENDA ITEM (ID # 2968)

DOC ID: 2968

A Zoning Map Amendment Application has been submitted by Philip R. McCorkle as Agent for SPH-21, LLC, requesting to rezone 24.952 of 45.2 acres from R-1 to R-5, to allow for multifamily residential development. PIN # 7-0976-02-035, located in the 1st Council District, on Saussy Road and Georgia Highway 21.

Issue/Item:

A Zoning Map Amendment Application has been submitted by Philip R. McCorkle as Agent for SPH-21, LLC, requesting to rezone 24.952 of 45.2 acres from R-1 to R-5, to allow for multifamily residential development. PIN # 7-0976-02-035, located in the 1st Council District, on Saussy Road and Georgia Highway 21.

Background:

- The applicant requests R-5 zoning for the future development of an apartment community. The complex is proposed to have approximately 308 units.
- The (+/-) 20 acres remaining R-1 include 2 acres, with frontage on both Saussy Road and Highway 21, which is the proposed site of a future fire station.
- The concept plan shows two access points:
 - Saussy Road via easement through the planned fire station parcel
 - Highway 21 as right in/right out access

Facts and Findings:

- Adjacent properties to the north, south, and west are zoned R-1 and R-5, the parcel to the west contains a profusion of wetlands. The majority of the eastern property line abuts Highway 21.
- The 2021-2041 Comprehensive Plan identifies the character area for this parcel as Rural Neighborhood which is partially defined as "rural, undeveloped land with little development pressure for suburban growth". This designation should be considered against:
 - Frontage on Highway 21
 - Close proximity of commercial and mixed residential uses across Highway 21
 - Recent R-5 approval directly across Saussy Road
- Included in the Comprehensive Plan's implementation strategies for development within the Rural Neighborhood character area includes identifying "areas appropriate for development and direct(ing) future growth to those areas, while preserving rural areas and communities".

Funding:

N/A

Recommendation:

The proposed rezoning meets applicable zoning criteria, is appropriate to location and neighboring use, and addresses a need for an increase in available housing.

ATTACHMENTS:

- ZMA Saussy Rd 70976 02035 Partial Varnedoe Tract 2024-Application (PDF)
- ZMA Saussy Rd 70976 02035 Partial Varnedoe Tract 2024-Legal Description (PDF)
- ZMA Saussy Rd 70976 02035 Partial Varnedoe Tract 2024-APO (PDF)
- ZMA Saussy Rd 70976 02035 Partial Varnedoe Tract 2024-Plat (PDF)
- ZMA Saussy Rd 70976 02035 Partial Varnedoe Tract 2024-Site Plan (PDF)

APPLICATION TO AMEND THE ZONING MAP OF PORT WENTWORTH, GEORGIA

Applicant: Phillip R. McCorkle Phone # 912-232-6000

Mailing Address: 319 Tattnell Street, Savannah, Georgia 31401

Property Owner: SPH-21, LLC, a Georgia limited liability company Phone # 770-828-2222

Use back if more than one owner

Owner Address: 5 Concourse Parkway, Suite 200, Atlanta, Georgia 30328

PIN #(s): Portion of 7-0976-02-035 # of Acres 24.952

Zoning Classification: Present R-1 Requested R-5

Use of Property: Present Timber Harvesting Requested Apartments

If the requested change is to extend an existing adjacent zoning district to include this property, explain below why the proposed change should be made.

X If the requested change is not to extend an adjacent zoning district, explain below why this property should be placed in a different zoning district than all adjoining properties. (How does it differ from adjoining properties and why should it be subject to different restrictions than those applying to adjoining properties?)

This tract is on Highway 21. It is across 21 from a multi-family project that is under construction.

Attach the following documents:

- 1. Written legal description of the property (e.g. copy of deed) – full metes and bounds description rather than plat reference.
2. Name, PIN #, property address and mailing address of property owners within 300 feet of this property.
3. Plat showing property lines with lengths and bearings, adjoining streets, locations of existing buildings, north arrow and scale. Submit three (3) copies of in 11" x 17", one 1 copy in 8.5" x 11", and a PDF on a flash drive.
4. Site Plan of proposed use of property. Submit three (3) copies in 11" x 17", one 1 copy in 8.5" x 11", and a PDF on a flash drive.
5. Disclosure of Campaign Contributions and Gifts form.
6. Disclosure of Financial Interests form
7. If property owner and applicant are not the same, Authorization by Property Owner form or Authorizations of Attorney form.
8. Filing fee of \$500.00 + \$50.00 per acre + \$75.00 Administrative Fee, payable to the City of Port Wentworth.

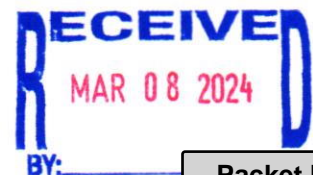
APPLICATION MUST BE FILED 20 BUSINESS DAYS PRIOR TO THE PLANNING COMMISSION MEETING AT WHICH THEY ARE TO BE CONSIDERED.

I hereby authorize the staff of the City of Port Wentworth to inspect the premises of the above described property and to post this property with the duly required notices. I hereby depose and say that all statements herein and attached statements submitted are true and correct to the best of my knowledge and belief.

Sworn to and subscribed before me this 7th day of March, 2024.

Signature of Applicant

Notary Public



Attachment: ZMA Saussy Rd 70976 02035 Partial Varnedoe Tract 2024-Application (2968 : Rezoning - Saussy Road)

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

(Required by Title 36, Chapter 67A, Official Code of Georgia Annotated)

Reference: Application filed on _____, 20_____, to rezone real property described as follows:

24.952 Acre portion of Pinc 7-0976-02-031

Within the two years preceding the above filing date, the applicant has made campaign contributions aggregating \$250.00 or more to each member of the City Council of the City of Port Wentworth who will consider the application and is listed below. List (1) the name and official position of the local government official and (2) the dollar amount, description and date of each campaign contribution.

NONE

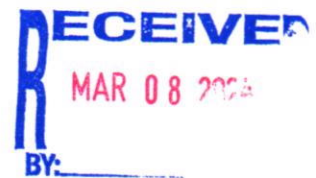
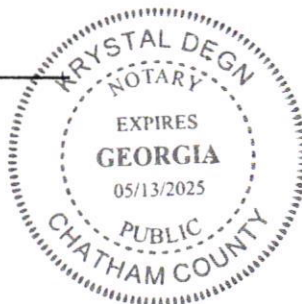
I hereby depose and say that all statements herein are true, correct and complete to the best of my knowledge and belief.

Sworn to and subscribed before me this 6th day of March, 2024.

[Handwritten Signature]

Signature of Applicant

[Handwritten Signature]
Notary Public



Attachment: ZMA Saussy Rd 70976 02035 Partial Varredoe Tract 2024-Application (2968 : Rezoning - Saussy Road)

DISCLOSURE OF FINANCIAL INTERESTS

(Required by Title 36, Chapter 67A, Official Code of Georgia Annotated)

Reference: Application filed on _____, 20_____, to rezone real property described as follows:

The undersigned official of the City of Port Wentworth has a property interest (Note 1) in said property as follows:

The undersigned official of the City of Port Wentworth has financial interest (Note 2) in a business entity (Note 3) which has property interest in said property, which financial interests as follows:

The undersigned official of the City of Port Wentworth has a member of the family (Note 4) having a property interest in said property or a financial interest in a business entity which has a property interest in said property, which family member and property interest or financial interest are as follows:

Note 1: Property Interest – Direct ownership of real property, including any percentage of ownership less than total ownership

Note 2: Financial Interest – All direct ownership interest of the total assets or capital stock of a business entity where such ownership interest is 10 percent or more

Note 3: business entity – Corporation, partnership, limited partnership, firm, enterprise, franchise, association or trust

Note 4: Member of family – Spouse, mother, father, brother, sister, son, or daughter

I hereby depose and say that all statements herein are true, correct and complete to the best of my knowledge and belief.

Sworn to and subscribed before me this _____ day of _____, 20____.

Signature of Official

Notary Public

Updated 8/25/2023

Attachment: ZMA Saussy Rd 70976 02035 Partial Varmedoe Tract 2024-Application (2968 : Rezoning - Saussy Road)

AUTHORIZATION OF PROPERTY OWNER

Application for Rezoning or Variance

I swear that I am the owner of the property which is the subject matter of the attached application, as is shown in the records of Port Wentworth, Georgia.

I authorize the person named below to act as applicant in the pursuit of a variance or for the rezoning of this property.

Name of Applicant: Phillip R. McCorkle

Address: 319 Tattnall Street, Savannah, Georgia 31401

Telephone Number: 912-232-7416

SPH 21, LLC,
a Georgia limited liability company



Signature of Owner

David G. Hanna
Munger

Personally appeared before me

who swears that the information contained in this authorization is true and correct to the best of his or her knowledge and belief.

Krystal DeGn
Notary Public



2/15/24
Date



Updated 7/13/2023

Attachment: ZMA Saussy Rd 70976 02035 Partial Varmedoe Tract 2024-Application (2968 : Rezoning - Saussy Road)

MULTI-FAMILY PARCEL

7.B.b

BEGINNING AT A 3" X 3" CONCRETE MONUMENT FOUND ON THE SOUTHWESTERN SIDE OF GEORGIA HIGHWAY 21, BEARING THE HORIZONTAL COORDINATES OF NORTH: 803,412.73', EAST: 955,045.02' (POB 2); THENCE S 74°26'28" W A DISTANCE OF 210.97' TO A 3" X 3" CONCRETE MONUMENT FOUND; THENCE S 18°31'40" E A DISTANCE OF 108.97' TO A 5/8" IRON REBAR FOUND; THENCE S 17°55'48" E A DISTANCE OF 66.75' TO A 3" X 3" CONCRETE MONUMENT FOUND; THENCE S 74°38'59" W A DISTANCE OF 1,135.21' TO A 5/8" IRON REBAR SET; THENCE N 13°46'17" E A DISTANCE OF 1,215.85' TO A 5/8" IRON REBAR SET; THENCE N 76°23'32" E A DISTANCE OF 400.38' TO A 3" X 3" CONCRETE MONUMENT FOUND; THENCE N 13°17'58" W A DISTANCE OF 172.07' TO A 5/8" IRON REBAR SET; THENCE N 76°23'32" E A DISTANCE OF 296.24' TO A 5/8" IRON REBAR SET; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 378.77', WITH A RADIUS OF 2,290.03', WITH A CHORD BEARING OF S 13°37'52" E, WITH A CHORD LENGTH OF 378.34', TO A 5/8" IRON REBAR FOUND; THENCE S 18°22'29" E A DISTANCE OF 79.76' TO A 5/8" IRON REBAR FOUND; THENCE N 71°48'25" E A DISTANCE OF 19.91' TO A 5/8" IRON REBAR FOUND; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 21.05', WITH A RADIUS OF 2,048.06', WITH A CHORD BEARING OF S 18°07'35" E, WITH A CHORD LENGTH OF 21.05', TO A 6" X 6" RIGHT OF WAY MONUMENT FOUND BROKEN; THENCE S 18°20'27" E A DISTANCE OF 559.57' TO A 3" X 3" CONCRETE MONUMENT FOUND; WHICH IS THE POINT OF BEGINNING (POB 2), HAVING AN AREA OF 1,086,928 SQUARE FEET, OR 24.952 ACRES.

Attachment: ZMA Saussy Rd 70976 02035 Partial Varnedoe Tract 2024-Legal Description (2968 : Rezoning - Saussy Road)

Property Owners Within 300 Feet

SPH 21, LLC
 PIN: 70976 02036
 Property Address: Saussy Road
 Mailing Address: 6 Concourse Parkway,
 Suite 200
 Atlanta, Georgia 30328

Joseph N. Harris
 PIN: 70976 02012A
 Property Address: Saussy Road
 Mailing Address: 1920 Arcadian Street
 Savannah, Georgia 31405

Willis H. Floyd
 PIN: 70976 02012
 Property Address: 123 Saussy Road
 Mailing Address: 123 Saussy Road
 Savannah, Georgia 31407

Anthony Foster
 Vanessa McBride
 PIN: 70975 01010
 Property Address: Saussy Road
 Mailing Address: Post Office Box 7531
 Savannah, Georgia 31418

Alexander Hicks III
 PIN: 70976A01025
 Property Address: 7423 Highway 21
 Mailing Address: 7425 Highway 21
 Port Wentworth, Georgia 31407

Bostick Jackson
 PIN: 70976A01020
 Property Address: Augusta Road
 Mailing Address: 362 Saussy Road
 Savannah, Georgia 31407

Richard Bryant
 PIN: 70976A01021
 Property Address: August Road
 Mailing Address: 40 Cottingham Way,
 Pooler, Georgia 31322

Edward Johnson
 David Wilson
 PIN: 70975 02011
 Property Address: 7500 Highway 21
 Mailing Address: 2119 Biscayne Drive
 Savannah, Georgia 31406

Edward Johnson
 PIN: 70975 02012
 Property Address: Highway 21
 Mailing Address: 2127 Mason Drive
 Savannah, Georgia 31404

Fieldstone Group LLC
 PINs: 70975 02015; 70975 02014; 70975
 02013
 Property Address: Highway 21
 Mailing Address: 204 Wiley Bottom Road
 Savannah, Georgia 31411

Port Wentworth Apartment Residences, LLLP
 PIN: 70907 01003
 Property Address: 7450 Highway 21
 Mailing Address: 1545 Peachtree Street NE,
 Suite 245
 Atlanta, Georgia 30303

Alexander Hicks
 PIN: 70976A01019
 Property Address: 7425 Highway 21
 Mailing Address: 7425 Highway 21
 Port Wentworth, Georgia 31407

Glenn A. Steele
 Anthony Steele
 PIN: 70976A01006
 Property Address: Berrien Avenue
 Mailing Address: 207 Stephanie Avenue
 Rincon, Georgia 31326

Viola Hicks, Et al.
PINs: 70976A01024
70976A 01023
Property Address: Augusta Road
Mailing Address: c/o Dwight Douglas Hicks
8613 Gateshead Road
Alexandria, Virginia 22309

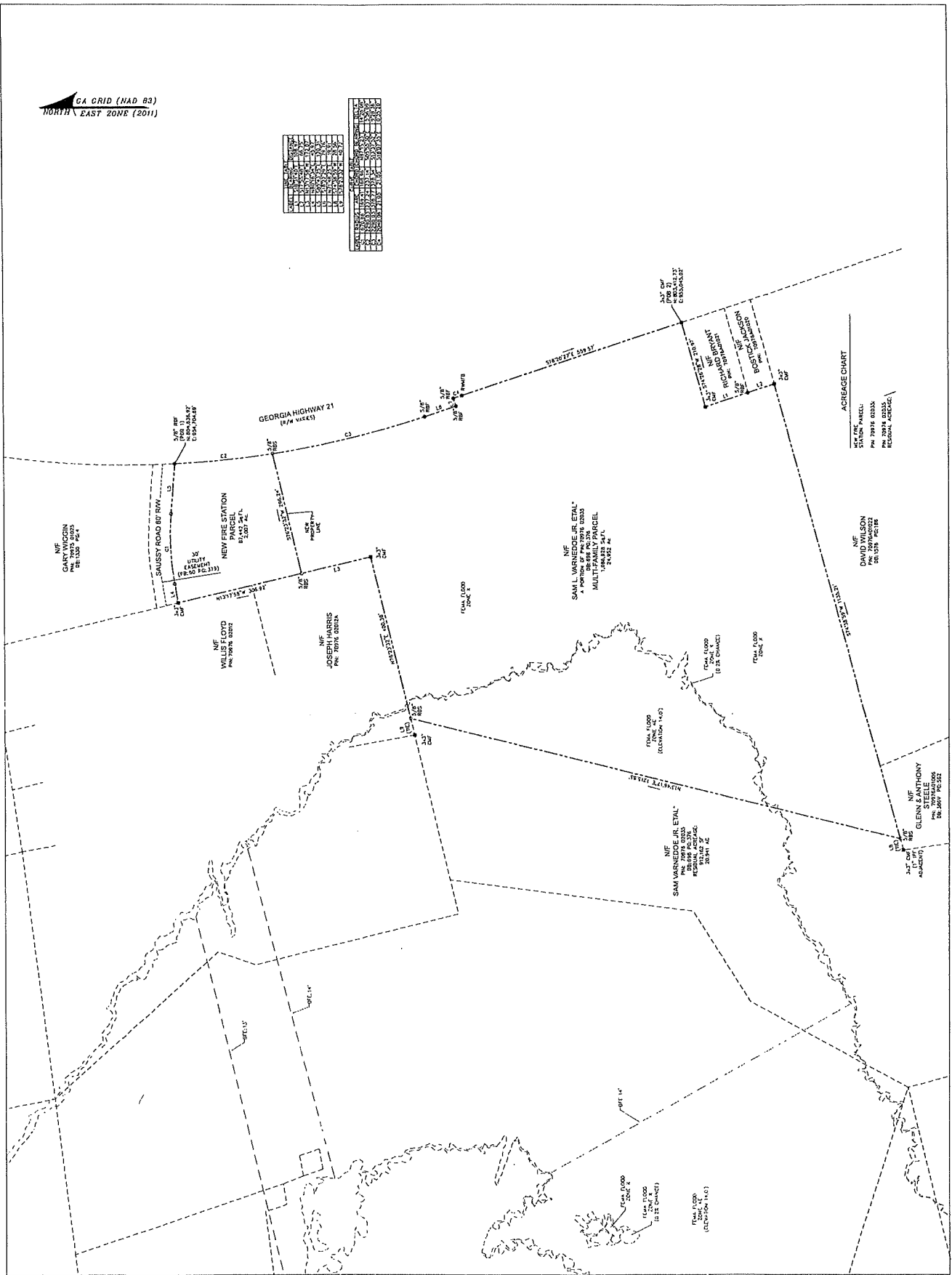
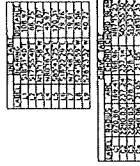
Priscilla Harden
Angela Reed
PIN: 70976A01016
Property Address: 7413 Highway 21
Mailing Address: 7411 US Highway 21
Port Wentworth, Georgia 31407

Tonya Yevette Brown
Taneka Beasley
PIN: 70976A01009
Property Address: Berrien Ave
Mailing Address: 503 Belleview Circle N
Beaufort, South Carolina 29902

Edward Johnson
David Wilson
PIN: 70976A01022
Property Address: Augusta Road
Mailing Address: 2119 Biscayne Drive
Savannah, Georgia 31406

Georgia W. Benton
PIN: 70976 02013
Property Address: 135 Saussy Road
Mailing Address: 135 Saussy Road
Port Wentworth, Georgia 31407

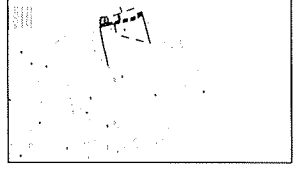
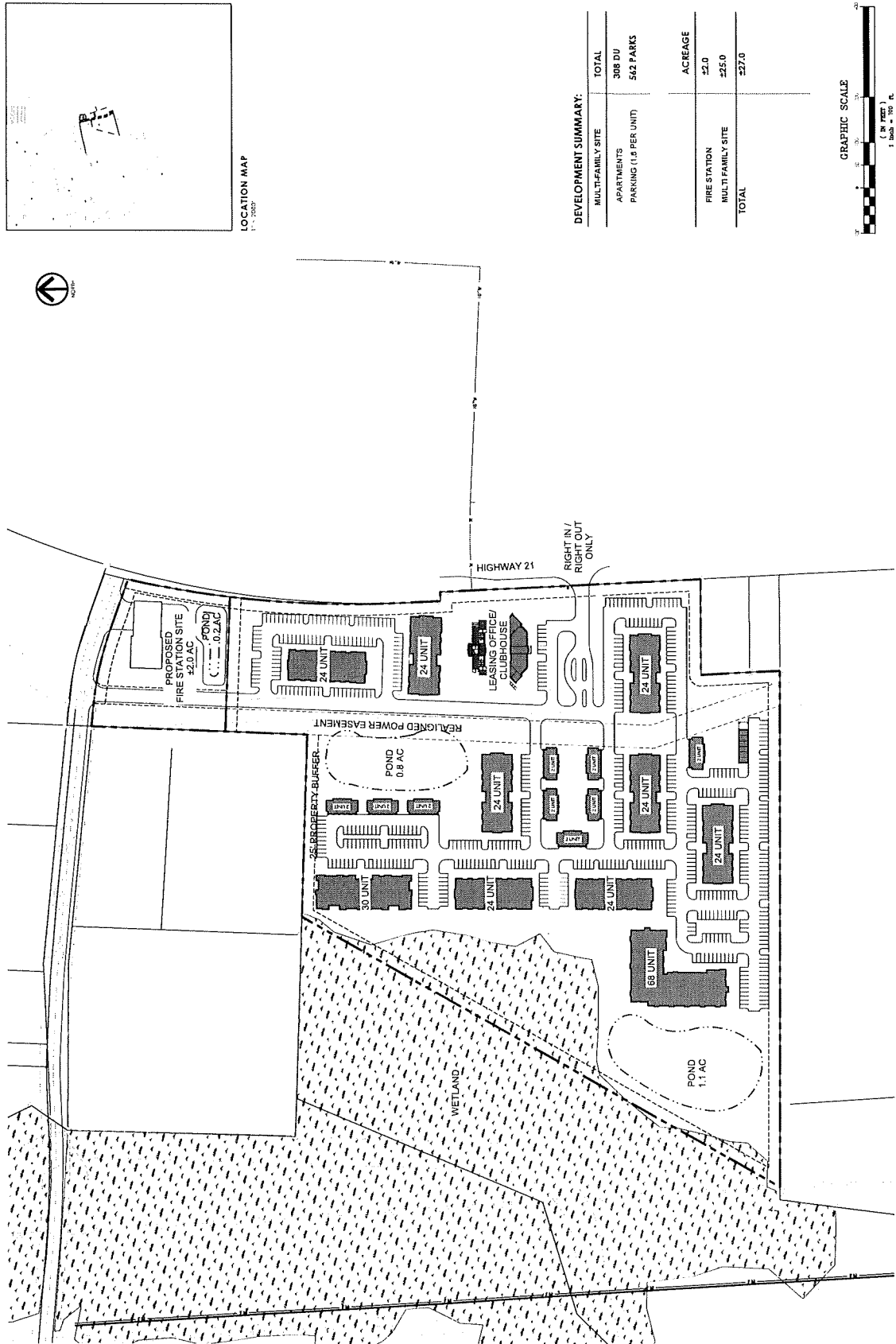
GA CRID (NAD 83)
NORTH EAST ZONE (2011)



ACREAGE CHART

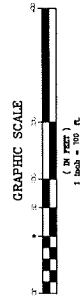
SECTION	ACRES
1	10.0000
2	10.0000
3	10.0000
4	10.0000
5	10.0000
6	10.0000
7	10.0000
8	10.0000
9	10.0000
10	10.0000
11	10.0000
12	10.0000
TOTAL	120.0000

Attachment: ZMA Saussy Rd 70976 02035 Partial Varnedoe Tract 2024-Plat (2968 : Rezoning - Saussy Road)



DEVELOPMENT SUMMARY:

MULTIFAMILY SITE	TOTAL
APARTMENTS	308 DU
PARKING (1.8 PER UNIT)	542 PARKS
ACREAGE	
FIRE STATION	2.0
MULTIFAMILY SITE	25.0
TOTAL	27.0



30 Park of Commerce Way
Savannah, GA 31405 • 912.334.1300
www.thomasahutton.com

As shown, this site plan is prepared for informational purposes only. It is not intended to be used for any other purpose. The information herein is not intended to be used for any other purpose. The information herein is not intended to be used for any other purpose. The information herein is not intended to be used for any other purpose.

MULTIFAMILY AND FIRE STATION LAYOUT
VARNEDOE TRACT

PORT WENTWORTH, GEORGIA
MARCH 7, 2024

REPAID FCP
SPH 21, LLC



Planning Commission
305 South Coastal Highway
Port Wentworth, GA 31407

Meeting: 04/08/24 03:30 PM
Department: Development Services
Category: Planning/Zoning Item
Prepared By: Katie Dunnigan
Department Head: Katie Dunnigan

SCHEDULED

AGENDA ITEM (ID # 2969)

DOC ID: 2969

A Zoning Map Amendment Application has been submitted by GW Investments, LLC as Agent for Edward Johnson and David Wilson, requesting to rezone 1.85 acres from R-1 to C-2, to allow for retail development. PINs # 7-0975-02-011 and 7-0975-02-012 on Georgia Highway 21, in the 1st Council District.

Issue/Item:

A Zoning Map Amendment Application has been submitted by GW Investments, LLC as Agent for Edward Johnson and David Wilson, requesting to rezone 1.85 acres from R-1 to C-2, to allow for retail development. PINs # 7-0975-02-011 and 7-0975-02-012 on Georgia Highway 21, in the 1st Council District.

Background:

- The applicant requests C-2 zoning for the future development of an approximately 6,375 square feet "general box store". The intended tenant and specific use are unknown.
- Proposed access a single point of full access on Highway 21, aligned with Saussy Road.
- Surrounding zoning is R-1 to the north and south, PUD (Rice Hope) to the east, and R-5 to the west across Highway 21.
- The applicant plans to connect to water/sewer via an apartment complex to NE.
- During a pre-application meeting, Staff expressed concerns regarding access to water and sewer, and difficulty of developing the proposed property due to size and shape.

Facts and Findings:

- The City of Port Wentworth Code of Ordinances, Zoning Ordinance, describes the intent of the C-2 zoning district as: *"intended for a range of retail, office, and service uses, such as large-scale retailers, restaurants, office buildings, professional services, and other related commercial uses serving local and regional markets. Sites may be closer to residential areas and, in some cases, are part of mixed-used development and typically have easy access to arterials or major roadways. Characteristics of uses and land in C-2 may include daytime and early evening operations, larger employers, outdoor sales areas, pedestrian-oriented design, generous landscaping and greenspace, and larger parking areas for higher volumes of customers and visitors."*
 - The size of the site does not accommodate large-scale retail, larger employers, or the landscaping and parking envisioned for C-2 zoning.
 - City of Port Wentworth commercial zoning on Highway 21 is predominantly C-3 or C-2 equivalent by use (Rice Hope PUD).
- The 2021-2041 Comprehensive Plan identifies this parcel in a suburban character area which is partially defined as *"where typical types of suburban residential subdivision have occurred or will occur in the future."*
 - It is questionable that this parcel would be appealing for traditional subdivision development given the depth of these specific parcels and other adjacent parcels given the proximity to Highway 21.

- Traffic Impact, water/sewer access, and GDOT access approval must all be obtained and assessed during the site plan approval process.

Funding:

N/A

Recommendation:

The proposed rezoning may be considered based on zoning ordinance, Comprehensive Plan, location and nearby use.

ATTACHMENTS:

- ZMA 7500 Hwy 21 7-0975-02-011 & 012 2024-Application (PDF)
- ZMA 7500 Hwy 21 7-0975-02-011 & 012 2024-QC Deed Johnson (PDF)
- SKM_C335124040311060 (PDF)
- ZMA 7500 Hwy 21 7-0975-02-011 & 012 2024-APO (CSV)
- ZMA 7500 Hwy 21 7-0975-02-011 & 012 2024-Plat (PDF)
- ZMA 7500 Hwy 21 7-0975-02-011 & 012 2024-Site Plan (PDF)

APPLICATION TO AMEND THE ZONING MAP OF PORT WENTWORTH, GEORGIA

Applicant: GW Investments, LLC / Gary Wiggin Phone # 912-667-0582

Mailing Address: 660 E. 39th St. Savannah, GA 31401

Property Owner: Edward Johnson & David Wilson Phone #

Use back if more than one owner

Owner Address:

PIN #(s): 70975 02011, 70975 02012 # of Acres 1.85 (combined)

Zoning Classification: Present R-1 Requested General Commercial (C-2)

Use of Property: Present Residential Requested Commercial

X If the requested change is to extend an existing adjacent zoning district to include this property, explain below why the proposed change should be made.

If the requested change is not to extend an adjacent zoning district, explain below why this property should be placed in a different zoning district than all adjoining properties. (How does it differ from adjoining properties and why should it be subject to different restrictions than those applying to adjoining properties?)

Proposed rezoning to General Commercial (C-2) to allow for commercial development along the Hwy 21 Corridor which is consistent with the current growth patterns in the area.

Attach the following documents:

- 1. Written legal description of the property (e.g. copy of deed) - full metes and bounds description rather than plat reference.
2. Name, PIN #, property address and mailing address of property owners within 300 feet of this property.
3. Plat showing property lines with lengths and bearings, adjoining streets, locations of existing buildings, north arrow and scale.
4. Site Plan of proposed use of property.
5. Disclosure of Campaign Contributions and Gifts form.
6. Disclosure of Financial Interests form
7. If property owner and applicant are not the same, Authorization by Property Owner form or Authorizations of Attorney form.
8. Filing fee of \$500.00 + \$50.00 per acre + \$75.00 Administrative Fee, payable to the City of Port Wentworth.

APPLICATION MUST BE FILED 20 BUSINESS DAYS PRIOR TO THE PLANNING COMMISSION MEETING AT WHICH THEY ARE TO BE CONSIDERED.

I hereby authorize the staff of the City of Port Wentworth to inspect the premises of the above described property and to post this property with the duly required notices. I hereby depose and say that all statements herein and attached statements submitted are true and correct to the best of my knowledge and belief.

Sworn to and subscribed before me this 2nd day of February, 2024

Signature of Applicant Gary Wiggin/manager

Notary Public signature

Updated 8/25/2023

ANASTASIA PONOMARI NOTARY PUBLIC Chatham County, State of Georgia My Commission Expires 6/21/2026

Attachment: ZMA 7500 Hwy 21 7-0975-02-011 & 012 2024-Application (2969 : Rezoning -7500 Highway 21)

DISCLOSURE OF FINANCIAL INTERESTS

(Required by Title 36, Chapter 67A, Official Code of Georgia Annotated)

Reference: Application filed on _____, 20_____, to rezone real property described as follows:

The undersigned official of the City of Port Wentworth has a property interest (Note 1) in said property as follows:

The undersigned official of the City of Port Wentworth has financial interest (Note 2) in a business entity (Note 3) which has property interest in said property, which financial interests as follows:

The undersigned official of the City of Port Wentworth has a member of the family (Note 4) having a property interest in said property or a financial interest in a business entity which has a property interest in said property, which family member and property interest or financial interest are as follows:

Note 1: Property Interest – Direct ownership of real property, including any percentage of ownership less than total ownership

Note 2: Financial Interest – All direct ownership interest of the total assets or capital stock of a business entity where such ownership interest is 10 percent or more

Note 3: business entity – Corporation, partnership, limited partnership, firm, enterprise, franchise, association or trust

Note 4: Member of family – Spouse, mother, father, brother, sister, son, or daughter

I hereby depose and say that all statements herein are true, correct and complete to the best of my knowledge and belief.

Sworn to and subscribed before me this _____ day of _____, 20____.

Signature of Official

Notary Public

Updated 8/25/2023

Attachment: ZMA 7500 Hwy 21 7-0975-02-011 & 012 2024-Application (2969 : Rezoning -7500 Highway 21)

AUTHORIZATION OF PROPERTY OWNER

Application for Rezoning or Variance

I swear that I am the owner of the property which is the subject matter of the attached application, as is shown in the records of Port Wentworth, Georgia.

I authorize the person named below to act as applicant in the pursuit of a variance or for the rezoning of this property.

Name of Applicant: GW Investments, LLC/ Gary Wiggin

Address: 660 E 39th Street
Savannah, Ga 31401

Telephone Number: 912-667-0582

Signature of Owner

Personally appeared before me

who swears that the information contained in this authorization is true and correct to the best of his or her knowledge and belief.

Notary Public

Date

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

(Required by Title 36, Chapter 67A, Official Code of Georgia Annotated)

Reference: Application filed on February 2nd, 2024, to rezone real property described as follows:

Within the two years preceding the above filing date, the applicant has not made campaign contributions aggregating \$250.00 or more to each member of the City Council of the City of Port Wentworth who will consider the application and is listed below. List (1) the name and official position of the local government official and (2) the dollar amount, description and date of each campaign contribution.

I hereby depose and say that all statements herein are true, correct and complete to the best of my knowledge and belief.

Sworn to and subscribed before me this 2nd day of February, 2024

[Handwritten Signature]
Signature of Applicant

[Handwritten Signature]
Notary Public

ANASTASIA PONOMARI
NOTARY PUBLIC
Chatham County, State of Georgia
My Commission Expires 6/21/2028

Attachment: ZMA 7500 Hwy 21 7-0975-02-011 & 012 2024-Application (2969 : Rezoning -7500 Highway 21)

ALLEN, MARSHALL & ASSOCIATES
ATTORNEYS AT LAW
PHONE (912) 233-4914

STATE OF GEORGIA)
COUNTY OF CHATHAM) Exhibit "A"

QUITCLAIM DEED

THIS INDENTURE, made the 21 day of Aug, 1985,
between LUCY BARKER of the County of Chatham, State of
Georgia, Party of the First Part and EDWARD JOHNSON of the
County of Chatham, State of Georgia, Party of the Second
Part:

28 W I T N E S S E T H

That the said Party of the First Part, for and in
consideration of the sum of One (\$1.00) dollar, in hand paid,
the receipt whereof is hereby acknowledged, and by these
presents do remise, release and forever quitclaim to the said
Party of the Second Part, his heirs and assigns, all the
right, title, interest, claim or demands the said Party of
the First Part has or may have had in the following property
described to-wit:

Lot G, Subdivision of 8 acre tract, Highway 21, Augusta
Road.

TO HAVE AND TO HOLD the said property, together with all
and singular the rights, members, hereditaments,
improvements, easements, and appurtenances thereunto
belonging or in anywise appertaining unto Second Party, his
heirs, successors and assigns, so that neither First Party
nor her heirs, successors and assigns, nor any person or
persons claiming under her shall have, claim or demand any
right to the above described property, or its appurtenances.

IN WITNESS WHEREOF, the said Party of the First Part has
hereunto set her hand and affixed her seal on the day and
year first above mentioned.

Chatham County, Georgia
Real Estate Transfer Tax
Paid \$ 1.00 Date 8-29-85
Mary E. Barker
Per Clerk of Sup. Court

Filed For Record At 1:24 O'Clock A.M. On The
29 Day Of Aug 85
Recorded In Record Book 12719 Folio 28
In The 29 Day Of Aug 19 85

CLERK SUPERIOR COURT CHATHAM CO. GA.

CSL 402*****350= 2292

CSL 404*****100= 2292

Attachment: ZMA 7500 Hwy 21 7-0975-02-011 & 012 2024-QC Deed Johnson (2969 : Rezoning -7500 Highway 21)

Lucy Barker (SEAL)
LUCY BARKER

Signed, sealed and delivered in the presence of:

[Signature]
WITNESS
[Signature]
NOTARY PUBLIC

& Associates, P.C.
ATTORNEYS AT LAW
11 E YORK STREET
VANNAH, GA 31401
(912) 233-4914



Attachment: ZMA 7500 Hwy 21 7-0975-02-011 & 012 2024-QC Deed Johnson (2969 : Rezoning -7500 Highway 21)



Doc ID: 031578070003 Type: ESTD
Recorded: 03/20/2019 at 01:30:57 PM
Fee Amt: \$16.00 Page 1 of 3
Chatham, Ga. Clerk Superior Court
Tammie Mosley Clerk Superior Court

BK **1576** PG **186-188**

Charles W. Bell & Associates, P.C.
511 East York Street
Savannah, Georgia 31401

GEORGIA)
)
CHATHAM COUNTY)

CLERK: Please cross reference with Administrator's Deed dated March 7, 2019; Recorded in Deed Book 1568 PG 142-144

CORRECTED
ADMINISTRATOR'S DEED

THIS INDENTURE, made the 18th day of March, 2019 between DAVID WILSON, AS ADMINISTRATOR of the Estate of LILLIE ELIZABETH JOHNSON, deceased late of Chatham County, as party of the first part and DAVID WILSON, EDWARD JOHNSON, STEPHANIE NELSON AND NICOLETTE STEELE, AS HEIRS, party of the second part.

WITNESSETH

WHEREAS, the purpose of this Deed is to correct the Administrator's Deed that was filed March 7, 2019 in the Office of the Clerk of Superior Court in Deed Book 1568; Pages 142-144. The said Administrator's Deed incorrectly identified the Estate as Lillian Elizabeth Johnson instead of the correct name of LILLIE ELIZABETH JOHNSON. and

WHEREAS, the said Lillie Elizabeth Johnson, at the time of her death left surviving her as heir at law, her husband, Edward Johnson; son David Wilson, and her daughters, Stephanie Nelson and Nicolette Steele.

WHEREAS, all debts of said estate have been paid and the estate fully administered,

NOW THEREFORE, for and in consideration of the premises, and by virtue of the laws of descent and inheritance and for other good and valuable consideration, the receipt and sufficiency whereof is hereby acknowledged, the said party of the first part has bargained, sold, granted and conveyed to the parties of the second part all of the following described property, to wit:

Page 1 of 3

Attachment: SKM_C335124040311060 (2969 : Rezoning -7500 Highway 21)

1. 7500 Highway 21 Savannah, Georgia 31407, PIN: 7-0975-02-011

All that portion of said tract designated on the map or plat prepared by Robert Ginilliat, Jr., Chatham County Surveyor, dated July 18, 1966 and recorded in Plat Record Book R, Folio 91 of the office of the Clerk of the superior Court of Chatham County, Georgia, as Parcel "F", containing ninety-eight one hundredths acre (.98) which has ninety-eight and eighty one hundredths (98.81) feet on the East side of Georgia Highway 21, and having such metes and bounds as shown on said map or plat and being bounded as follows: On the North by Parcel "E", of said tract; on the East by lands now or formerly owned by Amy Height; on the South by Parcel "G" of said tract; and on the West by Georgia Highway 21; all of which is more particularly shown on the map or plat herein before referred to which is incorporated into and made a part of this description.

2. 607 Center Street Savannah, Georgia 31415, PIN: 2-0066-20-006

All that certain lot, tract or parcel of land, situate, lying and being in BATTERY WARD in the City of Savannah, Chatham County, State of Georgia, and being known on the official Map or Plan of the City of Savannah and on a Plat of Subdivision of Lot No. Eighty-four (84), Springfield Plantation, recorded Chatham County land records, Book of Deeds 4 F's, Page 297, as Lot Number Eight (8). Said lot hereby conveyed having a frontage of Twenty-three (23) feet, more or less, on the North side of Center Street (also known as Centre Street) with a depth Northwardly of Seventy (70) feet, more or less., and being bounded: On the North by land designated as Sec. 1 on said Map; on the East by Lots Number One (1), Two (2), and Three (3), said Ward; on the South by Center Street (also known as Centre Street); and on the West by Lot Number Nine (9), said Subdivision and Ward.

3. Augusta Road Savannah, Georgia, PIN: 7-0976A-01-022

All that certain lot, tract or parcel of land lying and being in the Eighth (8th) G. M. District of Chatham County, Georgia, containing three (3) acres, and being about twelve (12) miles from the City of Savannah, and about one quarter of a mile West from the Augusta Road. Said Lot being a part of the Wendelkin land and being bounded as follows: On the North by lands formerly of Gibbons, now lands of Saussy; on the East by lands formerly of John Capers; on the South by and formerly of Jim Winis; and on the West by lands formerly of Harriet Gibbons, now lands of Saussy, and being the same property conveyed to Harry Williams by A. S. Dotson by deed dated the 5th day of June, A.D. 1928, and recorded in the Clerk's office of the Superior court of Chatham County, Georgia, in Record Book of Deeds 25P, folio 471.

HAVE AND TO HOLD the said tract or parcel of land with all and singular the right, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining to the only purpose use, benefit and behalf of the said Grantee, **FOREVER IN FEE SIMPLE:** in as full and ample a

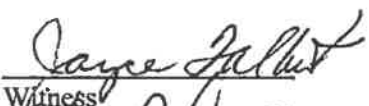
manner as the same was held, possessed and enjoyed, or might have been held, possessed and enjoyed by the said deceased.

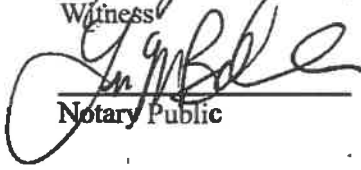
IN WITNESS WHEREOF, the Grantor herein has hereunto set his hand and seal the day and year first above written.



DAVID WILSON, As Administrator of the Estate of
LILLIE ELIZABETH JOHNSON, Deceased

Sworn to and subscribed before me
this 18th day of March, 2019.



Witness


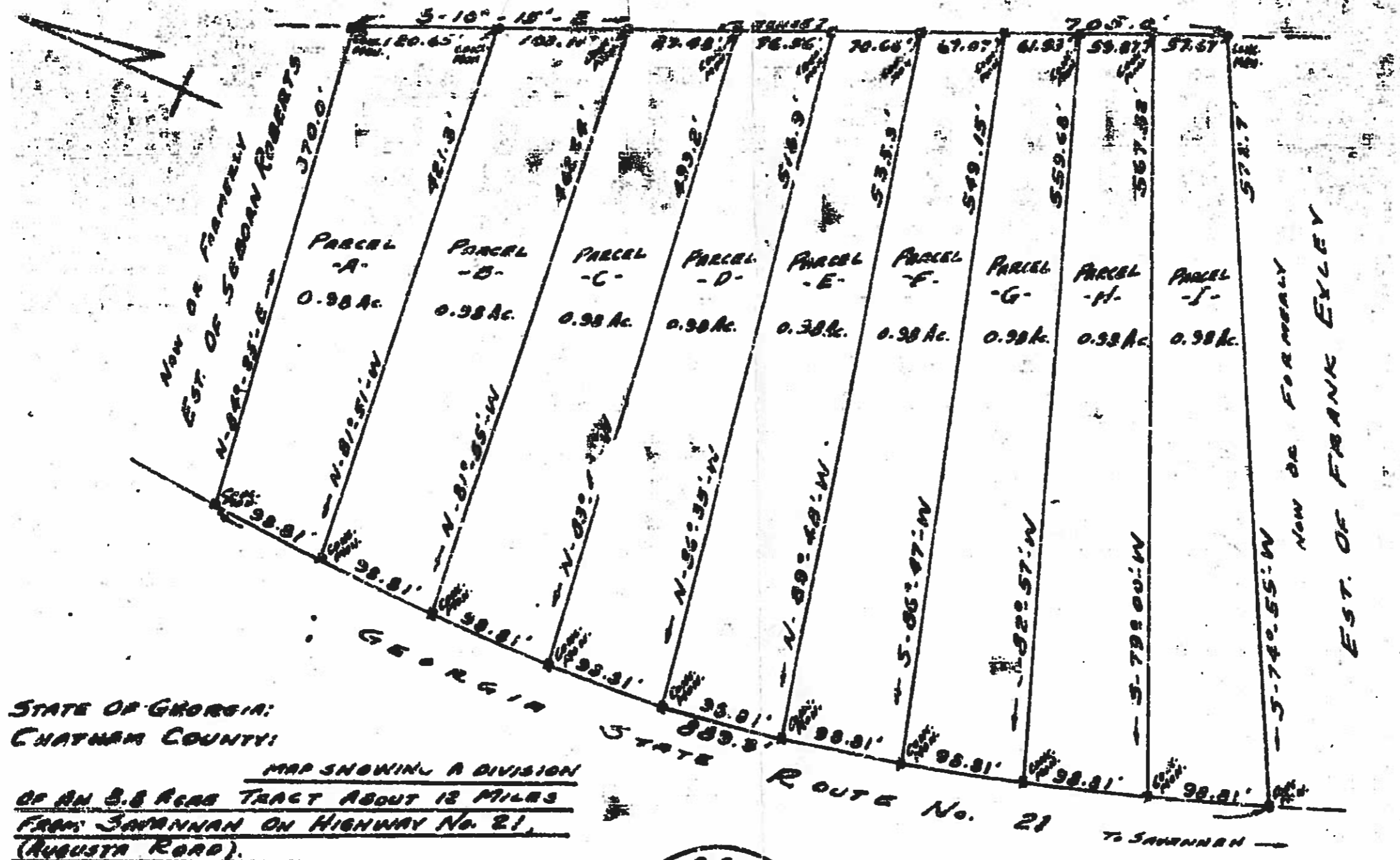
Notary Public

Attachment: SKM_C335124040311060 (2969 : Rezoning -7500 Highway 21)

Owner	Mailing Add	City	State	Zip
PORT WEN	100 LAKESI	PORT WEN	GA	31407
RICE HOPE	PO BOX 45	ATLANTA	GA	31145
JAMES WO	136 POST F	POOLER	GA	31322
LONG LEAF	PO BOX 16	SAVANNAH	GA	31416
POOLER BC	PO BOX 16	SAVANNAH	GA	31416
ERIC C SMI	PO BOX 22	RINCON	GA	31326
LULA GHYL	C/O BARBA	NORTH BAL	NY	11510
FIELDSTON	204 WILEY	SAVANNAH	GA	31411
SAM L VARI	PO BOX 23	TYBEE ISLA	GA	31328
LMS PORT	3975 ASBU	BIRMINGH	AL	35243
DAVID WIL	1527 VASS	SAVANNAH	GA	31405
EDWARD JC	2127 MASC	SAVANNAH	GA	31404
GW INVEST	660 E 39TH	SAVANNAH	GA	31401

Attachment: ZMA 7500 Hwy 21 7-0975-02-011 & 012 2024-APO (2969 : Rezoning -7500 Highway 21)

NOW OR FORMERLY ANY HEIGHT



STATE OF GEORGIA:
CHATHAM COUNTY:

MAP SHOWING A DIVISION
OF AN 8.8 ACRES TRACT ABOUT 12 MILES
FROM SAVANNAH ON HIGHWAY No. 21,
(AUGUSTA ROAD).

JULY 15, 1966

SCALE: 1" = 100'

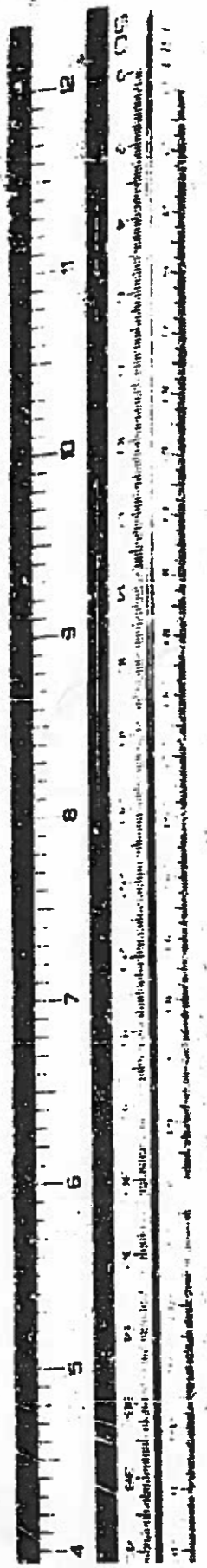
In my opinion, this plot is a correct representation of the land plotted and has been prepared in conformity with the minimum standards and requirements of law.

Robert D. [Signature]

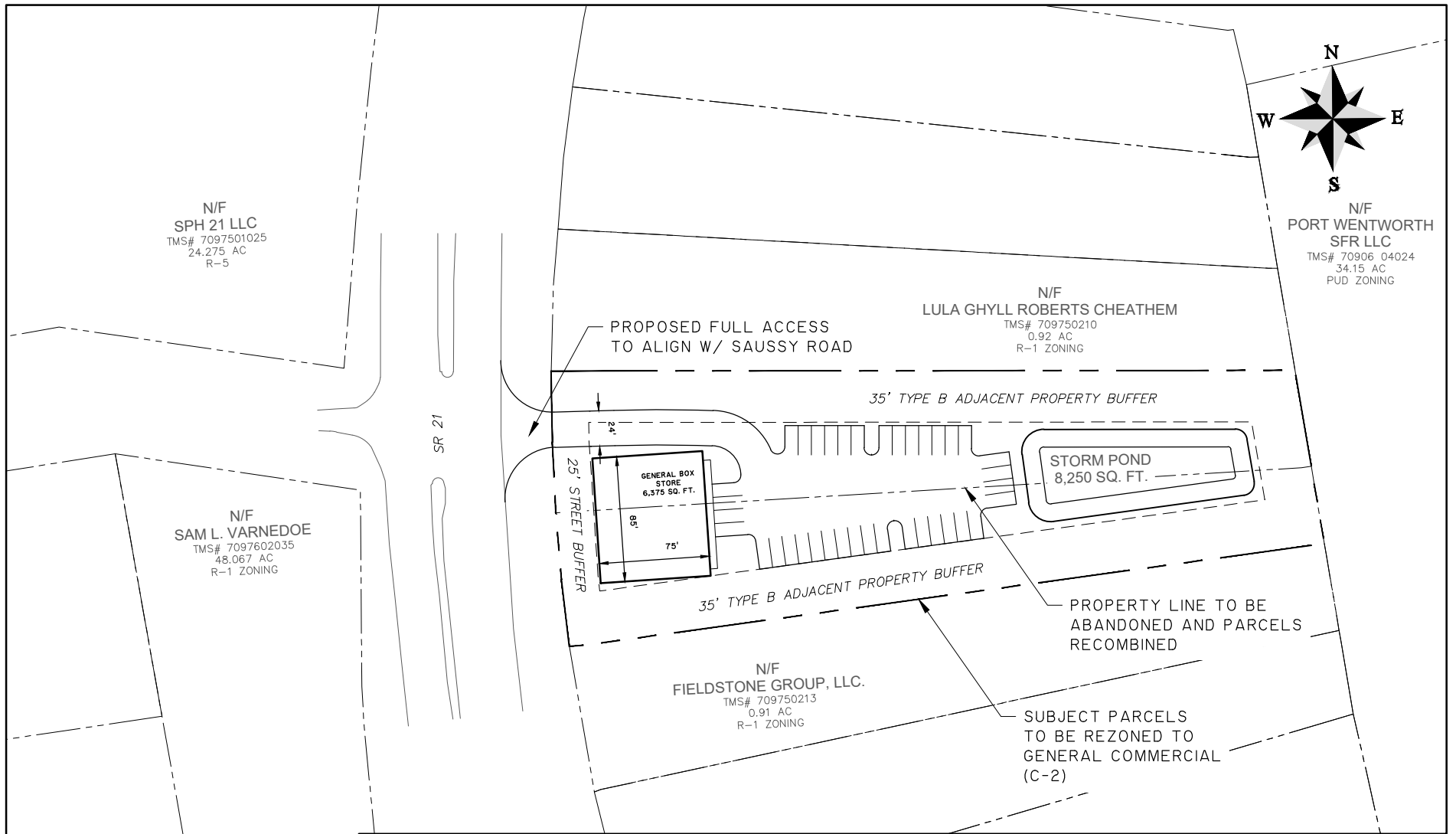


SUBMITTED FOR: THE ESTATE OF
JOHN & ALICE
GOLFIN (ALSO
SPELLED GAULPHIN)

CHATHAM COUNTY SURVEYOR



Z:\30869\30869.0000\ENGINEERING\DRAWINGS\EXHIBITS\SAUSSY_RD_HWY_21\30869.0000 - CONCEPTUAL LAYOUTV2.DWG - Jan 29, 2024 - 3:58 PM



NOTE:
 THIS MAP ILLUSTRATES A GENERAL PLAN OF THE DEVELOPMENT WHICH IS FOR DISCUSSION PURPOSES ONLY. DOES NOT LIMIT OR BIND THE OWNER/DEVELOPER AND IS SUBJECT TO CHANGE AND REVISION WITHOUT PRIOR WRITTEN NOTICE TO THE HOLDER. DIMENSIONS, BOUNDARIES AND POSITION LOCATIONS ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO AN ACCURATE SURVEY AND PROPERTY DESCRIPTION.

HWY 21 & SAUSSY RD.
 SHEET NAME:
CONCEPTUAL SITE PLAN
 CLIENT:
GW INVESTMENTS, LLC
 LOCATION: PORT WENTWORTH, GA
 DATE: 01/18/2024 DRAWN BY: ZJB SHEET: 1
 JOB NUMBER: J-30869.0000 REVIEWED BY: JVG SCALE: 1" = 100'

THOMAS & HUTTON
 50 Park of Commerce Way
 Savannah, GA 31405 • 912.234.5300
 www.thomasandhutton.com

Attachment: ZMA 7500 Hwy 21 7-0975-02-011 & 012 2024-Site Plan (2969 : Rezoning -7500 Highway 21)