



# CITY OF PORT WENTWORTH

## PLANNING COMMISSION

SEPTEMBER 12, 2022

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**Council Meeting Room**

**Regular Meeting**

**6:30 PM**

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**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 - Jul 11, 2022 6:30 PM

**6. ZONING MAP AMENDMENTS (REZONING)**

**7. ZONING TEXT AMENDMENTS (ORDINANCES)**

**8. SITE PLAN/SUBDIVISION APPROVAL**

A. Alcoholic Beverage License Application submitted by An Lin Ruan, for a Pouring Beer / Wine / Liquor and Sunday Sales License for Milan Ruan Inc., DBA Milan Grill Bar (7202 Highway 21) located in a P-C-3 (Planned General Business) Zoning District

➤Public Hearing  
➤Action

B. Site Plan Review Application submitted by Hillpointe, LLC., of behalf of Ameridevelopment Pooler, LLC., for PIN # 71017 01014 (Highway 30) for a General Development Site Plan to allow a multi-family development (Marion Village Apartments) in a P-R-M (Planned Residential Multifamily) Zoning District

➤Public Hearing  
➤Action

C. Subdivision Application submitted by Jason Bryant, P.E., Pittman Engineering, Co., on behalf of Forestar (USA) Real Estate Group Inc., for PIN # 70906 04042 (Lakeside Blvd) located in a M-P-O (Master Plan Overlay) Zoning District for a Preliminary Plat of a Major Subdivision (Lakeside at Rice Hope Phase 24) for the purpose of Single-Family Homes

➤Public Hearing  
➤Action

**9. NEW BUSINESS**

**10. ADJOURNMENT**



# CITY OF PORT WENTWORTH

## PLANNING COMMISSION

JULY 11, 2022

Council Meeting Room

Regular Meeting

6:30 PM

7224 GA HIGHWAY 21  
PORT WENTWORTH, GA 31407

### 1. CALL MEETING TO ORDER

Chairman Neesmith called the meeting to order.

### 2. PRAYER AND PLEDGE OF ALLEGIANCE

Commissioner Herrin led the Prayer and Pledge of Allegiance.

### 3. ROLL CALL - SECRETARY

Mr. Harvey notified the Commission that Wanda Rollf has resigned from the Planning Commission.

Attendee Name	Title	Status	Arrived
Bill Herrin	Planning Commissioner	Present	
Rosetta Franklin	Planning Commissioner	Present	
Lauree Morris	Planning Commissioner	Present	
CJ Neesmith	Planning Commissioner	Present	
Janet Hester	Planning Commissioner	Present	
Brian Harvey	Director of Development Services	Present	
Melanie Ellis	Building Inspector	Present	
Steve Davis	City Manager	Present	

### 4. APPROVAL OF AGENDA

#### 1. Approval of Agenda

Mr. Harvey notified the Commission that items 6.B. and 6.C. has been requested to be tabled by the applicant.

**RESULT:** ADOPTED [UNANIMOUS]  
**MOVER:** Lauree Morris, Planning Commissioner  
**SECONDER:** Rosetta Franklin, Planning Commissioner  
**AYES:** Herrin, Franklin, Morris, Hester

### 5. ADOPTION OF MINUTES

#### A. Planning Commission - Regular Meeting - May 9, 2022 6:30 PM

**RESULT:** ACCEPTED AS AMENDED [UNANIMOUS]  
**MOVER:** Bill Herrin, Planning Commissioner  
**SECONDER:** Rosetta Franklin, Planning Commissioner  
**AYES:** Herrin, Franklin, Morris, Hester

#### B. Planning Commission - Regular Meeting - Jun 13, 2022 6:30 PM

Minutes Acceptance: Minutes of Jul 11, 2022 6:30 PM (ADOPTION OF MINUTES)

**RESULT:**           **ACCEPTED AS AMENDED [UNANIMOUS]**  
**MOVER:**           Janet Hester, Planning Commissioner  
**SECONDER:**       Bill Herrin, Planning Commissioner  
**AYES:**             Herrin, Franklin, Morris, Hester

## 6. ZONING MAP AMENDMENTS (REZONING)

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

Mr. Harvey gave a brief history of the properties and the reasoning why this was coming before the Planning Commission now. Commissioner Morris asked if the property owners have been notified of the zoning change. Mr. Harvey responded that it is his understanding from the City Attorney there has been conversations with the property owners about the change. Commissioner Morris questioned why the City is just now rezoning this property to industrial after the moratorium for industrial was just put in place and why this couldn't wait. Mr. Harvey responded that what the City is doing is assigned a zoning district to already industrial use. Commissioner Hester asked if there were any tax implications. Mr. Harvey stated that would be up to the Chatham County tax assessor's office.

### Public Hearing

- Kelly Powell - Port Wentworth --spoke against the application
- Abraham Maynard - Lakeshore --spoke against the application
- Murray Marshall - spoke for the application
- Zack Hurdell - Property Owner - spoke for the application

After several minutes of discussion, Commissioner Herrin made a motion to approve the application. Commissioner Franklin seconded the motion. Commissioners Herrin, Franklin and Neesmith voted Yay. Commissioners Hester and Morris voted Nay. The motion passes 3-2.

**RESULT:**           **APPROVED [3 TO 2]**  
**MOVER:**           Bill Herrin, Planning Commissioner  
**SECONDER:**       Rosetta Franklin, Planning Commissioner  
**AYES:**             Herrin, Franklin, Neesmith  
**NAYS:**             Morris, Hester

- B. Zoning Map Amendment Application submitted by The Dewitt-Tilton Group on behalf of ANJPK Property, LLC for PIN #'s 7-0978-02-004 & 7-0978-02-007 (906 Meinhard Road) to Rezone from R-A (Residential Agriculture) to P-C-2 (Planned Community Business) Zoning District for the purpose of a Gas Station / Convenience Store and Retail Store

Item tabled by request of the applicant.

Minutes Acceptance: Minutes of Jul 11, 2022 6:30 PM (ADOPTION OF MINUTES)

**RESULT:** **DELAYED [UNANIMOUS]** **Next: 8/8/2022 6:30 PM**  
**MOVER:** Lauree Morris, Planning Commissioner  
**SECONDER:** Rosetta Franklin, Planning Commissioner  
**AYES:** Herrin, Franklin, Morris, Hester

- C. Zoning Map Amendment Application submitted by Chad Zittrouer, Kern & Co., LLC., on behalf of Buck Island, LLC., & BEP Land Investors, LLC., for PIN # 70906 04011 (Rice Hope Road) to Rezone from M-P-O (Master Plan Overlay) to P-I-1 (Planned Industrial) Zoning District for the purpose of a warehouse development (Rice Hope Commerce Center)

Item tabled by request of the applicant.

**RESULT:** **DELAYED [UNANIMOUS]** **Next: 9/12/2022 6:30 PM**  
**MOVER:** Lauree Morris, Planning Commissioner  
**SECONDER:** Rosetta Franklin, Planning Commissioner  
**AYES:** Herrin, Franklin, Morris, Hester

## 7. ZONING TEXT AMENDMENTS (ORDINANCES)

### 8. SITE PLAN/SUBDIVISION APPROVAL

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

The applicant, Toss Allen, was present and gave a brief overview of the project. Commissioner Hester asked Mr. Davis about any traffic improvements on Highway 30 that he was aware of. Mr. Davis responded that the GDOT project is currently underway.

#### Public Hearing

- Kelly Powell - Port Wentworth -- spoke against the application
- Sabrina Purvis - Port Wentworth -- spoke against the application due to traffic concerns
- Fiona Parks - Port Wentworth -- spoke against the application due to traffic concerns
- April Roy Smith - Port Wentworth -- spoke against the application due to traffic concerns
- Thomas - Port Wentworth -- spoke against the application

After several minutes of discussion, Commissioner Franklin made a motion to approve the application. Commissioner Hester seconded the motion to approve. The vote was unanimous.

**RESULT:** **APPROVED [UNANIMOUS]**  
**MOVER:** Rosetta Franklin, Planning Commissioner  
**SECONDER:** Janet Hester, Planning Commissioner  
**AYES:** Herrin, Franklin, Morris, Hester

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

The applicant, Felipe Toledo, was present and gave a brief overview of the project. Commissioner Morris asked if there was a median on the access road. Mr. Toledo responded that it was a striped median. Commissioner Morris asked if the developer could

triple any plantings on the side of the project where residents live. Mr. Toledo responded that there is a berm in the site plan but he would also ask the developer about more plantings.

There were no public comments.

Commissioner Morris made a motion to approve the application with the condition that additional evergreen plantings be added to shield neighbors. Commissioner Herrin second the motion. Commissioners Morris, Herrin, and Franklin voted Yay. Commissioner Hester voted Nay. The motion passes 3-1.

<b>RESULT:</b>	<b>APPROVED [3 TO 1]</b>
<b>MOVER:</b>	Lauree Morris, Planning Commissioner
<b>SECONDER:</b>	Bill Herrin, Planning Commissioner
<b>AYES:</b>	Herrin, Franklin, Morris
<b>NAYS:</b>	Hester

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

The applicant, Marc Liverman, and Greg Parker was present. Mr. Liverman gave a brief overview of the project. Commissioner Hester asked how they intend to keep the dust clouds down. Mr. Liverman responded the tenant would be responsible for regular maintenance and the tall tree plantings would help keep dust down.

There were no public comments.

Commissioner Morris made a motion to approve the application with the condition that there be no container stacking. Commissioner Herrin seconded the motion to approve. The vote was unanimous.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Lauree Morris, Planning Commissioner
<b>SECONDER:</b>	Bill Herrin, Planning Commissioner
<b>AYES:</b>	Herrin, Franklin, Morris, Hester

## 9. NEW BUSINESS

-Commissioner Morris asked what the plan was for the moratorium.

## 10. ADJOURNMENT

- A. Adjournment

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Rosetta Franklin, Planning Commissioner
<b>SECONDER:</b>	Bill Herrin, Planning Commissioner
<b>AYES:</b>	Herrin, Franklin, Morris, Hester

\_\_\_\_\_  
Chairman

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

\_\_\_\_\_  
Secretary

Minutes Acceptance: Minutes of Jul 11, 2022 6:30 PM (ADOPTION OF MINUTES)



**Planning Commission**  
305 South Coastal Highway  
Port Wentworth, GA 31407

**SCHEDULED**

**AGENDA ITEM (ID # 2707)**

Meeting: 09/12/22 06:30 PM  
Department: Development Services  
Category: Planning/Zoning Item  
Prepared By: Melanie Ellis  
Department Head: Brian Harvey

8.A

DOC ID: 2707

## **Alcoholic Beverage License Application submitted by An Lin Ruan, for a Pouring Beer / Wine / Liquor and Sunday Sales License for Milan Ruan Inc., DBA Milan Grill Bar (7202 Highway 21) located in a P-C-3 (Planned General Business) Zoning District**

**Issue/Item:** Alcoholic Beverage License Application submitted by An Lin Ruan, for a Pouring Beer / Wine / Liquor and Sunday Sales License for Milan Ruan Inc., DBA Milan Grill Bar (7202 Highway 21) located in a P-C-3 (Planned General Business) Zoning District

**Background:** The applicant has submitted this application due to opening a new restaurant Milan Grill Bar.

**Facts and Findings:** The applicant, An Lin Ruan, has properly completed and filed the City application and paid all applicable fees. Mr. Ruan has listed three residents of the City as references, and he has passed the criminal background check conducted by the Port Wentworth Police Department.

**Funding:** N/A

**Recommendation:** This item will be heard by the City Planning Commission on Monday, September 12, 2022, at 6:30PM.

### **ATTACHMENTS:**

- Alcohol Beverage License Application 7202 Hwy 21 AUGUST 2022 - Redacted (PDF)

# CITY OF PORT WENTWORTH

## ALCOHOL BEVERAGE LICENSE APPLICATION

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

Phone: 912.964.4379 | Fax: 912.966.7429

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

RECEIVED

JUN 24 2022

By: *[Signature]*

### LICENSE DETAILS

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

#### TYPE OF ALCOHOL PERMIT:

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

#### LICENSE TYPE:

☐ \$755.87 Beer and Wine    ☐ \$2,275.45 Package Shop    ☒ \$2,705.36 Pouring Beer/Wine/Liquor    ☐ \$278.42 Wine  
☒ \$472.78 Sunday Sales (Must accompany one of the other licenses above)  
☒ \$100.00 Administrative Fee (Applied to all **NEW** licenses)    ☐ \$25.00 Change in Ownership Fee

**TOTAL ALCOHOL PERMIT FEE \$ 3278 14**

#### ALCOHOL LICENSE REGISTRATION:

1554	1579
Georgia Alcoholic Beverage License Number <small>Issued by the Georgia Department of Revenue</small>	Occupational Tax Number <small>Issued by the City of Port Wentworth</small>
	Alcohol License Number <small>Issued by the City of Port Wentworth</small>

### APPLICANT INFORMATION

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

Ruan, Anlin

ISSUING STATE/DRIVER LICENSE NUMBER:

[Redacted]

SOCIAL SECURITY NUMBER:

[Redacted]

DATE OF BIRTH (mm/dd/yyyy):

[Redacted]

PLACE OF BIRTH (City, State, Country):

China

RACE:

Asian

SEX:

M

HEIGHT:

5'5

WEIGHT:

150 lbs

HAIR COLOR:

B

EYE COLOR:

B

PHYSICAL HOME ADDRESS:

2 Peaberry Ln

CITY:

Savannah

STATE:

GA

ZIP CODE:

31419

MAILING ADDRESS: (if different)

CITY:

STATE:

ZIP CODE:

HOME PHONE NUMBER:

912-508-1222

MOBILE NUMBER:

912-508-1222

EMAIL ADDRESS:

anlinruan@yahoo.com

### RESIDENT STATUS

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

If Naturalized, provide Alien Registration Number \_\_\_\_\_ Issued from the U.S. Citizenship & Immigration Services (USCIS)

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

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

### RESIDENTIAL ADDRESSES

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

Number and Street	City, State, Zip	From (mm/yyyy)	To (mm/yyyy)
2 Peaberry Ln	Savannah, GA 31419	07/2015	PRESENT

**EMPLOYMENT HISTORY**

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

Name of Employer/Company	Address (Street, City, State, Zip)	Position Held/Business Type	From (mm/yyyy)	To (mm/yyyy)
Taberna Japan Inc	318 Mall Blvd, Ste 500 B Savannah GA 31406	Owner	02/2005	present

**EDUCATION**

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

Name of School	Address (Street, City, State, Zip)	Certificate/Diploma/Degree	From (mm/yyyy)	To (mm/yyyy)
N/A				

**MILITARY SERVICE**

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

Branch of Service	Serial Number	Type of Discharge	From (mm/yyyy)	To (mm/yyyy)
N/A				

**CRIMINAL HISTORY**

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

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

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

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

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

**BUSINESS INFORMATION**

LEGAL BUSINESS NAME: (As filed with Clerk of Superior Court Chatham Co.) <b>Milan Ruan Inc</b>		DOING BUSINESS AS (DBA) NAME if applicable: <b>Milan Grill Bar</b>	
BUSINESS TYPE: <input type="checkbox"/> Convenience Store <input type="checkbox"/> Hotel <input type="checkbox"/> Package Shop <input checked="" type="checkbox"/> Restaurant <input type="checkbox"/> Wholesale <input type="checkbox"/> Supermarket <input type="checkbox"/> Other (Explain) _____			
FEDERAL EMPLOYMENT ID NUMBER (FEIN): <b>88-1616180</b>		GEORGIA SALES TAX ID NUMBER (STIN): <b>308749375</b>	
BUSINESS ADDRESS (Physical Location): <b>7202 GA Highway 21</b>		CITY: <b>Savannah</b>	STATE: <b>GA</b>
		ZIP CODE: <b>31407</b>	

BUSINESS MAILING ADDRESS: 2 Peaberry Ln	CITY: Savannah	STATE: GA	ZIP CODE: 31419
DISTANCE FROM NEAREST SCHOOL OR CHURCH (Distance in miles or feet): 2.2 Miles		ZONING DISTRICT: C3	
PRIMARY PHONE NUMBER: 912-508-1222		SECONDARY PHONE NUMBER:	
BUSINESS EMAIL ADDRESS: anlinruan@yahoo.com			

<b>OWNER INFORMATION</b> (If business has more than one owner, attach additional sheet with the information below.)					
LEGAL STRUCTURE OF OWNERSHIP ENTITY: <input type="checkbox"/> Sole Proprietor <input checked="" type="checkbox"/> Corporation <input type="checkbox"/> LLC <input type="checkbox"/> Partnership					
OWNER FULL LEGAL NAME (Last, First, Middle): Ruan, Anlin				ISSUING STATE/DRIVER LICENSE NUMBER: [REDACTED]	
SOCIAL SECURITY NUMBER: [REDACTED]		DATE OF BIRTH (mm/dd/yyyy): [REDACTED]		PLACE OF BIRTH (City, State, Country): China	
RACE: Asian	SEX: M	HEIGHT: 5'5	WEIGHT: 150 lbs	HAIR COLOR: B	EYE COLOR: B
PHYSICAL HOME ADDRESS: 2 Peaberry Ln		CITY: Savannah		STATE: GA    ZIP CODE: 31419	
MAILING ADDRESS: (if different)		CITY:		STATE: ZIP CODE:	
HOME PHONE NUMBER: 912-508-1222		MOBILE NUMBER: 912-508-1222		EMAIL ADDRESS: anlinruan@yahoo.com	

<b>FINANCING</b>			
Please provide investment details, including notes, loans, gifts, cash, services or equipment, and operating capital. If additional space is needed, please attach a list with the information shown below.			
INVESTOR	Owner	AMOUNT INVESTED	\$
INVESTOR	Party Other Than the Owner	AMOUNT INVESTED	\$
INVESTOR	Any Party / Parties	AMOUNT INVESTED	\$ 100,000.00
<b>TOTAL AMOUNT OF INVESTMENT</b>			\$ 100,000.00

<b>BORROWED CAPITAL</b>					
Name of Lender	Date Borrowed	Amount Borrowed	Interest Rate		
First Home Bank	5/30/2022	\$ 100,000	% 5.5%		
		\$	%		
		\$	%		
Please list the names all of parent, affiliates, or subsidiary corporations who own more than 10% of the business who have received or will receive, as a result of your operation under the requested license, any financial gain, loss or payment derived from any interest or income from the operation. If additional space is needed, please attach a list with the information shown below.					
Individual/Business Name	Social Security Number	Issuing State/Driver License Number	Date of Birth	Sex	% of Ownership
Individual/Business Name	Social Security Number	Issuing State/Driver License Number	Date of Birth	Sex	% of Ownership
Individual/Business Name	Social Security Number	Issuing State/Driver License Number	Date of Birth	Sex	% of Ownership
Individual/Business Name	Social Security Number	Issuing State/Driver License Number	Date of Birth	Sex	% of Ownership

**REFERENCES**

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

Name	Address (Number and Street)	Contact Number
Yong Wang Liu	27 Wild Silk Way, Port Wentworth	646-339-3079
Yong Long Liu	23 Wild Silk Way, Port Wentworth	646-387-8765
Chun Lin Zhan	18 Weavers way Port Wentworth	917-868-2858

**ACKNOWLEDGEMENT**

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

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

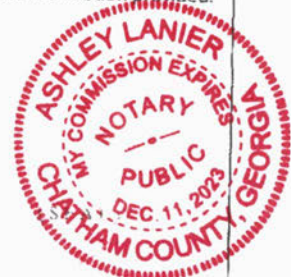
**SIGN AND NOTARIZE APPLICATION****WARNING – Georgia Code Title 16. Crimes and Offenses § 16-10-20**

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

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

APPLICANT SIGNATURE [Signature]  
 DATE SIGNED BY APPLICANT 07/12/22

SUBSCRIBED AND SWORN BEFORE ME ON THIS THE 12 DAY OF July, 2022  
Ashley Lanier  
 NOTARY PUBLIC  
 My Commission Expires: December 11, 2023

**OFFICE USE ONLY**

\$ \_\_\_\_\_ License Fee      \$ \_\_\_\_\_ Advertising Fee      \$ \_\_\_\_\_ Total Amount Paid

**FORM OF PAYMENT:**

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

**REVIEW DATES:**

\_\_\_\_\_ Date Reviewed by Planning & Zoning      \_\_\_\_\_ Date Reviewed by Council

**LICENSE STATUS:**

\_\_\_\_\_ Approved  
 \_\_\_\_\_ Denied  
 \_\_\_\_\_ Temporary License Issued

**APPROVAL SIGNATURES:**

\_\_\_\_\_ City Administrator  
 \_\_\_\_\_ Director of Public Safety  
 \_\_\_\_\_ Director of Development Services

RECEIVED

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

Name of Private Employer (Business)

1)                      I am a United States citizen.

2) I am legal permanent resident of the United States.

3) \_\_\_\_\_ I am a qualified alien or non-immigrant under the Federal Immigration and Nationality Act with an alien number issued by the Department of Homeland Security or other federal immigration agency.

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

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

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

Drivers license

In making the above representation under oath, I understand that any person who knowingly and willfully makes a false, fictitious, or fraudulent statement or representation in an affidavit shall be guilty of a violation of O.C.G.A. §16-10-20, and face criminal penalties as allowed by such criminal statute. I hereby declare under penalty of perjury that the foregoing is true and correct.

Executed in Port Wentworth (City), GIA (State).

Printed Name of Applicant

SUBSCRIBED AND SWORN BEFORE ME THIS

24 DAY OF June, 2022.

Chris Lerner

**Notary Public**

My Commission Expires: December 11, 2023

Signature of Applicant

Date \_\_\_\_\_



**\*Note:** O.C.G.A. § 50-36-1 (e)(2) requires that aliens under Federal Immigration and Nationality Act, Title 8 U.S.C., as amended, provide their alien registration number. Because legal permanent residents are included in the federal definition of "alien", legal permanent residents must also provide their alien registration number. Qualified aliens that do not have an alien registration number may supply another identifying number here: \_\_\_\_\_.

# GEORGIA CJIS NETWORK POLICY MANUAL CONSENT FORM

I hereby authorize the **City of Port Wentworth** to receive any criminal history record information pertaining to me which may be in files of any state or local justice agency in Georgia.

An Lin Ruan 6-24-22  
Full Name (Please Print) Date

2 Peaberry Ln Port Wentworth GA 31407  
Address City, State Zip

M Asia [REDACTED] [REDACTED]  
Sex Race Date of Birth Social Security Number

In making the above representation under oath, I understand that any person who knowingly and willfully makes a false, fictitious, or fraudulent statement or representation in an affidavit shall be guilty of a violation of O.C.G.A. §16-10-20, and face criminal penalties as allowed by such criminal statute.

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

Executed on 24 day of June, 20 22 in Port Wentworth (City), GA  
(State).

An Lin Ruan  
Printed Name and Title of Authorized Officer or Agent

[Signature]  
Signature of Authorized Officer or Agent

SUBSCRIBED AND SWORN BEFORE ME THIS

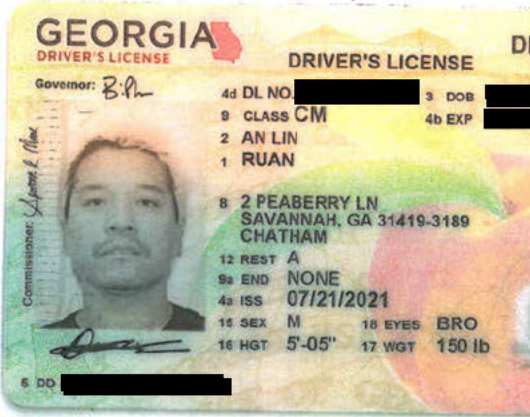
24 DAY OF June, 20 22

Ashley Lanier

NOTARY PUBLIC

My Commission Expires: December 11, 2023





Attachment: Alcohol Beverage License Application 7202 Hwy 21 AUGUST 2022 - Redacted (2707 : Alcohol Beverage License App Pouring

## CITY OF PORT WENTWORTH

(912) 964-4379

REC#: 00360220 6/30/2022 1:55 PM

OPER: AL TERM: 005

REF#:

ACCT #: XXXXXXXXXXXXXXXXXXXX

AUTH #: 038385

TRAN #: 000000003798

TYPE: PURCHASE

TRAN: 111.0000 BUSINESS LICENSE

1579-12/31/22 MILAN RUAN INC

POURING BEER/WINE/LIQ 2,705.36CR

ADMINISTRATIVE FEE-AL 100.00CR

SUNDAY SALES 472.78CR

TENDERED: 3,278.14 CREDIT CARD

APPLIED: 3,278.14-

CHANGE: 0.00



**Planning Commission**  
305 South Coastal Highway  
Port Wentworth, GA 31407

**SCHEDULED**

Meeting: 09/12/22 06:30 PM  
Department: Development Services  
Category: Planning/Zoning Item  
Prepared By: Melanie Ellis  
Department Head: Brian Harvey

**AGENDA ITEM (ID # 2714)**

DOC ID: 2714

## **Site Plan Review Application submitted by Hillpointe, LLC., of behalf of Ameridevelopment Pooler, LLC., for PIN # 71017 01014 (Highway 30) for a General Development Site Plan to allow a multi-family development (Marion Village Apartments) in a P-R-M (Planned Residential Multifamily) Zoning District**

**Issue/Item:** Site Plan Review Application submitted by Hillpointe, LLC., of behalf of Ameridevelopment Pooler, LLC., for PIN # 71017 01014 (Highway 30) for a General Development Site Plan to allow a multi-family development (Marion Village Apartments) in a P-R-M (Planned Residential Multifamily) Zoning District

**Background:** The subject property is currently vacant woodland. There are no buildings or structures on the subject property.

**Facts and Findings:** Marion Village Apartments will consist of 12 apartment buildings (360 Units), clubhouse, pool, associated parking, utilities, drainage and infrastructure improvements. The entrance to the development will be from Highway 30. The developer also intends to extend water and sanitary sewer utilities down Highway 30.

**Funding:** N/A

**Recommendation:** The Planning Commission will hear this application on Monday, September 12, 2022 at 6:30 PM.

### **ATTACHMENTS:**

- Marion Village Apartments 7-1017-01-014 G-Site Plan Sept 2022 - Site Plan Application (PDF)
- Marion Village Apartments 7-1017-01-014 G-Site Plan Sept 2022 - Adj Prop Owners (PDF)
- Marion Village Apartments 7-1017-01-014 G-Site Plan Sept 2022 - Timeline (DOCX)
- Marion Village Apartments 7-1017-01-014 G-Site Plan Sept 2022 - General Dev. Plan (PDF)
- Marion Village Apartments 7-1017-01-014 G-Site Plan Sept 2022 - Architectural Rendering (PDF)
- Marion Village Apartments 7-1017-01-014 G-Site Plan Sept 2022 - Water Route Exhibit (PDF)
- Marion Village Apartments 7-1017-01-014 G-Site Plan Sept 2022 - Sanitary Sewer Route Exhibit (PDF)

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

### Site Plan Review Application

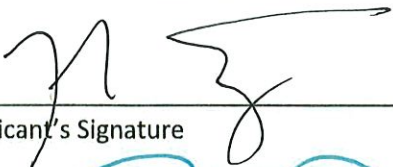
*Site Plan Application is required for all new construction in a "P" or "MPO" zone as defined in the Zoning Ordinance of the City of Port Wentworth.*

Site Plan Type (Check One): ☒ General / Concept ☐ Specific Development  
 Site Plan Address: 1061 HWY 30  
 PIN #(s): 71017 01014  
 Zoning: P-R-M Estimated Cost of Construction: \$57-\$58 Million  
 Type of Construction: Residential

Applicant's Name: Hillpointe, LLC  
 Mailing Address: 8830 Macon HWY, BLDG 300  
Athens, GA 30606  
 Phone #: 678-628-4678 Email: neverly@hillpointe.com

Ameridevelopment Pooler, LLC, ATTN: Roy Patel  
 Owner's Name (If Different form Applicant): \_\_\_\_\_  
 Mailing Address: 111 Greenview Dr, Savannah GA 31322  
 Phone #: 912-663-7000 Email: roypatel111@gmail.com

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

  
 Applicant's Signature

07/20/22  
 Date

  
 Owner's Signature (If Different form Applicant)

07/20/2022  
 Date

**Please see page 2 for required submittal checklist**

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

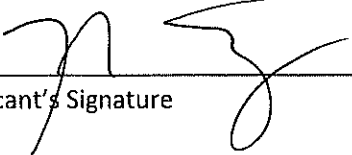
### Site Plan Review Application Submittal Checklist

Documentation below is required for a complete submittal.

- ☒ Signed and Completed Application
- ☒ 3 Full size sets of site plan civil drawings or concept plan (depending on type of site plan)
- ☒ 15 half size (11" X 17") sets of site plan civil drawings or concept plan (depending on type of site plan)
- ☐ 2 copies of hydrology reports (if applicable)
- ☒ Names, mailing address, and PIN number of all property owners within 250 feet of all property lines
- ☒ 1 8 ½" X 11" of site plan civil drawings or concept plan (depending on type of site plan)
- ☒ PDF of entire submittal (flash drive ONLY)
- ☐ Other Engineering details or reports may be required once submittal has been received
- ☒ Site plan review fee check
  - ☒ No Land Disturbance - \$206.00 Site Plan Fee + \$50.00 Admin Fee = Total \$256.00
  - ☐ With Land Disturbance - \$836.00 Site Plan Fee + \$50.00 Admin Fee = Total \$886.00

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

I have read and agree to the above additional fee statement

  
 Applicant's Signature

07/20/22  
 Date

Parcel Number	Owner Address	Owner
71017 01007	PO Box 8053 Statesboro, GA 30460	Georgia Southern University Foundation Guyton
71017 02004	9987 HWY 23 N Metter, GA 30439	Hadden Simmons, Randy
71017 02003	1238 State Road 30 Port Wentworth, GA 31407	Coovert, Charles H. and Gwendoly
71017 02005	1222 HWY 30 Port Wentworth, GA 31407	Butler, Rosalyn R Griner
71017 02008	1220 HWY 30 Port Wentworth, GA 31407	Thomas, William S.
71017 02009	133 Hodgeville Rd Port Wentworth, GA 31407	Dotson, Andrew Jerald
71017 02010	101 Hodgeville Road Port Wentworth, GA 31407	NAV KAR LLC
71017 03001	1116 HWY 30 Port Wentworth, GA 31407	Shree Prabhu 2, LLC
71017 01004	133 Hodgeville Road Port Wentworth, GA 31407	Dotson, Andrew Jerald
436-20	405 S Skinner Ave Pooler GA, 31322	Strickland, Robert and Harley
436-22	Woods, Herman C.	2000 Old Augusta Road Clyo, GA 31303
419-1	PO Box 8053 Statesboro, GA 30460	Georgia Southern University Foundation Guyton

**Project Timeline**

Project Number: 220399

Project Name: MARION VILLAGE APARTMENTS

Applicant / Engineer: HILLPOINTE, LLC

Owner: AMERIDEVELOPMENT POOLER, LLC

City Review Engineer:

- 07/22/2022 – Application received: Complete
-

GENERAL NOTES

1. INTENDED USE:  
THE PROPOSED MARION VILLAGE APARTMENTS DEVELOPMENT LIES WITHIN PARCEL 7-1017-01-014. THE PROPOSED PROJECT WILL CONSIST OF (1) 3 STORY 12 UNIT - 2 BEDROOM APARTMENT BUILDINGS, (4) 3 STORY 24 UNIT - 2 BEDROOM APARTMENT BUILDINGS AND (7) 3 STORY 36 UNIT - 2 BEDROOM APARTMENT BUILDINGS. FOR A **TOTAL OF 360 UNITS**. THE DEVELOPMENT WILL INCLUDE A NEW PARKING LOT LAYOUT, CLUBHOUSE & RECREATION CENTER AND ASSOCIATED INFRASTRUCTURE TO BE CONSTRUCTED ON 77.7± AC.
2. OWNER/DEVELOPER:  
HILLPOINTE, LLC | 8830 MACON HWY, BLDG 300  
ATHENS, GA 30606 | (678) 628-4678
3. PARKING REQUIREMENTS FOR DEVELOPMENT ZONE: **PRM**  
1.75 SPACES PER 2 BEDROOM UNIT APARTMENT

TOTAL SPACES REQUIRED:  
1 BUILDINGS x 12 UNITS EACH = 12 UNITS  
4 BUILDINGS x 24 UNITS EACH = 96 UNITS  
7 BUILDINGS x 36 UNITS EACH = 252 UNITS  
360 UNITS x 1.75 SPACES/UNIT = **630 SPACES REQUIRED.**

TOTAL SPACES PROVIDED:  
578 PARKING SPACES + 110 GARAGE SPACES + 32 ADA SPACES  
= **720 APARTMENT SPACES + 17 AMENITY SPACES PROPOSED**

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

PREPARED BY:



**ROBERTS**  
CIVIL ENGINEERING

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

PREPARED FOR:



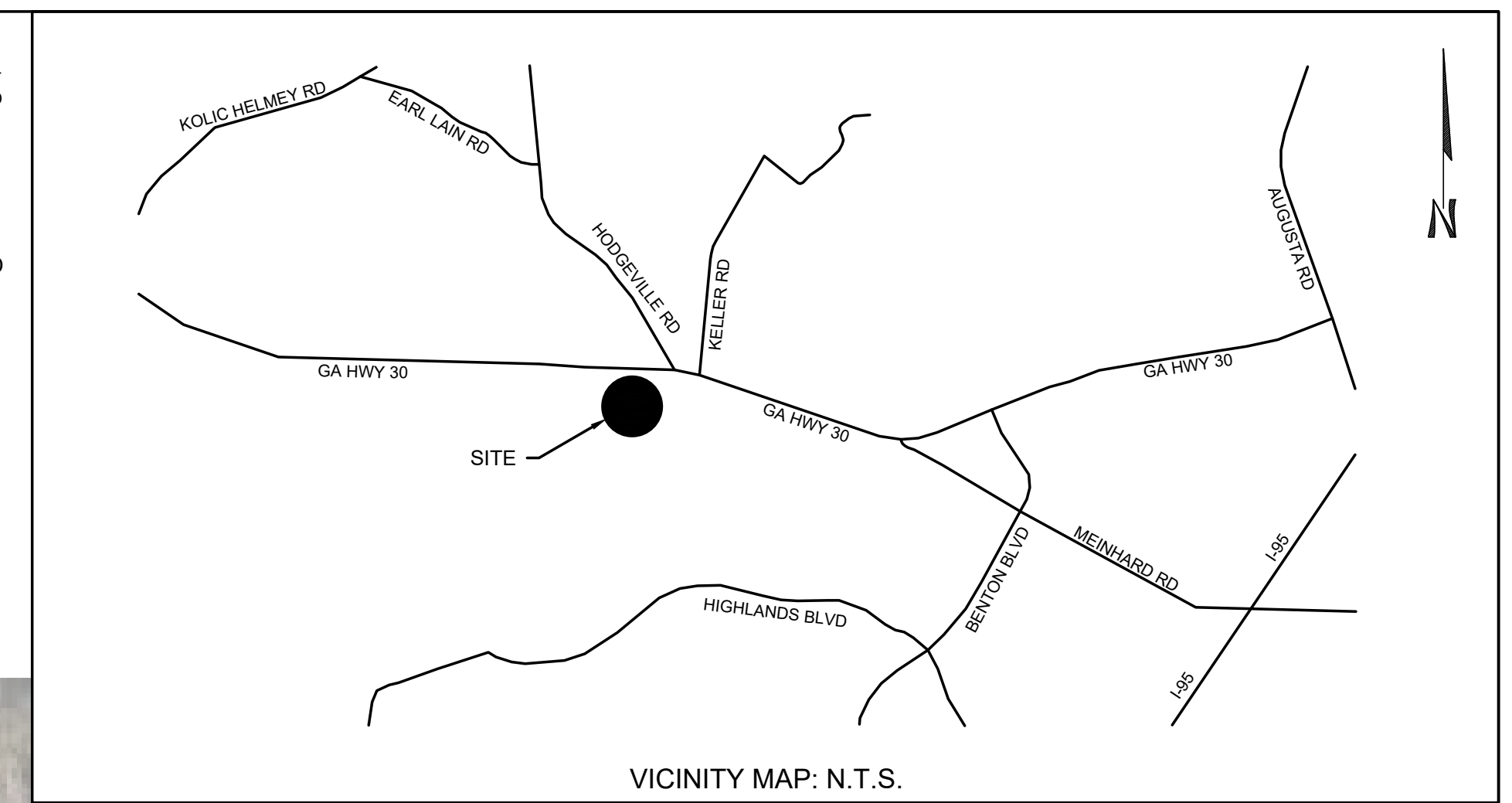
HILLPOINTE, LLC  
8830 MACON HWY, BLDG 300  
ATHENS, GA 30606  
(678) 628-4678

4. SITE COVERAGE:  
TOTAL PARCEL AREA: 77.8 AC  
UPLAND 29.2 AC  
WETLAND 48.6 AC  
TOTAL DISTURBED AREA: 27.3 AC  
TOTAL IMPERVIOUS: 17.41 AC  
TOTAL BUILDING AREA: 3.70 AC  
TOTAL PAVEMENT: 6.60 AC  
TOTAL SIDEWALKS: 0.55 AC  
TOTAL WET POND: 6.56 AC  
TOTAL DISTURBED PERVIOUS: 9.89 AC  
GREENSPACE REQUIRED: 15.56 AC (20%)  
GREENSPACE PROVIDED: 60.39 AC (78%)

5. SITE DESCRIPTION: THIS PARCEL IS CURRENTLY UNDEVELOPED AND DISCHARGES INTO THE ADJACENT WETLAND SYSTEM. THE PROPOSED DEVELOPMENT CONTAINS 12 MULTI FAMILY APARTMENT BUILDINGS, WITH 360 UNITS TOTAL, A CLUBHOUSE AND AMENITY CENTER AND THE INFRASTRUCTURE TO SUPPORT IT.

6. DEVELOPMENT STANDARDS : R-M MULTIFAMILY RESIDENTIAL. THE NET DWELLING UNIT DENSITY FOR THIS ZONE SHALL BE ESTABLISHED AT THE TIME OF REZONING; BUT SHALL BE NOT MORE THAN EIGHTEEN (18) UNITS PER GROSS ACRE
- ZONING: P-R-M (PLANNED MULTIFAMILY RESIDENTIAL)  
DENSITY:  
ALLOWED: 18 UNITS PER ACRE X 77.8 ACRES = 1,400 UNITS  
PROPOSED: 4.9 DU/AC PROPOSED
- COVERAGE:  
MAXIMUM BUILDING COVERAGE ALLOWED: 35.01 AC (45%)  
BUILDING AREA PROPOSED: 3.70 AC (5%)  
MAXIMUM BUILDING HEIGHT: 50 FEET  
FRONT YARD SETBACKS (FROM CL OF STREET):  
MAJOR ARTERY: 70'  
CONNECTING ROUTE: 60'  
SIDE YARD SETBACKS: 10'  
REAR YARD SETBACK: 25'  
WETLAND SETBACKS: THERE ARE NO STATE REQUIRED BUFFERS OR SETBACKS ON THESE WETLANDS

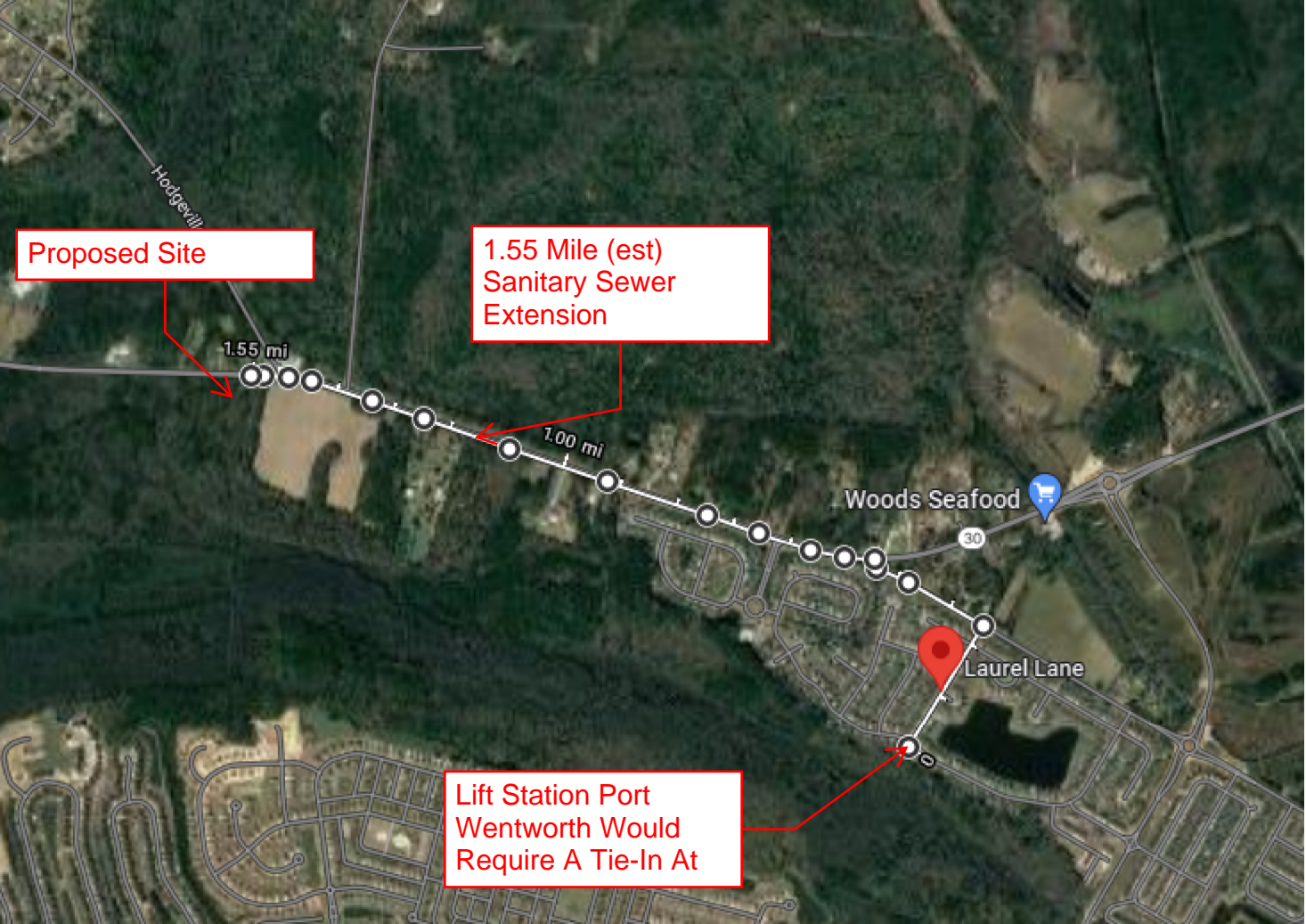
7. PROPOSED UTILITIES:  
WATER: AN 8" (MINIMUM) WATER MAIN WILL TIE INTO THE EXISTING WATER METER STATION AT THE INTERSECTION OF MEINHARD RD AND GA HWY 30 (PIN 70978807030), AND EXTEND APPROXIMATELY 1.14 MILES ALONG THE RIGHT OF WAY OF GA HWY 30  
SEWER: AN 8" (MINIMUM) FORCE MAIN WILL TIE INTO THE EXISTING PUBLIC LIFT STATION LOCATED AT 47 LAKE SHORE BLVD (PIN 70978805035), AND EXTEND APPROXIMATELY 1.55 MILES ALONG THE RIGHT OF WAY OF GA HWY 30  
STORM WATER: A STORM PIPE SYSTEM WILL BE PROVIDED ONSITE AND ROUTED TO AN ON-SITE DETENTION SYSTEM, WHICH WILL DISCHARGE TO THE EXISTING WETLAND.
8. ACCORDING TO FEMA FLOOD INSURANCE RATE MAP 13051C0030G, DATED 8-16-2018 AND 13051C009H DATED 7-7-2014, THE SITE IS LOCATED IN ZONE "X" WHICH IS NOT IN A SPECIAL FLOOD HAZARD AREA AND IN ZONE AE (ELEV. 15) WHICH IS IN A SPECIAL FLOOD HAZARD AREA.
9. SIGNAGE FOR THIS SITE WILL BE COMPLIANT WITH THE PORT WENTWORTH ORDINANCES.



GENERAL DEVELOPMENT PLAN  
**MARION VILLAGE APARTMENTS**  
PORT WENTWORTH, GEORGIA









**Planning Commission**  
305 South Coastal Highway  
Port Wentworth, GA 31407

**SCHEDULED**

Meeting: 09/12/22 06:30 PM  
Department: Development Services  
Category: Planning/Zoning Item  
Prepared By: Melanie Ellis  
Department Head: Brian Harvey

**AGENDA ITEM (ID # 2708)**

DOC ID: 2708

**Subdivision Application submitted by Jason Bryant, P.E., Pittman Engineering, Co., on behalf of Forestar (USA) Real Estate Group Inc., for PIN # 70906 04042 (Lakeside Blvd) located in a M-P-O (Master Plan Overlay) Zoning District for a Preliminary Plat of a Major Subdivision (Lakeside at Rice Hope Phase 24) for the purpose of Single-Family Homes**

**Issue/Item:** Subdivision Application submitted by Jason Bryant, P.E., Pittman Engineering, Co., on behalf of Forestar (USA) Real Estate Group Inc., for PIN # 70906 04042 (Lakeside Blvd) located in a M-P-O (Master Plan Overlay) Zoning District for a Preliminary Plat of a Major Subdivision (Lakeside at Rice Hope Phase 24) for the purpose of Single-Family Homes

**Background:** This is the Preliminary Plat submittal for Lakeside Phase 24 of the Rice Hope Subdivision. Lakeside Phase 24 includes one hundred ten (110) single family lots on approximately 20 Acres.

**Facts and Findings:** The application appears to be complete. The Subdivision will be connected to City water and sewer utilities and will include new roads. The civil construction plans and documentation is being reviewed under a separate site plan review application.

**Funding:** N/A

**Recommendation:** The Planning Commission will hear this application on Monday, September 12, 2022 at 6:30 PM.

**ATTACHMENTS:**

- Subdivision Application Prelim Plat RH Lakeside Ph 24 AUG 2022 - Application (PDF)
- Subdivision Application Prelim Plat RH Lakeside Ph 24 AUG 2022 - Timeline (DOCX)
- Subdivision Application Prelim Plat RH Lakeside Ph 24 AUG 2022 - Preliminary Plat (PDF)

# SUBDIVISION APPLICATION FORM FOR THE CITY OF PORT WENTWORTH

## Application Form Required

This application form is to accompany all subdivisions submitted for Port Wentworth Planning Commission review and is to be filled out in its entirety. Plats/subdivisions not accompanied by this application will not be accepted for processing. All subdivisions with their completed applications must be received by the City of Port Wentworth at least 45 business days prior to the Planning Commission meeting at which they are to be considered. Revisions to a subdivision under review by the Port Wentworth Planning Commission must be received 10 business days prior to the Port Wentworth Planning Commission at which each subdivision is scheduled to be heard.

Subdivision Name: Rice Hope Lakeside Phase 24	
Location: Lakeside Blvd., Port Wentworth, GA 31407	
Number of Lots: 110	Number of Acres: 20
PIN #(s): 70906 04042	Current Zoning: M-P-O

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

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

## Purpose of Subdivision:

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

## Variances: (List all variances being requested)

N/A

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**Georgia DOT Review**

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

**Previous Submittal**

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

Yes \_\_\_\_\_ No   X  

If yes, what name?   N/A  

Date Submitted:   N/A   PWPC File No:   N/A  

**Number of Required Prints**

**All submittals**, regardless of type, shall include **three (3) full size prints and fifteen (15) half size (11" x 17") prints**. Stamp must be in contrasting ink. Also, a **PDF** of the entire submittal is required on a flash drive or digital download link (**NO CD's**).

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

\_\_\_\_\_ A copy of all existing deed restrictions or subdivision covenants applicable to this property are attached.  
  X   There are no added restrictions or subdivision covenants on this property.

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

**Engineer/Surveyor:** Pittman Engineering Attn: Mr. Jason Bryant, P.E.

Address: 2591 U.S. Hwy 17 Suite 303 City, State Zip: Richmond Hill, GA 31324

Phone #: (912) 445-0578 Email: jason@pittmanengineeringco.com

**Owner:** Forestar (USA) Real Estate Group Inc.

Address: 2221 E. Lamar Blvd. Suite 790 City, State Zip: Arlington, TX 76006

Phone # 843-535-8188 Email: annalewis@forestar.com

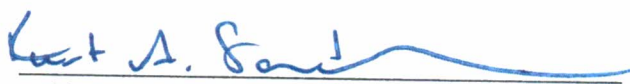
Date: June 20, 2022

Please list all property owners that are within 250 feet of the parcel to be subdivided including those across the public right-of-way. Please include name, mailing address and PIN #.

See attached.

**Certifications:**

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

  
 Kurt A. Sandness      Signature of Owner  
 VP Real Estate Inv & Dev.

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

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

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

CITY OF PORT WENTWORTH  
(912) 964-4379

REC#: 00359939 6/27/2022 12:01 PM  
OPER: KS TERM: 055  
REF#: 33536

TRAN: 112.0000 BLDG PERMIT  
220356 5,916.00CR  
FORESTAR (USA) REAL ESTATE GRO  
7-0906-04-042  
I-SUBDIV 5,916.00CR

TENDERED: 5,916.00 CHECK  
APPLIED: 5,916.00-

CHANGE: 0.00

WWW.CITYOFPORTWENTWORTH.COM

CITY OF PORT WENTWORTH  
(912) 964-4379

REC#: 00359947 6/27/2022 12:02 PM  
OPER: KS TERM: 055  
REF#: 2340

TRAN: 112.0000 BLDG PERMIT  
220356 50.00CR  
FORESTAR (USA) REAL ESTATE GRO  
7-0906-04-042  
I-SUBDIV 50.00CR

TENDERED: 50.00 CHECK  
APPLIED: 50.00-

CHANGE: 0.00

WWW.CITYOFPORTWENTWORTH.COM

	PIN #	Owner Name	Mailing Address	City	State	Zip
1	70906A01001	Denise Stone-Raguckas	303 Lakeside Blvd	Port Wentworth	GA	31407
2	70906A01002	Cortice Jackson	305 Lakeside Blvd	Port Wentworth	GA	31407
3	70906A01003	Freddy & Lena Meeks	307 Lakeside Dr	Port Wentworth	GA	31407
4	70906A01004	Derrick Barnes	309 Lakeside Dr	Port Wentworth	GA	31407
5	70906A01005	Kino & Shawndrea Deas	311 Lakeside Dr	Port Wentworth	GA	31407
6	70906A01006	Eugene & Ponda Showalter	313 Lakeside Blvd	Port Wentworth	GA	31407
7	70906A01007	AMH Development, LLC	315 Lakeside Blvd	Port Wentworth	GA	31407
8	70906A02001	Gary & Patricia Conway	403 Lakeside Blvd	Port Wentworth	GA	31407
9	70906A02002	Erin Lewis	405 Lakeside Blvd	Port Wentworth	GA	31407
10	70906A02003	Billie & Rod Cassidy	407 Lakeside Blvd	Port Wentworth	GA	31407
11	70906A02004	Herman & Sheree Rogers	409 Lakeside Blvd	Port Wentworth	GA	31407
12	70906A03001	Tiffany Brown-Corbin	503 Lakeside Blvd	Port Wentworth	GA	31407
13	70906A03002	George Bridgewell	505 Lakeside Blvd	Port Wentworth	GA	31407
14	70906A03003	Village Park Homes, LLC	507 Lakeside Blvd	Port Wentworth	GA	31407
15	70906A03004	James Millard	509 Lakeside Blvd	Port Wentworth	GA	31407
16	70906A03005	John Duncan	511 Lakeside Blvd	Port Wentworth	GA	31407
17	70906A05047	Martin Savarese	2 Lakeside Dr	Port Wentworth	GA	31407
18	70906A05046	Guardian DFH III LLC	4 Lakeside Dr	Port Wentworth	GA	31407
19	70906A05045	Cythnia Camp	6 Lakeside Dr	Port Wentworth	GA	31407
20	70906A05044	Cristina & Christopher Pace	8 Lakeside Dr	Port Wentworth	GA	31407
21	70906A05043	AMH Development, LLC	10 Lakeside Dr	Port Wentworth	GA	31407
22	70906A05042	William Benson	12 Lakeside Dr	Port Wentworth	GA	31407
23	70906A05041	Donald Hodges	14 Lakeside Dr	Port Wentworth	GA	31407
24	70906A05040	Phillip Sermprungsuk & Slinda Kalasz	16 Lakeside Dr	Port Wentworth	GA	31407
25	70906A05039	David & Sylvia Dix	18 Lakeside Dr	Port Wentworth	GA	31407
26	70906A05038	Village Park Homes, LLC	20 Lakeside Dr	Port Wentworth	GA	31407
27	70906A05037	Michael Bowling	22 Lakeside Dr	Port Wentworth	GA	31407
28	70906A05036	Village Park Homes, LLC	24 Lakeside Dr	Port Wentworth	GA	31407
29	70906A05035	Ralph Duxbury	26 Lakeside Dr	Port Wentworth	GA	31407
30	70906A11001	Richard & Jonnie Gilardi	102 Lakeside Dr	Port Wentworth	GA	31407
31	70906A11002	Daniel O'Connor	104 Lakeside Dr	Port Wentworth	GA	31407
32	70906A11003	Michael Johnson	106 Lakeside Dr	Port Wentworth	GA	31407
33	70906A11004	Jennifer Morgart	108 Lakeside Dr	Port Wentworth	GA	31407
34	70906A11005	Sean & Melanie Munton	4 Moonlight Trl	Port Wentworth	GA	31407
35	70906A11014	Rice Hope Plantation Community	100 Lakeside Blvd	Port Wentworth	GA	31407
36	70906A11013	Joseph Kearns	5 Night Heron Way	Port Wentworth	GA	31407
37	70906A11012	Marcus & Felecia Austin	7 Night Heron Way	Port Wentworth	GA	31407
38	70906A11007	Dustin & Sharon Brown	8 Moonlight Trl	Port Wentworth	GA	31407
39	70906A11006	Philip Hall	6 Moonlight Trl	Port Wentworth	GA	31407
40	70906A05034	Jennifer Whittaker	4 Night Heron Way	Port Wentworth	GA	31407
41	70906A05021	Boyce Slayman SR	233 Clearwater Cir	Port Wentworth	GA	31407
42	70906A05020	John & Esmeralda Adams	231 Clearwater Cir	Port Wentworth	GA	31407
43	70906A05019	Phillip & Amy Emili	229 Clearwater Cir	Port Wentworth	GA	31407
44	70906A05018	Arthur Sanders	227 Clearwater Cir	Port Wentworth	GA	31407
45	70906A05017	Johnny & Marcia Shinsato	225 Clearwater Cir	Port Wentworth	GA	31407
46	70906A05016	Tori Burnette	223 Clearwater Cir	Port Wentworth	GA	31407
47	70906A05015	Rajah Jenkins	221 Clearwater Cir	Port Wentworth	GA	31407
48	70906A05014	Christopher Rodriguez	219 Clearwater Cir	Port Wentworth	GA	31407
49	70906A05013	Kyle & Lizbeth Balk	217 Clearwater Cir	Port Wentworth	GA	31407
50	70906A05012	Jason & Jessica Schneider	215 Clearwater Cir	Port Wentworth	GA	31407
51	70906A05011	John & Katheryn Bohannon	213 Clearwater Cir	Port Wentworth	GA	31407
52	70906A05010	Anna & Enriquez Velazquez	211 Clearwater Cir	Port Wentworth	GA	31407
53	70906A05005	Alan Kennedy	510 Lakeside Blvd	Port Wentworth	GA	31407
54	70906 04041	BEP RH TRACT 2 LLC	100 Lakeside Blvd	Port Wentworth	GA	31407
55	70906 04077	BEP RICE HOPE LLC	300 Lakeside Blvd	Port Wentworth	GA	31407
56	70906 04063	BEP RH TRACT 2 LLC	100 Lakeside Blvd	Port Wentworth	GA	31407
57	70906 04091	BEP RH TRACT 2 LLC	100 Lakeside Blvd	Port Wentworth	GA	31407
58	70906 04012	John Hill	8547 Heatherwood Dr	Savannah	GA	31406
59	70906 04042	BEP RICE HOPE LLC	100 Lakeside Blvd	Port Wentworth	GA	31407
61	70906A09054	Beacon New Homes, LLC	7370 Hodgson Memorial Drive	Savannah	GA	31405
62	70906A09053	Beacon New Homes, LLC	7370 Hodgson Memorial Drive	Savannah	GA	31405
63	70906A09052	Beacon New Homes, LLC	7370 Hodgson Memorial Drive	Savannah	GA	31405

Owner Name	Mailing Address	PIN #	#
Denise Stone-Raguckas	303 Lakeside Blvd, Port Wentworth GA, 31407	70906A01001	1
Cortice Jackson	305 Lakeside Blvd, Port Wentworth GA, 31407	70906A01002	2
Freddy & Lena Meeks	307 Lakeside Dr, Port Wentworth GA, 31407	70906A01003	3
Derrick Barnes	309 Lakeside Dr, Port Wentworth GA, 31407	70906A01004	4
Kino & Shawndrea Deas	311 Lakeside Dr, Port Wentworth GA, 31407	70906A01005	5
Eugene & Ponda Shewalter	313 Lakeside Blvd, Port Wentworth GA, 31407	70906A01006	6
AMH Development, LLC	315 Lakeside Blvd, Port Wentworth GA, 31407	70906A01007	7
Gary & Patricia Conway	403 Lakeside Blvd, Port Wentworth GA, 31407	70906A02001	8
Irwin Lewis	405 Lakeside Blvd, Port Wentworth GA, 31407	70906A02002	9
Billie & Rod Cassidy	407 Lakeside Blvd, Port Wentworth GA, 31407	70906A02003	10
Herman & Sherree Rogers	409 Lakeside Blvd, Port Wentworth GA, 31407	70906A02004	11
Tiffany Brown-Corbin	503 Lakeside Blvd, Port Wentworth GA, 31407	70906A03001	12
George Bridgewell	505 Lakeside Blvd, Port Wentworth GA, 31407	70906A03002	13
Village Park Homes, LLC	507 Lakeside Blvd, Port Wentworth GA, 31407	70906A03003	14
James Millard	509 Lakeside Blvd, Port Wentworth GA, 31407	70906A03004	15
John Duncan	511 Lakeside Blvd, Port Wentworth GA, 31407	70906A03005	16
Martin Savarese	2 Lakeside Dr, Port Wentworth GA, 31407	70906A05047	17
Guardian DFH III LLC	4 Lakeside Dr, Port Wentworth GA, 31407	70906A05046	18
Cynthia Camp	6 Lakeside Dr, Port Wentworth GA, 31407	70906A05045	19
Cristina & Christopher Pace	8 Lakeside Dr, Port Wentworth GA, 31407	70906A05044	20
AMH Development, LLC	10 Lakeside Dr, Port Wentworth GA, 31407	70906A05043	21
William Benson	12 Lakeside Dr, Port Wentworth GA, 31407	70906A05042	22
Donald Hodges	14 Lakeside Dr, Port Wentworth GA, 31407	70906A05041	23
Phillip Semprungsuk & Slinda Kalasz	16 Lakeside Dr, Port Wentworth GA, 31407	70906A05040	24
David & Sylvia Dix	18 Lakeside Dr, Port Wentworth GA, 31407	70906A05039	25
Village Park Homes, LLC	20 Lakeside Dr, Port Wentworth GA, 31407	70906A05038	26
Michael Bowling	22 Lakeside Dr, Port Wentworth GA, 31407	70906A05037	27
Village Park Homes, LLC	24 Lakeside Dr, Port Wentworth GA, 31407	70906A05036	28
Ralph Duxbury	26 Lakeside Dr, Port Wentworth GA, 31407	70906A05035	29
Richard & Jonnie Gilardi	102 Lakeside Dr, Port Wentworth GA, 31407	70906A11001	30
Daniel O'Connor	104 Lakeside Dr, Port Wentworth GA, 31407	70906A11002	31
Michael Johnson	106 Lakeside Dr, Port Wentworth GA, 31407	70906A11003	32
Jennifer Morgart	108 Lakeside Dr, Port Wentworth GA, 31407	70906A11004	33
Sean & Melanie Muntton	4 Moonlight Trl, Port Wentworth GA, 31407	70906A11005	34
Rice Hope Plantation Community	Night Heron Way, Port Wentworth GA, 31407	70906A11014	35
Joseph Kearns	5 Night Heron Way, Port Wentworth GA, 31407	70906A11013	36
Marcus & Felecia Austin	7 Night Heron Way, Port Wentworth GA, 31407	70906A11012	37
Dustin & Sharon Brown	8 Moonlight Trl, Port Wentworth GA, 31407	70906A11007	38
Phillip Hall	6 Moonlight Trl, Port Wentworth GA, 31407	70906A11006	39
Jennifer Whittaker	4 Night Heron Way, Port Wentworth GA, 31407	70906A05034	40
Boye Slayman SR	233 Clearwater Cir, Port Wentworth GA, 31407	70906A05021	41
John & Esmeralda Adams	231 Clearwater Cir, Port Wentworth GA, 31407	70906A05020	42
Phillip & Amy Emili	229 Clearwater Cir, Port Wentworth GA, 31407	70906A05019	43
Arthur Sanders	227 Clearwater Cir, Port Wentworth GA, 31407	70906A05018	44
Johnny & Marcia Shinsato	225 Clearwater Cir, Port Wentworth GA, 31407	70906A05017	45
		016	46
Rajah Jenkins	221 Clearwater Cir, Port Wentworth GA, 31407	70906A05015	47
Christopher Rodriguez	219 Clearwater Cir, Port Wentworth GA, 31407	70906A05014	48
Kyle & Lizbeth Balk	217 Clearwater Cir, Port Wentworth GA, 31407	70906A05013	49
Jason & Jessica Schneider	215 Clearwater Cir, Port Wentworth GA, 31407	70906A05012	50
John & Kathryn Bohannon	213 Clearwater Cir, Port Wentworth GA, 31407	70906A05011	51
Anna & Enriquez Velazquez	211 Clearwater Cir, Port Wentworth GA, 31407	70906A05010	52
Alan Kennedy	510 Lakeside Blvd, Port Wentworth GA, 31407	70906A05005	53
BEP RH TRACT 2 LLC	Lakeside Blvd, Port Wentworth GA, 31407	70906 04041	54
BEP RICE HOPE LLC	300 Lakeside Blvd, Port Wentworth GA, 31407	70906 04077	55
BEP RH TRACT 2 LLC	Mulberry Ave, Port Wentworth GA, 31407	70906 04063	56
BEP RH TRACT 2 LLC	0 Rice Hope Rd, Port Wentworth GA, 31407	70906 04091	57
John Hill	Rice Hope Rd, Port Wentworth GA, 31407	70906 04012	58
BEP RICE HOPE LLC	Lakeside Blvd, Port Wentworth GA, 31407	70906 04042	59
City of Port Wentworth	Moonlight Trl, Port Wentworth GA, 31407	70906 04081	60
Beacon New Homes, LLC	5 Moonlight Trl, Port Wentworth GA, 31407	70906A09054	61
Beacon New Homes, LLC	7 Moonlight Trl, Port Wentworth GA, 31407	70906A09053	62
Beacon New Homes, LLC	9 Moonlight Trl, Port Wentworth GA, 31407	70906A09052	63

[illegible]

## PITTMAN ENGINEERING

2591 Hwy 17S Suite 303  
Richmond Hill, GA 31324  
912-445-0578  
[www.PittmanEngineeringCo.com](http://www.PittmanEngineeringCo.com)

www.PittmanEngineeringCo.com

## ADJACENT PROPERTY OWNERS

LAKESIDE PHASE 24  
CITY OF PORT WENTWORTH, GEORGIA

Prepared For  
**DR HORTON, INC.**

Project No. 21-255  
 Drawn By: JMGL  
 Designed By: JJB  
 Checked By: RAP  
 Scale: 1"=200'  
 Date: 6/20/22

SHEET  
1

**Project Timeline**

Project Number: 220356

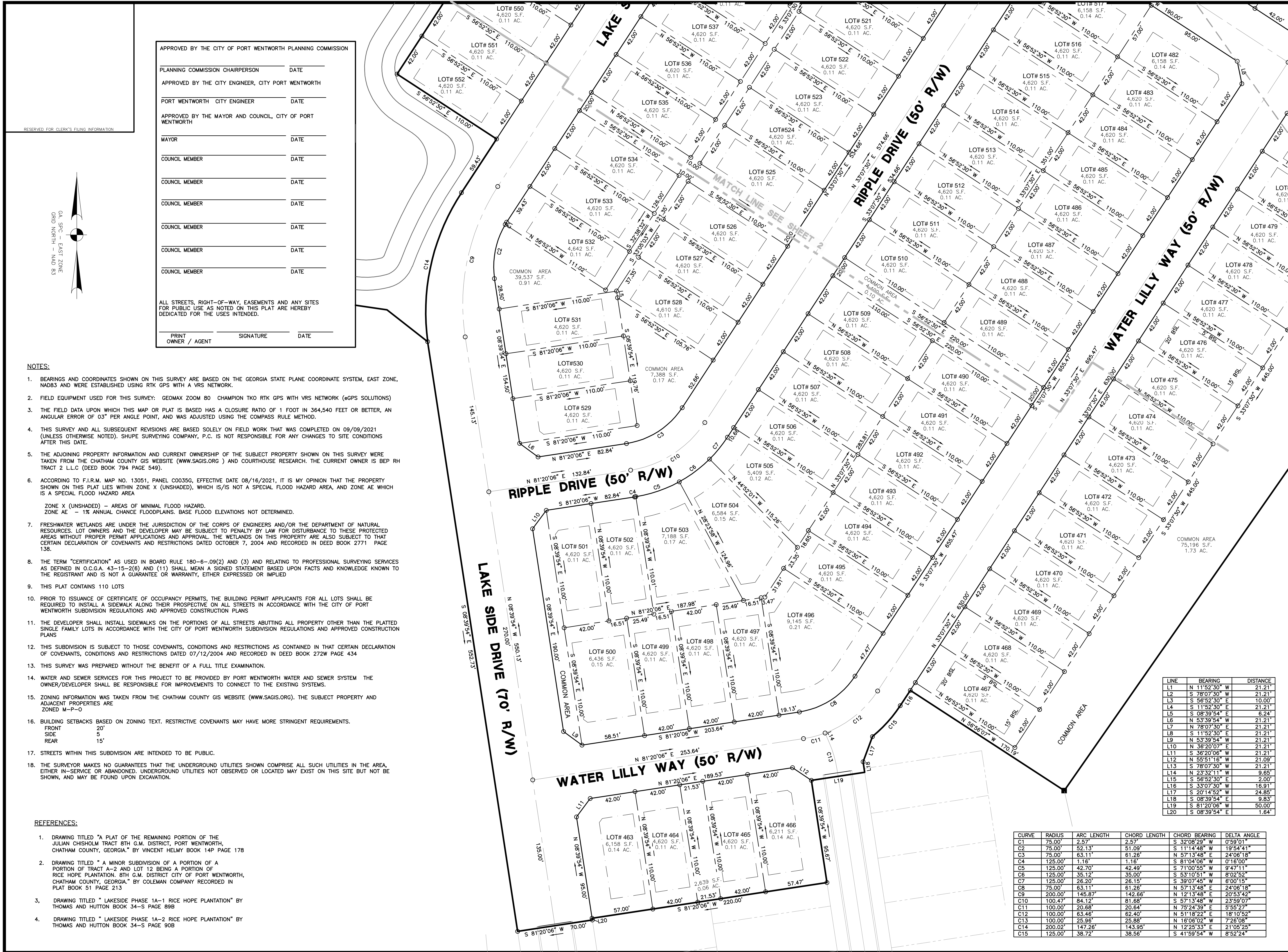
Project Name: Rice Hope Lakeside Phase 24, Preliminary Plat Application

Applicant / Engineer: Jason Bryant, Pittman Engineering

Owner: Forestar (USA) Real Estate Group, Inc.

City Review Engineer: NA – City Staff review

- 6/21/22 - received; application complete.



APPROVED BY THE CITY OF PORT WENTWORTH PLANNING COMMISSION

PLANNING COMMISSION CHAIRPERSON \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED BY THE CITY ENGINEER, CITY PORT WENTWORTH

PORT WENTWORTH CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED BY THE MAYOR AND COUNCIL, CITY OF PORT WENTWORTH

MAYOR \_\_\_\_\_ DATE \_\_\_\_\_

COUNCIL MEMBER \_\_\_\_\_ DATE \_\_\_\_\_

COUNCIL MEMBER \_\_\_\_\_ DATE \_\_\_\_\_

COUNCIL MEMBER \_\_\_\_\_ DATE \_\_\_\_\_

COUNCIL MEMBER \_\_\_\_\_ DATE \_\_\_\_\_

COUNCIL MEMBER \_\_\_\_\_ DATE \_\_\_\_\_

COUNCIL MEMBER \_\_\_\_\_ DATE \_\_\_\_\_

ALL STREETS, RIGHT-OF-WAY, EASEMENTS AND ANY SITES FOR PUBLIC USE AS NOTED ON THIS PLAT ARE HEREBY DEDICATED FOR THE USES INTENDED.

PRINT OWNER / AGENT \_\_\_\_\_ SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

- NOTES:
- BEARINGS AND COORDINATES SHOWN ON THIS SURVEY ARE BASED ON THE GEORGIA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD83 AND WERE ESTABLISHED USING RTK GPS WITH A VRS NETWORK.
  - FIELD EQUIPMENT USED FOR THIS SURVEY: GEOMAX ZOOM 80 CHAMPION TKO RTK GPS WITH VRS NETWORK (6GPS SOLUTIONS)
  - THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE RATIO OF 1 FOOT IN 364,540 FEET OR BETTER, AN ANGULAR ERROR OF 03" PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE METHOD.
  - THIS SURVEY AND ALL SUBSEQUENT REVISIONS ARE BASED SOLELY ON FIELD WORK THAT WAS COMPLETED ON 09/09/2021 (UNLESS OTHERWISE NOTED). SHUPE SURVEYING COMPANY, P.C. IS NOT RESPONSIBLE FOR ANY CHANGES TO SITE CONDITIONS AFTER THIS DATE.
  - THE ADJOINING PROPERTY INFORMATION AND CURRENT OWNERSHIP OF THE SUBJECT PROPERTY SHOWN ON THIS SURVEY WERE TAKEN FROM THE CHATHAM COUNTY GIS WEBSITE (WWW.SAGIS.ORG ) AND COURTHOUSE RESEARCH. THE CURRENT OWNER IS BEP RH TRACT 2 LLC (DEED BOOK 794 PAGE 549).
  - ACCORDING TO F.I.R.M. MAP NO. 13051, PANEL C0035G, EFFECTIVE DATE 08/16/2021, IT IS MY OPINION THAT THE PROPERTY SHOWN ON THIS PLAT LIES WITHIN ZONE X (UNSHADED), WHICH IS/IS NOT A SPECIAL FLOOD HAZARD AREA, AND ZONE AE WHICH IS A SPECIAL FLOOD HAZARD AREA.  
ZONE X (UNSHADED) - AREAS OF MINIMAL FLOOD HAZARD.  
ZONE AE - 1% ANNUAL CHANCE FLOODPLAINS. BASE FLOOD ELEVATIONS NOT DETERMINED.
  - FRESHWATER WETLANDS ARE UNDER THE JURISDICTION OF THE CORPS OF ENGINEERS AND/OR THE DEPARTMENT OF NATURAL RESOURCES. LOT OWNERS AND THE DEVELOPER MAY BE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE PROTECTED AREAS WITHOUT PROPER PERMIT APPLICATIONS AND APPROVAL. THE WETLANDS ON THIS PROPERTY ARE ALSO SUBJECT TO THAT CERTAIN DECLARATION OF COVENANTS AND RESTRICTIONS DATED OCTOBER 7, 2004 AND RECORDED IN DEED BOOK 2771 PAGE 138.
  - THE TERM "CERTIFICATION" AS USED IN BOARD RULE 180-6-.09(2) AND (3) AND RELATING TO PROFESSIONAL SURVEYING SERVICES AS DEFINED IN O.C.G.A. 43-15-2(6) AND (11) SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED
  - THIS PLAT CONTAINS 110 LOTS
  - PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY PERMITS, THE BUILDING PERMIT APPLICANTS FOR ALL LOTS SHALL BE REQUIRED TO INSTALL A SIDEWALK ALONG THEIR PROSPECTIVE ON ALL STREETS IN ACCORDANCE WITH THE CITY OF PORT WENTWORTH SUBDIVISION REGULATIONS AND APPROVED CONSTRUCTION PLANS
  - THE DEVELOPER SHALL INSTALL SIDEWALKS ON THE PORTIONS OF ALL STREETS ABUTTING ALL PROPERTY OTHER THAN THE PLATTED SINGLE FAMILY LOTS IN ACCORDANCE WITH THE CITY OF PORT WENTWORTH SUBDIVISION REGULATIONS AND APPROVED CONSTRUCTION PLANS
  - THIS SUBDIVISION IS SUBJECT TO THOSE COVENANTS, CONDITIONS AND RESTRICTIONS AS CONTAINED IN THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS DATED 07/12/2004 AND RECORDED IN DEED BOOK 272W PAGE 434
  - THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A FULL TITLE EXAMINATION.
  - WATER AND SEWER SERVICES FOR THIS PROJECT TO BE PROVIDED BY PORT WENTWORTH WATER AND SEWER SYSTEM THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR IMPROVEMENTS TO CONNECT TO THE EXISTING SYSTEMS.
  - ZONING INFORMATION WAS TAKEN FROM THE CHATHAM COUNTY GIS WEBSITE (WWW.SAGIS.ORG). THE SUBJECT PROPERTY AND ADJACENT PROPERTIES ARE ZONED M-P-O
  - BUILDING SETBACKS BASED ON ZONING TEXT. RESTRICTIVE COVENANTS MAY HAVE MORE STRINGENT REQUIREMENTS.  
FRONT 20'  
SIDE 5'  
REAR 15'
  - STREETS WITHIN THIS SUBDIVISION ARE INTENDED TO BE PUBLIC.
  - THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. UNDERGROUND UTILITIES NOT OBSERVED OR LOCATED MAY EXIST ON THIS SITE BUT NOT BE SHOWN, AND MAY BE FOUND UPON EXCAVATION.

REFERENCES:

- DRAWING TITLED "A PLAT OF THE REMAINING PORTION OF THE JULIAN CHISHOLM TRACT 8TH G.M. DISTRICT, PORT WENTWORTH, CHATHAM COUNTY, GEORGIA." BY VINCENT HELMY BOOK 14P PAGE 178
- DRAWING TITLED "A MINOR SUBDIVISION OF A PORTION OF A PORTION OF TRACT A-2 AND LOT 12 BEING A PORTION OF RICE HOPE PLANTATION, 8TH G.M. DISTRICT CITY OF PORT WENTWORTH, CHATHAM COUNTY, GEORGIA." BY COLEMAN COMPANY RECORDED IN PLAT BOOK 51 PAGE 213
- DRAWING TITLED " LAKESIDE PHASE 1A-1 RICE HOPE PLANTATION" BY THOMAS AND HUTTON BOOK 34-S PAGE 89B
- DRAWING TITLED " LAKESIDE PHASE 1A-2 RICE HOPE PLANTATION" BY THOMAS AND HUTTON BOOK 34-S PAGE 90B

**SITE**

VICINITY MAP (NOT TO SCALE)

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**LEGEND:**

- CIRS 1/2" CAPPED IRON REBAR SET (SSC PC, LSF 317)
- CMS CONCRETE MONUMENT SET
- CIRF CAPPED IRON REBAR FOUND
- CIPF CAPPED IRON PIPE FOUND
- 415 LOT NUMBER
- #15 ADDRESS
- XX BSL BUILDING SET BACK LINE

**AREA CHART**

COMMON AREA . . . . . 3.04 ACRES  
RIGHT OF WAY . . . . . 12.13 ACRES  
LOTS . . . . . 4.38 ACRES  
TOTAL . . . . . 19.55 ACRES

**SURVEYORS RECORDING CERTIFICATION**

AS REQUIRED BY SUBSECTION (4) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES, TO THE BEST OF HIS KNOWLEDGE AND BELIEF, THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

**GEORGIA**  
**REGISTERED**  
**FOR REVIEW**  
**LAND SURVEYOR**  
**THOMAS G. GAMMON**

THOMAS G. GAMMON, GA PLS #3005

NO. \_\_\_\_\_ REVISION \_\_\_\_\_ BY \_\_\_\_\_ DATE \_\_\_\_\_

**SUBDIVISION SURVEY OF**

**RICE HOPE LAKESIDE PHASE 24 LOTS 436 THRU 533**

8TH G.M.D.  
CITY OF PORT WENTWORTH  
CHATHAM COUNTY, GEORGIA

PREPARED FOR:  
D.R. HORTON

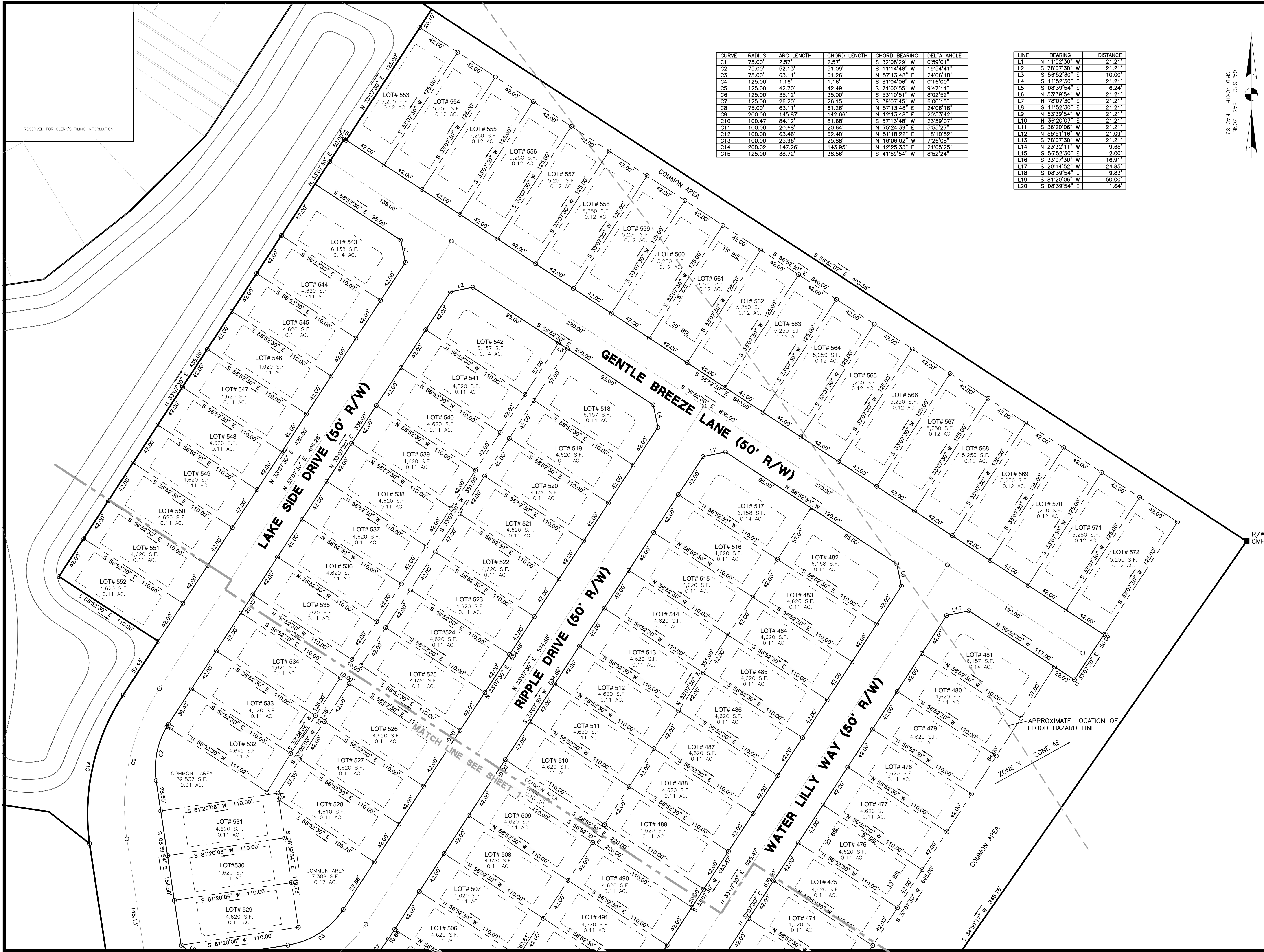
**SHUPE SURVEYING COMPANY, P.C.**  
130 CANAL STREET, SUITE 501  
POOLER, GA 31322  
912-265-0562  
CERTIFICATE OF AUTHORIZATION: LSF317

40 0 20 40 80

SCALE 1" = 40'  
FILE 21436  
DRAWING 21436- PH24

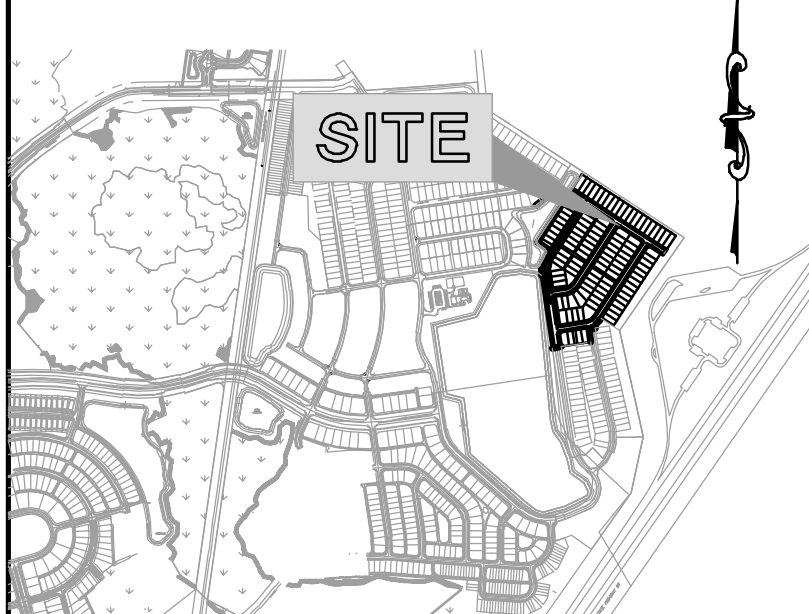
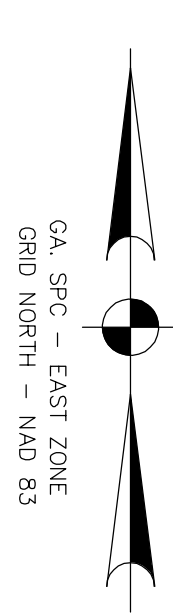
DRAWING DATE 04/22/2022  
DRAWN BY DW  
CREW CHIEF PM

SHEET 1 OF 2



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	75.00'	2.57'	2.57'	S 32°08'29" W	0°59'01"
C2	75.00'	52.13'	51.09'	S 11°14'48" W	19°54'41"
C3	75.00'	63.11'	61.26'	N 57°13'48" E	24°08'18"
C4	125.00'	1.16'	1.16'	S 81°04'06" W	0°18'00"
C5	125.00'	42.70'	42.49'	S 11°00'55" W	94°71'11"
C6	125.00'	35.12'	35.00'	S 53°10'51" W	8°02'52"
C7	125.00'	26.20'	26.15'	S 39°07'45" W	6°00'15"
C8	75.00'	63.11'	61.26'	N 57°13'48" E	24°08'18"
C9	200.00'	145.87'	142.86'	N 12°13'48" E	20°53'42"
C10	100.47'	84.12'	81.68'	S 57°13'48" W	23°59'07"
C11	100.00'	20.68'	20.64'	N 75°24'39" E	5°55'27"
C12	100.00'	63.46'	62.40'	N 51°18'22" E	18°10'52"
C13	100.00'	25.96'	25.88'	N 16°06'02" W	7°26'08"
C14	200.02'	147.26'	143.95'	N 12°25'33" E	21°05'25"
C15	125.00'	38.72'	38.56'	S 41°59'54" W	8°52'24"

LINE	BEARING	DISTANCE
L1	N 11°52'30" W	21.21'
L2	S 78°07'30" W	21.21'
L3	S 56°52'30" E	10.00'
L4	S 11°52'30" E	21.21'
L5	S 08°39'54" E	6.24'
L6	N 53°39'54" W	21.21'
L7	N 78°07'30" E	21.21'
L8	S 11°52'30" E	21.21'
L9	N 53°39'54" W	21.21'
L10	N 36°20'07" E	21.21'
L11	S 36°20'06" W	21.21'
L12	N 55°51'16" W	21.09'
L13	S 78°07'30" W	21.21'
L14	N 23°32'11" W	9.65'
L15	S 56°52'30" E	2.00'
L16	S 33°07'30" W	16.91'
L17	S 20°14'52" W	24.85'
L18	S 08°39'54" E	9.83'
L19	S 81°20'06" W	50.00'
L20	S 08°39'54" E	1.64'



VICINITY MAP (NOT TO SCALE)

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- CMS CONCRETE MONUMENT SET
- CIRC CAPPED IRON REBAR FOUND
- CIRC CAPPED IRON PIPE FOUND
- 415 LOT NUMBER
- XX BSL BUILDING SET BACK LINE

AREA CHART

COMMON AREA	3.04 ACRES
RIGHT OF WAY	12.13 ACRES
LOTS	4.38 ACRES
TOTAL	19.55 ACRES

SURVEYORS RECORDING CERTIFICATION

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THOMAS G. GAMMON, GA PLS #3005

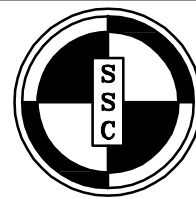
NO. \_\_\_\_\_ REVISION \_\_\_\_\_ BY \_\_\_\_\_ DATE \_\_\_\_\_

SUBDIVISION SURVEY OF

RICE HOPE LAKESIDE PHASE 24  
LOTS 463 THRU 572

8TH G.M.D.  
CITY OF PORT  
WENTWORTH  
CHATHAM COUNTY,  
GEORGIA

PREPARED FOR:  
D.R. HORTON



SHUPE SURVEYING COMPANY, P.C.  
130 CANAL STREET, SUITE 501  
POOLER, GA 31322  
912-265-0562

CERTIFICATE OF AUTHORIZATION: LSF317



SCALE 1" = 40'  
FILE 21436  
DRAWING 21436-PH24  
DRAWING DATE 04/23/2022  
DRAWN BY DW  
CREW CHIEF PM

SHEET 2 OF 2