



CITY OF PORT WENTWORTH

CITY COUNCIL

APRIL 28, 2022

Council Meeting Room

Regular Meeting

7:00 PM

7224 GA HIGHWAY 21
PORT WENTWORTH, GA 31407

1. **CALL MEETING TO ORDER**
2. **PRAYER AND PLEDGE OF ALLEGIANCE**
3. **ROLL CALL - CLERK OF COUNCIL**
4. **APPROVAL OF AGENDA**
5. **ADOPTION OF MINUTES**
6. **RECOGNITION OF SPECIAL GUESTS**
7. **PUBLIC COMMENTS - REGISTERED SPEAKERS**
8. **ELECTIONS & APPOINTMENTS**
 - A. City Manager Employment Agreement/Oath of Office
 - B. City Clerk Oath of Office
 - C. City Attorney Oath of Office
9. **COMMUNICATIONS & PETITIONS**
 - A. Council Retreat Recap
 - B. Port Wentworth Chamber of Commerce
10. **CONSENT AGENDA**
 - A. Red Robin Court Roadway Improvements Pay Request No. 5 in the amount of \$179,171.95 to Griffin Contracting Inc.
 - B. Payment to Savannah River Utilities for an emergency water main repair on Grange Road
11. **UNFINISHED BUSINESS**
12. **NEW BUSINESS**
 - A. Site Plan Review Application submitted by Chuck Singleton, Coleman Company, Inc., on behalf of Stop N Stor 7, LLC., for PIN # 7-0906-01-038 (8901 Highway 21) for a Specific Development Site Plan to allow a Storage Unit Building in a P-C-2 (Planned Community Business) Zoning District
 - Public Hearing
 - Action

- B. Site Plan Review Application submitted by Felipe Toledo, P.E., Thomas & Hutton, on behalf of Chance Raehn, Chesterfield, LLC., for PIN # 7-0906-01-039 (Augusta Road) for a Specific Development Site Plan to allow a Warehouse in a P-I-1 (Planned Industrial) Zoning District
 - Public Hearing
 - Action
- C. Site Plan Review Application submitted by Port Wentworth SFR, LLC., for PIN # 7-0906-04-024 (Magnolia Blvd, Parcel 4 - A portion of Tract A1-1 of the Chisholm Tract) for a General Development Site Plan to allow a Single Family Rental Community in a M-P-O (Master Plan Overlay) Zoning District
 - Public Hearing
 - Action
- D. Site Plan Review Application submitted by Toss Allen, P.E., Allen Engineering Services, LLC., on behalf of Peachtree Development and Investments, LLC., for PIN # 7-0037-02-008 (Magellan Blvd) for a General Development Site Plan to allow an Advanced Auto Parts Store in a P-C-3 (Planned General Business) Zoning District
 - Public Hearing
 - Action
- E. Site Plan Review Application submitted by Ben Lockhart, EMC Engineering Services, Inc., on behalf of Christian Orr, Simoncre for PIN # 7-0037-02-016 (Magellan Blvd) for a General Development Site Plan to allow a Carvana Dealership in a P-C-3 (Planned General Business) Zoning District
 - Public Hearing
 - Action
- F. Amending City Council Rules of Procedures
- G. Renewal for Debris Removal Services

13. RESOLUTIONS/ORDINANCES/PROCLAMATIONS

- A. Zoning Map Amendment Application submitted by Phillip McCorkle, McCorkle, Johnson & McCoy, LLP., on behalf of Pointe Grand Savannah, LLC., for PIN # 7-0037-02-019 (Newport Blvd) to Rezone from P-C-3 (Planned General Business) to P-RIP (Planned Residential Institutional) Zoning District for the purpose of multi-family apartments
 - Public Hearing
 - Action
- B. Special Event Permit Request from Port Fuel Center.

14. EXECUTIVE SESSION

15. ADJOURNMENT



City Council
7224 GA Highway 21
Port Wentworth, GA 31407

SCHEDULED

AGENDA ITEM (ID # 2651)

Meeting: 04/28/22 07:00 PM
Department: All
Category: Contract
Prepared By: Zahnay Smoak
Department Head: Steve Davis

DOC ID: 2651

8.A

City Manager Employment Agreement/Oath of Office

ATTACHMENTS:

- PW CM Employment Agreement - Davis_ (DOCX)

Employment Agreement

This contract is entered into this 28th day of April, 2022 by and between the City of Port Wentworth, Georgia and Steve Davis. In consideration of terms contained herein, the City has offered Mr. Davis employment as City Manager pursuant to the following terms and conditions:

1. Description of Duties: Mr. Davis will provide the following services to the City of Port Wentworth:
 - a. Mr. Davis shall be the Chief Executive Officer of the city.
 - b. Provide experienced advice, management and leadership to oversee the city's day to day operations.
 - c. Mr. Davis shall have charge of the all administration and executive affairs of the city, pursuant to the City Charter and Ordinances, including all personnel decisions as allowed by City Charter and Ordinances.
 - d. Oversee all financials and present annual budget to Mayor and Council.
 - e. Perform any additional duties and assignments as might be needed or agreed upon by the Council and Mr. Davis.
2. Compensation:
 - a. Mr. Davis shall receive an annual salary of \$125,000.
 - b. Mr. Davis shall also receive \$1500 per month for 3 months and then a lump sum moving allowance of \$4000 when permanent residency is established. Mr. Davis shall be paid in the same manner and time frames as all city employees.
 - c. Mr. Davis shall be enrolled in the city's established 401(a) retirement system with an annual city contribution of 12.5%.
 - d. Mr. Davis will be considered a full-time employee of the City and as such will be eligible for city benefits afforded all full-time City personnel including all annual cost of living increases and/or any merit increases as seen fit by Mayor and Council.
 - e. The City shall provide Mr. Davis a City vehicle. This vehicle shall be a take home vehicle and all expenses paid for by the City, including all maintenance, insurance and gas.
 - f. The City shall provide for all professional memberships to necessary associations for Mr. Davis and for continuing education for leadership and best practice to enhance his ability to bring the best management skills to the city.
 - g. The City shall provide Mr. Davis all legal protections afforded to him under State of Georgia for the purposes of performing his job duties.
3. Term and Workdays:
 - a. This contract will begin upon adoption by City Council on April 28, 2022 and shall be for a 4-year period ending April 27, 2026. Mr. Davis shall work normal business hours with the ability to work remote 1 day a week. Mr. Davis shall attend all Council Meetings and represent the City in other community or governmental agency meetings that he determines are in the best interest of the city.
4. Renewal:
 - a. This contract shall automatically renew for a four-year period on April 28, 2026 and every four years thereafter.

5. Termination or Resignation:

- a. The city manager shall only be removed or terminated by the process currently codified in the City Charter.
- b. During the first two years of this contract, the City shall pay Mr. Davis two year's salary severance for any dismissal, nonrenewal or termination of employment. Additionally, Mr. Davis shall receive all benefits including vacation and personal time as accrued during his tenure.
- c. Thereafter, after the first two years of this contract, the City shall pay Mr. Davis one year's salary for any dismissal, nonrenewal or termination of employment. Additionally, Mr. Davis shall receive all benefits including vacation and personal time as accrued during his tenure.
- d. Mr. Davis shall give Mayor and Council at least 30 days' notice of resignation unless agreed upon in advance.

6. Confidentiality:

- a. Mr. Davis, his agents, representatives or assigns will not, at any time or in any manner, either directly or indirectly, use, divulge, disclose, or communicate in any manner any legal information that is proprietary to the City of Port Wentworth. Mr. Davis, his agents, representatives and assigns will protect such proprietary information and treat it as confidential. This provision will continue to be effective after this Contract terminates. Any waivers to the confidentiality obligations authorized by the City of Port Wentworth will be limited to the single occurrence to a specific information disclosure and the confidentiality clause will continue to be in effect for all other information. Upon termination of this contract Mr. Davis will return to the City of Port Wentworth all records, notes, documentation and other items that were used, created or controlled by Mr. Davis during the term of this contract.
- b. Nothing within this confidentiality clause shall interfere with the Employee's right to cooperate and participate in an investigation or proceeding conducted by the EEOC or other federal or state regulatory or law enforcement agency.

7. Warranty:

- a. Mr. Davis shall perform his duties and meet the obligations under this contract in a professional and businesslike manner.
- b. All actions shall comply with all applicable federal and state laws and local ordinances, resolutions, regulations and policies.

8. Arbitration:

- a. Any controversies or disputes arising out of or relating to this Contract shall be resolved by binding arbitration in accordance with the then current commercial arbitration rules of the American Arbitration Association. The parties shall select a mutually acceptable arbitrator knowledgeable about issues relating to the subject matter of this Contract. In the event the parties are unable to agree to such selection, each party will select an arbitrator and the two arbitrators in turn shall select a third arbitrator, all three of them shall reside jointly over the matter. The arbitration shall take place at a location that is reasonable centrally located between the parties or otherwise mutually agreed upon by the parties. All documents, materials and information in the possession of each party that are anyway relevant to the dispute shall be made available to the other party for

review and copying no later than 30 days after the notice of arbitration is served. The arbitrator shall not have the authority to modify any provision of this Contract or to award punitive damages. The decision by the arbitrator shall be final and binding on the parties, and judgment may be entered in conformity with the decision of in any Georgia court having jurisdiction over the parties. During the continuance of any arbitration proceeding, the party shall continue to perform their respective obligations under this Contract.

9. Entire Agreement:

- a. This Contract contains the entire agreement of the parties and there are no other promises or conditions in any other agreement whether written or oral concerning the subject matter of this Contract. This Contract supersedes any prior written or oral agreements between the parties.

10. Severability:

- a. If any provision of this Contract is held to be invalid or unenforceable for any reason by any court of competent jurisdiction, the remaining provisions will continue to be valid and enforceable. If a court finds that any provision of this Contract is invalid or unenforceable, but that by limiting such provision it would become valid and enforceable, then such provision will be deemed to be written, construed and enforced as so limited.

11. Amendment:

- a. This Contract may be modified or amended in writing by mutual agreement between the parties, provided the writing is signed by the party obligated under the agreement.

12. Governing Law:

- a. This Contract shall be construed in accordance with the laws of the State of Georgia.

13. Notice:

- a. Any notice or communication required or permitted under this Contract shall be sufficiently given if delivered in person or by certified mail, return receipt requested, to the address set forth on the signature lines below.

14. Waiver of Contractual Rights:

- a. The failure of either party to enforce any provision of this Contract shall not be construed as a waiver or limitation of the parties' right to subsequently enforce and compel strict compliance with every provision of this Contract.

In Witness whereof, the parties hereto have hereunto set their hands and seals and represent that they are authorized to do so.

[Intentionally Left Blank]

[Signatures on following page]

Date

Gary Norton, Mayor
City of Port Wentworth

Date

Steven Davis, MPA CPM

Date

Zahnay Smoak, Clerk of Council
City of Port Wentworth



City Council
7224 GA Highway 21
Port Wentworth, GA 31407

SCHEDULED

AGENDA ITEM (ID # 2652)

Meeting: 04/28/22 07:00 PM
Department: All
Category: Appointment
Prepared By: Zahnay Smoak
Department Head: Zahnay Smoak

DOC ID: 2652

8.B

City Clerk Oath of Office



City Council
7224 GA Highway 21
Port Wentworth, GA 31407

SCHEDULED

AGENDA ITEM (ID # 2653)

Meeting: 04/28/22 07:00 PM
Department: All
Category: Appointment
Prepared By: Zahnay Smoak
Department Head: Zahnay Smoak

DOC ID: 2653

8.C

City Attorney Oath of Office



City Council
7224 GA Highway 21
Port Wentworth, GA 31407

SCHEDULED

AGENDA ITEM (ID # 2654)

Meeting: 04/28/22 07:00 PM
Department: All
Category: Presentation
Prepared By: Zahnay Smoak
Department Head: Zahnay Smoak

DOC ID: 2654

9.A

Council Retreat Recap



City Council
7224 GA Highway 21
Port Wentworth, GA 31407

SCHEDULED

AGENDA ITEM (ID # 2650)

Meeting: 04/28/22 07:00 PM
Department: All
Category: Presentation
Prepared By: Zahnay Smoak
Department Head: Zahnay Smoak

DOC ID: 2650

9.B

Port Wentworth Chamber of Commerce



City Council
7224 GA Highway 21
Port Wentworth, GA 31407

SCHEDULED

Meeting: 04/28/22 07:00 PM
Department: Development Services
Category: Purchase
Prepared By: Melanie Ellis
Department Head: Brian Harvey

10.A

AGENDA ITEM (ID # 2639)

DOC ID: 2639

Red Robin Court Roadway Improvements Pay Request No. 5 in the amount of \$179,171.95 to Griffin Contracting Inc.

Issue/Item: Red Robin Court Roadway Improvements Pay Request No. 5 in the amount of \$179,171.95 to Griffin Contracting Inc.

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

Facts and Findings: The contractor has completed a portion of the work in accordance with the contract. T.R. Long Engineering, P.C., has reviewed the applications, quantities, and values of work submitted by the contractor, and recommends payment in the amount of \$179,171.95.

Funding: Budgeted Line Item

Recommendation: Approval based upon the recommendation of T.R. Long Engineering, P.C.

ATTACHMENTS:

- Red Robin Court Roadway Improvements Pay Request No 5 APRIL 2022 (PDF)

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

1. ORIGINAL CONTRACT SUM	\$	448,600.00
2. Net change by Change Orders	\$	-
3. CONTRACT SUM TO DATE (Line 1±2)	\$	448,600.00
4. TOTAL COMPLETED & STORED TO DATE:	\$	412,417.99
5. Retainage:		
a. <u>10</u> % of Completed Work	\$	41,241.80
Total Retainage	\$	41,241.80
6. TOTAL EARNED LESS RETAINAGE:	\$	371,176.19
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT:	\$	192,004.24
8. CURRENT PAYMENT DUE:	\$	179,171.95

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

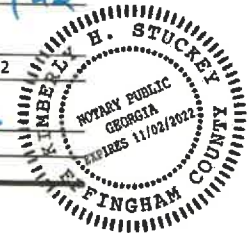
PAGE 1 OF 3 PAGESAPPLICATION NO: 5Distribution to:
OWNER ☐
ENGINEER ☐
CONTRACTOR ☐PERIOD TO: 3/31/2022

ENGINEER'S PROJECT NUMBER:

TRL # 2021-81 H

CONTRACT DATE: September 20, 2021

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

CONTRACTOR: Griffin Contracting, Inc.By: Chris Davis Date: 03/31/22State of: Georgia County of Chatham
Subscribed and sworn to before me this 31st day of March, 2022Notary Public: Kimberly B. Stuckey
My Commission expires: 11/8/2022**ENGINEER'S CERTIFICATE FOR PAYMENT**

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

AMOUNT CERTIFIED.....\$ 179,171.95

ARCHITECT:

By: [Signature] Date: 4/4/2022

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

CONTINUATION SHEET

Application and Certification for Payment, containing
Contractor's signed certification is attached.

Use Column I on Contracts where variable retainage for line items may apply.

PAGE 2 OF 3 PAGES

APPLICATION NO: 5
APPLICATION DATE: 31-Mar-22
PERIOD TO: 31-Mar-22
ENGINEER'S PROJECT NO: TRL # 2021-81 H

A ITEM NO.	B DESCRIPTION OF WORK	C ESTIMATED QUANTITY	D UNITS	E UNIT PRICE	F SCHEDULED VALUE (C*E)	G CURRENT QUANTITY	H CURRENT VALUE (E*G)	I PREVIOUS QUANTITY	J PREVIOUS VALUE (E*I)	K MATERIALS PRESENTLY STORED (NOT IN H OR J)	L TOTAL COMPLETED AND STORED TO DATE (H+J+K)	M PERCENT COMPLETE % (L/F)	N BALANCE TO FINISH (F-L)
1	Grading Modified	0.11	MI	\$430,000.00	47,300.00	0.0670	\$28,810.00	0.0330	\$14,190.00	\$0.00	\$43,000.00		\$4,300.00
2	Remove & Replace Subgrade Matl	950	CY	\$40.00	38,000.00	784.00	\$31,360.00	0.00	\$0.00	\$0.00	\$31,360.00		\$6,640.00
3	8" Graded Aggregate Base (GAB)	1650	SY	\$28.00	46,200.00	1,568.00	\$43,904.00	0.00	\$0.00	\$0.00	\$43,904.00		\$2,296.00
4	Geotextile Fabric Tensar TX 160	1650	SY	\$7.40	12,210.00	1,568.00	\$11,603.20	0.00	\$0.00	\$0.00	\$11,603.20		\$606.80
5	3" Asphalt 19 MM SP Binder	275	TON	\$107.00	29,425.00	264.96	\$28,350.72	0.00	\$0.00	\$0.00	\$28,350.72		\$1,074.28
6	1.5" Asphalt 12.5 MM SP Surface	140	TON	\$123.00	17,220.00	156.61	\$19,263.03	0.00	\$0.00	\$0.00	\$19,263.03		-\$2,043.03
7	Remove & Replace 24" C&G	1200	LF	\$40.00	48,000.00	0.00	\$0.00	1,150.00	\$46,000.00	\$0.00	\$46,000.00		\$2,000.00
8	Remove & Replace 6" Driveways	550	SY	\$83.00	45,650.00	0.00	\$0.00	568.00	\$47,144.00	\$0.00	\$47,144.00		-\$1,494.00
9	Temporary Transition Driveways	200	TON	\$89.00	17,800.00	0.00	\$0.00	87.36	\$7,775.04	\$0.00	\$7,775.04		\$10,024.96
10	Grate Inlet Type S	4	EA	\$4,785.00	19,140.00	0.00	\$0.00	4.00	\$19,140.00	\$0.00	\$19,140.00		\$0.00
11	Junction Box/Interference Box	2	EA	\$3,580.00	7,160.00	0.00	\$0.00	3.00	\$10,740.00	\$0.00	\$10,740.00		-\$3,580.00
12	Connect to Existing Storm Pipe	1	EA	\$1,250.00	1,250.00	1.00	\$1,250.00	0.00	\$0.00	\$0.00	\$1,250.00		\$0.00
13	18" RCP Pipe	176	LF	\$72.00	12,672.00	0.00	\$0.00	176.00	\$12,672.00	\$0.00	\$12,672.00		\$0.00
14	24" RCP Pipe	24	LF	\$90.00	2,160.00	0.00	\$0.00	24.00	\$2,160.00	\$0.00	\$2,160.00		\$0.00
15	30" RCP Pipe	232	LF	\$97.00	22,504.00	0.00	\$0.00	266.00	\$25,802.00	\$0.00	\$25,802.00		-\$3,298.00
16	30" Flared End Section	1	EA	\$1,179.00	1,179.00	0.00	\$0.00	1.00	\$1,179.00	\$0.00	\$1,179.00		\$0.00
17	6" Sock Drain w/#57 Stone& Fabric	1200	LF	\$25.70	30,840.00	1,150.00	\$29,555.00	0.00	\$0.00	\$0.00	\$29,555.00		\$1,285.00
18	5" Solid Double Yellow	1200	LF	\$1.50	1,800.00	0.00	\$0.00	0.00	\$0.00	\$0.00	\$0.00		\$1,800.00
19	24" Stop Bar	1	EA	\$220.00	220.00	0.00	\$0.00	0.00	\$0.00	\$0.00	\$0.00		\$220.00
20	Inlet Sediment Trap (Sd2-F)	5	EA	\$250.00	1,250.00	0.00	\$0.00	0.00	\$0.00	\$0.00	\$0.00		\$1,250.00
21	Inlet Sediment Trap (Sd2-P)	4	EA	\$250.00	1,000.00	0.00	\$0.00	0.00	\$0.00	\$0.00	\$0.00		\$1,000.00
22	Concrete Washout (CSW)	1	EA	\$1,960.00	1,960.00	0.00	\$0.00	0.00	\$0.00	\$0.00	\$0.00		\$1,960.00
23	Rip Rap (ST)	45	SY	\$100.00	4,500.00	0.00	\$0.00	0.00	\$0.00	\$0.00	\$0.00		\$4,500.00
24	Silt Fence Sd1-NS	400	LF	\$5.30	2,120.00	0.00	\$0.00	0.00	\$0.00	\$0.00	\$0.00		\$2,120.00
25	Temporary Grassing (Ds2)	0.24	AC	\$2,000.00	480.00	0.00	\$0.00	0.00	\$0.00	\$0.00	\$0.00		\$480.00
26	Permanent Grassing (Ds3)	0.24	AC	\$3,000.00	720.00	0.00	\$0.00	0.00	\$0.00	\$0.00	\$0.00		\$720.00
27	2" Sod Strip Behind Curb (Ds4)	1200	LF	\$3.00	3,600.00	0.00	\$0.00	0.00	\$0.00	\$0.00	\$0.00		\$3,600.00
28	Mulching (Ds1)	0.24	AC	\$3,000.00	720.00	0.00	\$0.00	0.00	\$0.00	\$0.00	\$0.00		\$720.00
29	Traffic Control	1	LS	\$18,320.00	18,320.00	0.20	\$3,664.00	0.80	\$14,656.00	\$0.00	\$18,320.00		\$0.00

CONTINUATION SHEET

Application and Certification for Payment, containing
Contractor's signed certification is attached.

Use Column I on Contracts where variable retainage for line items may apply.

PAGE 3 OF 3 PAGES

APPLICATION NO:	5
APPLICATION DATE:	31-Mar-22
PERIOD TO:	31-Mar-22
ENGINEER'S PROJECT NO:	TRL # 2021-81 H

A	B	C	D	E	F	G	H	I	J	K	L	M	N
ITEM NO.	DESCRIPTION OF WORK	ESTIMATED QUANTITY	UNITS	UNIT PRICE	SCHEDULED VALUE (C*E)	CURRENT QUANTITY	CURRENT VALUE (E*G)	PREVIOUS QUANTITY	PREVIOUS VALUE (E*I)	MATERIALS PRESENTLY STORED (NOT IN H OR J)	TOTAL COMPLETED AND STORED TO DATE (H+J+K)	PERCENT COMPLETE % (L/F)	BALANCE TO FINISH (F-L)
30	Mobilization 3% Max	1	LS	\$13,200.00	13,200.00	0.10	\$1,320.00	0.90	\$11,880.00	\$0.00	\$13,200.00		\$0.00
	TOTAL				448,600.00		199,079.95		213,338.04	0.00	412,417.99		\$ 36,182.01

CONTRACTOR'S AFFIDAVIT AND LIEN WAIVER

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

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

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

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

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

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

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

CONTRACTOR:

Griffin Contracting, Inc.

WITNESS

Sworn to and subscribed before me this
31st day of March, 2022

Notary Public

My Commission Expires 11/2/2022

Printed Name: Chris Davis

Address: 122 Pipemakers Circle

Suite 207, Pooler, GA 31322





City Council
7224 GA Highway 21
Port Wentworth, GA 31407

SCHEDULED

Meeting: 04/28/22 07:00 PM
Department: All
Category: Purchase
Prepared By: Zahnay Smoak
Department Head: Steve Davis

10.B

AGENDA ITEM (ID # 2642)

DOC ID: 2642

Payment to Savannah River Utilities for an emergency water main repair on Grange Road

Issue/Item: Payment to Savannah River Utilities in the amount of \$36,705 to repair water main on Grange Road February 10, 2022.

Background: In the afternoon of February 10, 2022 an underground fiber optic contractor bored through an 8inch water line on Grange Road.

Facts and Findings: 1. Clearwater Solutions staff responded immediately and quickly determined that repair of the water line exceeded the capability and capacity of the crew. The Mayor and Port Wentworth staff were notified immediately of the situation
2. Water service of the area and the adjacent elementary school were impacted.
3. The underground fiber optic contractor bored through an 8" water line on Grange Road. The location of the water line was not known.
4. Savannah River Utilities was immediately called to repair the water line overnight to prevent significant water loss and severe low water pressure to the community and nearby school. The line repair began that evening and into the following day. School closing was averted.

Funding: Budgeted line item

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

ATTACHMENTS:

- Savannah River Utilities (PDF)

Savannah River Utilities Co.
1992 Hwy 21 N
Springfield GA 31329



Invoice to:

Clearwater Solutions
1000 Richmond Road
Port Wentworth, GA 31407

Attn: Robert Drewry

W/E 3/12/2022

Invoice # 07660

Job Description: Grange Rd. Emergency Waterline Repair

Crew #1	27 HRS.	@ \$ 250.00 per HR.	= \$ 6,750.00
Crew #2	20 HRS.	@ \$ 250.00 per HR.	= \$ 5,000.00
Excavator	1	@ \$ 1,500.00 per EA.	= \$ 1,500.00
Mobilization (Excavator)	1	@ \$ 600.00 per EA.	= \$ 600.00
Mini excavator	1	@ \$ 700.00 per EA.	= \$ 700.00
Mobilization (Mini excavator)	1	@ \$ 400.00 per EA.	= \$ 400.00
Backhoe w/ram Hammer	1	@ \$ 2,900.00 per EA.	= \$ 2,900.00
Mobilization (Backhoe)	1	@ \$ 600.00 per EA.	= \$ 600.00
Disposal (Muck)	234 CY.	@ \$ 20.00 per CY.	= \$ 4,680.00
Select Fill Sand	270 CY.	@ \$ 26.00 per CY.	= \$ 7,020.00

Crusher Run	10 TO.	@ \$ 45.00 per TO.	= \$ 450.00
57 Stone	12 TO.	@ \$ 60.00 per TO.	= \$ 720.00
Concrete (5,000 PSI)	13 CY.	@ \$ 145.00 per CY.	= \$ 1,885.00
Drilled rebar into Existing concrete	1	@ \$ 500.00 per EA.	= \$ 500.00
Crew #3 (Concrete crew)	12 HRS.	@ \$ 250.00 per HR.	= \$ 3,000.00
<hr/>			
Total Amount Due:			= \$ 36,705.00



City Council
7224 GA Highway 21
Port Wentworth, GA 31407

SCHEDULED

Meeting: 04/28/22 07:00 PM
Department: Development Services
Category: Planning/Zoning Item
Prepared By: Melanie Ellis
Department Head: Brian Harvey

AGENDA ITEM (ID # 2646)

DOC ID: 2646

Site Plan Review Application submitted by Chuck Singleton, Coleman Company, Inc., on behalf of Stop N Stor 7, LLC., for PIN # 7-0906-01-038 (8901 Highway 21) for a Specific Development Site Plan to allow a Storage Unit Building in a P-C-2 (Planned Community Business) Zoning District

Issue/Item: Site Plan Review Application submitted by Chuck Singleton, Coleman Company, Inc., on behalf of Stop N Stor 7, LLC., for PIN # 7-0906-01-038 (8901 Highway 21) for a Specific Development Site Plan to allow a Storage Unit Building in a P-C-2 (Planned Community Business) Zoning District

Background: The subject property is currently a vacant lot at the corner of Highway 21 and Rice Creek Road. There are no buildings or structures on the subject property.

Facts and Findings: The site plan is for an expansion of the existing storage facility. The proposed building is 23,100 square foot and will be single story. Access to the new building will be through the existing Stop N Stor driveway. The application is under review by City Engineers Thomas & Hutton. This project complies with the current City of Port Wentworth 2021-2041 Comprehensive Plan.

Funding: N/A

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

ATTACHMENTS:

- Stop N Stor Highway 21 S-Site Plan APRIL 2022 - Application (PDF)
- Stop N Stor Highway 21 S-Site Plan APRIL 2022 - Timeline (DOCX)
- Stop N Stor Highway 21 S-Site Plan APRIL 2022 - 1st Comment Letter T&H 3.30.22 (PDF)
- Planning Commission Minutes April 11, 2022 DRAFT (PDF)

220162

12.A.a

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

Site Plan Review Application

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

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

Site Plan Address: NE corner Hwy 21 & Rice Creek Rd.

PIN #(s): 70906 01038

Zoning: P-R-M Estimated Cost of Construction: \$ +/- \$1,000,000.00

Type of Construction: self storage building: Pre-fab steel with stucco accents

Applicant's Name: Coleman Company, Inc. - Chuck Singleton P.E.

Mailing Address: 1480 Chatham Parkway, Suite 100 Savannah, Georgia 30105

Phone #: 912-200-3041 Email: csingleton@cci-sav.com

Owner's Name (If Different form Applicant): Stop N Stor 7, LLC

Mailing Address: 9100 White Bluff Rd., Suite 502 Savannah, Georgia 31406

Phone #: 912-572-1300 Email: alan@stopnstorstorage.com

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


 Applicant's Signature

3/4/22

Date


 Owner's Signature (If Different form Applicant)

3-2-22

Date

Please see page 2 for required submittal checklist

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

Site Plan Review Application Submittal Checklist

Documentation below is required for a complete submittal.

- ☒ Signed and Completed Application
- ☒ 3 Full size sets of site plan civil drawings or concept plan (depending on type of site plan)
- ☒ 15 half size (11" X 17") sets of site plan civil drawings or concept plan (depending on type of site plan)
- ☒ 2 copies of hydrology reports (if applicable)
- ☒ Names, mailing address, and PIN number of all property owners within 250 feet of all property lines
- ☒ 1 8 ½" X 11" of site plan civil drawings or concept plan (depending on type of site plan)
- ☒ PDF of entire submittal ~~(either flash drive or CD)~~ (Emailed Dropbox Link)
- ☐ 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

3/4/22
 Date

CITY OF PORT WENTWORTH
(912) 964-4379

REC#: 00347501 3/14/2022 11:36 AM
OPER: ME TERM: 011
REF#: CK 2880

TRAN: 112.0000 BLDG PERMIT
220162 886.00CR
STOP N STOR #7 LLC
8901 HIGHWAY 21
DEV-SPR 886.00CR

TENDERED: 886.00 CHECK
APPLIED: 886.00-
CHANGE: 0.00

WWW.CITYOFPORTWENTWORTH.COM



March 4, 2022
CCI Project #: 21-708

**RE: Adjacent Property Owners
Proposed Stop N Stor**

1. PIN: 70906 01018
Rice Creek Commercial, LLC
c/o Development Associates Inc.
17 Park of Commerce Blvd., Unit 105
Savannah, Georgia 31405
2. PIN: 70906C05074
Rice Creek HOA, Inc.
c/o Sentry Management, Inc.
119 Canal St., Suite 102
Pooler, Georgia 31410
3. PIN: 70906 02005
Neil and Amelia Thompson
8024 Old Hwy 21
Port Wentworth, Georgia 31407
4. PIN: 70906 04005A
Jimmy Neal Thompson
8024 Old Hwy 21
Savannah, Georgia 31407
5. PIN: 70906 01026
RC Residential, LLC
1049 Powers Ferry Rd.
Marietta, Georgia 30067
6. PIN: 70906C11014
Rice Creek HOA, Inc.
c/o Sentry Management, Inc.
119 Canal St., Suite 102
Pooler, Georgia 31410

Project Timeline

Project Number: 220162

Project Name: Stop N Stor Hwy 21 Specific Site Plan

Applicant / Engineer: Chuck Singleton, Coleman Company

Owner: Stop N Stor 7, LLC

City Review Engineer: Thomas & Hutton

- 3/4/2022 – application received. Complete
- 3/11/2022 – sent documents to Thomas & Hutton for review.
- 3/29/2022 – public hearing notice letters mailed.
- 3/30/2022 – public hearing notice posted in Savannah Morning News.
- 3/30/2022 – received 1st review comment letter from T&H. Chuck Singleton copied on email.



50 PARK OF COMMERCE WAY
SAVANNAH, GA 31405 | 912.234.5300
WWW.THOMASANDHUTTON.COM

March 30, 2021

Mr. Brian Harvey
Director of Development Services
City of Port Wentworth
305 South Coastal Highway
Port Wentworth, GA 31407

Re: Stop N Stor Highway 21
Port Wentworth, Georgia
Site Plan Review
J-25412.0028

Dear Brian:

We have received the site plan for the referenced project submittal. The following information was included in the submittal package:

- Hydrology Narrative
- Site Development Plans

This site plan review was completed based on our interpretation of the latest City of Port Wentworth zoning ordinance and development regulations. Thomas & Hutton's review was performed in an effort to assess if the application package for the proposed improvements is in general conformance with City of Port Wentworth regulations. Our review shall not be interpreted as a detailed technical analysis of the design or for verification of technical sufficiency for elements of design. Under no circumstances shall our review and comments related to the site plans relieve the Applicant's Design Professional of their professional obligations and professional standards of care. As such, the design submitted by the Applicant's Design Professional shall be the sole responsibility of the Applicant's Design Professional. Thomas & Hutton shall not accept any responsibility for any liability due to design and construction, in whole or in part, for any aspect of the design and construction of design documents.

We have reviewed the submittal package and offer the comments noted below for consideration:

General Comments

1. The site appears to be zoned Planned Community Business (P-C-2).
2. According to NWI data, it appears that wetlands exist on-site. Please provide a Jurisdictional Determination and, if applicable, a wetland impact permit.
3. This site lies within an Effective FEMA Special Flood Hazard Area Zone X, Area of Minimal Flood Hazard, according to FEMA FIRM Panel 13051C0030G effective August 16, 2018.
4. Please provide an EPD Land Disturbance approval.
5. Please provide EPD water/wastewater permits, if applicable.

Mr. Brian Harvey
 City of Port Wentworth
 March 30, 2021
 Page 2

6. Development is occurring within a "common access and utility easement" and "drainage easement". Provide documentation indicating that proposed encroachment on the easements is permitted.

Stormwater Comments

In accordance with the City of Port Wentworth Stormwater Management Ordinance (PWSMO) Section 7-79, this project proposes a redevelopment that will involve the creation of 5,000 square feet or more of impervious cover that otherwise did not exist on the site previously. Sites having master planned stormwater do not appear to be exempt. As such, all stormwater provisions apply to this site.

1. Provide the following items to complete the Stormwater Management Design Plan per Section 7-80(d) of the Port Wentworth Code of Ordinances:
 - a. Certification by Plan Preparer
 - b. Certification by Owner
2. Provide a stormwater management inspection and maintenance agreement and plan as prescribed in Section 7-80(e) of the Port Wentworth Code of Ordinances.
3. Please acknowledge that a performance bond will be required prior to construction, as listed in Section 7-80(h) of Article III of the Drainage and Flood Control Ordinances within the Port Wentworth Code of Ordinances.
4. Provide a statement of no adverse upstream or downstream impacts to the existing stormwater system.
5. The "volume in the wet pool and extended detention" for the stormwater pond differs in the previously approved hydrologic analysis versus the proposed hydrology narrative. Please explain or revise.
6. Provide profile views of existing and proposed storm drainage infrastructure with resulting water surface elevations pursuant to Section 7-80(d)(3) of the Port Wentworth Code of Ordinances.
7. Provide a signed and dated seal of a professional engineer licensed in the State of Georgia on the site development plans pursuant to Section 3.7.9(3) of the Port Wentworth Comprehensive Development Manual.

Water, Fire System, and Sanitary Sewer Design Comments

1. It appears that no sanitary sewer is proposed as a part of the site development plans. If sanitary sewer is purposed, provide the requirements set forth in Section 3.5 of the Port Wentworth Comprehensive Design Manual.
2. Please provide the Water/Wastewater Availability Request Form found in Appendix A of the Port Wentworth Comprehensive Design Manual (CDM) as required by Section 3.3 of the CDM.
3. It appears that fire protection is proposed as a part of this development but not domestic water. Please confirm. Provide the requirements set forth in Section 3.4 of the Port Wentworth Comprehensive Design Manual including the water distribution checklist and associated exhibits.
4. Please coordinate with the Fire Marshal for fire protection comments and approval.
5. Additional water, fire system, and sanitary sewer design comments may arise upon submission of the requested calculations.

Mr. Brian Harvey
City of Port Wentworth
March 30, 2021
Page 3

Plan Sheets Comments

1. Provide a fence and the proposed exterior building surface that meets the requirements set forth in Section 5.6 of the Port Wentworth Code of Ordinances for a self-storage mini-warehouse in zone C-2.
2. Pursuant to Section 7-80 (b)(3) of the Port Wentworth Code of Ordinances, provide all existing roads, buildings, parking areas, impervious surfaces, utilities, and stormwater drainage infrastructure on the site development plans. It appears that some of these elements are missing from the plans. There are several features, such as "Existing Master Detention Pond", and "Existing Stop N Stor #7" that are called out on the plans with no associated linework for the features.
3. On Sheet C5.0, provide the size of the existing water main and tapping sleeve that is connecting to the internal backflow prevention device.

Site Lighting Comments

1. Provide a site lighting plan for the improved areas of the development, if applicable. If lighting is proposed, provide light shielding in conformance with Section 5.6 of the Port Wentworth Code of Ordinances for a self-storage mini-warehouse in zone C-2.

Paving, Signage, and Parking Comments

1. Please confirm with a note on the plans that all accessible paths will comply with the latest edition of the Americans with Disabilities Act.

Thank you for your attention to this project. If there are any questions or comments, please feel free to call us at (912) 234-5300.

Sincerely,

THOMAS & HUTTON


Darby Burk

DMB



CITY OF PORT WENTWORTH

PLANNING COMMISSION

APRIL 11, 2022

Council Meeting Room

Regular Meeting

6:30 PM

7224 GA HIGHWAY 21
PORT WENTWORTH, GA 31407

1. CALL MEETING TO ORDER

Chairman CJ Neesmith called the meeting to order.

2. PRAYER AND PLEDGE OF ALLEGIANCE

Commissioner Herrin led the Prayer and Pledge of Allegiance.

3. ROLL CALL - SECRETARY

Mr. Harvey notified the Commission that Jeff Sopson has resigned from the Planning Commission.

Attendee Name	Title	Status	Arrived
Bill Herrin	Planning Commissioner	Present	
Rosetta Franklin	Planning Commissioner	Present	
Wanda Rollf	Planning Commissioner	Absent	
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	

4. APPROVAL OF AGENDA

1. Approval of Agenda

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

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

5. ADOPTION OF MINUTES

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

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

6. ZONING MAP AMENDMENTS (REZONING)

- A. Zoning Map Amendment Application submitted by Phillip McCorkle, McCorkle, Johnson & McCoy, LLP., on behalf of Pointe Grand Savannah, LLC., for PIN # 7-0037-02-019 (Newport Blvd) to Rezone from P-C-3 (Planned General Business) to P-RIP (Planned Residential Institutional) Zoning District for the purpose of multi-family apartments

The applicant, Phillip McCorkle, was present. Mr. McCorkle gave a brief overview of the project and offered to answer any questions the Commission may have. Commissioner Morris asked how many apartment units in this development. Mr. McCorkle responded 244. Commissioner Herrin asked if there would be any single-family homes in this development. Mr. McCorkle responded no. Commissioner Herrin responded that he would like to see more single-family home projects in the City. Commissioner Hester asked if the increase of children due to the new apartments was considered for the over crowding of the schools. Mr. McCorkle responded that the Chatham County school board was the responsible party to increase school capacity.

-Public Comments: Murray Marshall - spoke in favor of the application.

Commissioner Herrin made a motion to approve the application. Commissioner Morris seconded the motion to approve. Commissioners Herrin, Franklin and Morris voted Yes. Commissioner Hester voted No. Motion passed 3-1.

RESULT: **APPROVED [3 TO 1]**
MOVER: Bill Herrin, Planning Commissioner
SECONDER: Lauree Morris, Planning Commissioner
AYES: Herrin, Franklin, Morris
NAYS: Hester
ABSENT: Rollf

- B. Zoning Map Amendment Application submitted by Neil McKenzie, Coleman Company on behalf of William Grah & Wendelyn Hester for PIN #'s 7-0978-05-002 & 7-0978-05-014 (462 & 468 Monteith Road) to Rezone from R-A (Residential Agriculture) to P-R-M (Planned Residential Multifamily) Zoning District for the purpose of a residential townhome development

Application was requested to be withdrawn by the applicant. The request to withdraw the application was voted on during the Adoption of the Agenda.

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

7. ZONING TEXT AMENDMENTS (ORDINANCES)

8. SITE PLAN/SUBDIVISION APPROVAL

- A. Site Plan Review Application submitted by Chuck Singleton, Coleman Company, Inc., on behalf of Stop N Stor 7, LLC., for PIN # 7-0906-01-038 (8901 Highway 21) for a Specific Development Site Plan to allow a Storage Unit Building in a P-C-2 (Planned Community Business) Zoning District

The applicant, Chuck Singleton, was present. Mr. Singleton gave a brief overview of the project and offered to answer any questions the Commission may have. Commissioner Morris asked if the wetland jurisdictional determination was done. Mr. Singleton stated when the Stop n Stor was originally developed this site was prepared as well and they would not be disturbing any wetlands with this project. Commissioner Hester asked if the elevation would be raised. Mr. Singleton responded that no, they would only do enough grading to level the site. Commissioner Morris asked if the City Engineer comments had been satisfied. Mr. Singleton responded that he was working on responding to the comments. There were no public comments. Commissioner Franklin made a motion to approve the application with the condition that all engineer comments be addressed. Commissioner Herrin seconded the motion to approve with the condition. The vote was unanimous.

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

- B. Site Plan Review Application submitted by Felipe Toledo, P.E., Thomas & Hutton, on behalf of Chance Raehn, Chesterfield, LLC., for PIN # 7-0906-01-039 (Augusta Road) for a Specific Development Site Plan to allow a Warehouse in a P-I-1 (Planned Industrial) Zoning District

The applicant, Felipe Toledo, was present. Mr. Toledo gave a brief overview of the project and offered to answer any questions the commission may have. Commissioner Morris asked what the status of the intergovernmental agreement between Effingham County and The City of Port Wentworth for water and sewer was. Mr. Toledo responded that it was currently being reviewed by his client. Commissioner Hester asked how do they make sure the berm does not become a dam and cause the surrounding neighbors to flood. Mr. Toledo responded that the berm is engineered to not cause any flooding and that the berm for this project is on the high side of the property and should not cause any flooding. There were no public comments. Commissioner Herrin made a motion to approve the application. Commissioner Franklin seconded the motion to approve. The vote was unanimous.

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

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

Scott Monson, Thomas & Hutton, was present on behalf of the applicant. Mr. Monson gave a overview of the project and offered to answer any questions the commission may have. Commissioner Morris asked about the buffer between the single-family rental project and the multi-family project. Mr. Monson responded that a buffer was not required between the projects but there was a 20 foot building setback. There were no

public comments. Commissioner Herrin made a motion to approve. Commissioner Franklin seconded the motion to approve. The vote was unanimous.

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

- D. Site Plan Review Application submitted by Toss Allen, P.E., Allen Engineering Services, LLC., on behalf of Peachtree Development and Investments, LLC., for PIN # 7-0037-02-008 (Magellan Blvd) for a General 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. Mr. Allen gave a brief overview of the project and offered to answer any questions the commission may have. Commissioner Morris asked if there was any direct access from the project to Highway 21. Mr. Allen responded that no, the only access was to Magellan Blvd and through the Murphy's gas station. Commissioner Hester made the statement that this would increase the traffic on Magellan Blvd. There were no public comments. 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
ABSENT: Rollf

- E. Site Plan Review Application submitted by Ben Lockhart, EMC Engineering Services, Inc., on behalf of Christian Orr, Simoncre for PIN # 7-0037-02-016 (Magellan Blvd) for a General Development Site Plan to allow a Carvana Dealership in a P-C-3 (Planned General Business) Zoning District

Christian Orr was present via Zoom. Mr. Orr gave a brief overview of the project and offered to answer any questions the commission may have. Commissioner Hester asked if they plan on hiring local people. Mr. Orr responded yes. Commissioner Morris asked if the storage parking would be asphalt or porous payment. Mr. Orr responded that it was planned to be asphalt. Commissioner Morris asked if other Green alternatives could be looked at instead of asphalt. Mr. Orr stated he would look into other alternatives and speak with his client. Commissioner Herrin Made a motion to approve the application. Commissioner Hester seconded the motion to approve. The vote was unanimous.

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

9. NEW BUSINESS

10. ADJOURNMENT

- A. Adjournment

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

Chairman

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

Secretary



City Council
7224 GA Highway 21
Port Wentworth, GA 31407

SCHEDULED

Meeting: 04/28/22 07:00 PM
Department: Development Services
Category: Planning/Zoning Item
Prepared By: Melanie Ellis
Department Head: Brian Harvey

AGENDA ITEM (ID # 2645)

DOC ID: 2645

Site Plan Review Application submitted by Felipe Toledo, P.E., Thomas & Hutton, on behalf of Chance Raehn, Chesterfield, LLC., for PIN # 7-0906-01-039 (Augusta Road) for a Specific Development Site Plan to allow a Warehouse in a P-I-1 (Planned Industrial) Zoning District

Issue/Item: Site Plan Review Application submitted by Felipe Toledo, P.E., Thomas & Hutton, on behalf of Chance Raehn, Chesterfield, LLC., for PIN # 7-0906-01-039 (Augusta Road) for a Specific Development Site Plan to allow a Warehouse in a P-I-1 (Planned Industrial) Zoning District

Background: The subject property is currently vacant woodland. There are no buildings or structures on the subject property. This parcel was approved to be rezoned to P-I-1 during the November 19, 2020 regularly scheduled City Council meeting.

Facts and Findings: The subject parcel is located in the Georgia International Trade Center and will be accessed using Trade Center Parkway. The site plan consist of a 733,321 square foot warehouse building, associated parking and stormwater detention and drainage. The project has been proposed to connect to Effingham County water and sewer utilities. This application is currently under review by City Engineers T.R. Long Engineering. The subject property is identified as "suburban character area"; however, the use is contiguous to an existing warehouse development in Effingham County.

Funding: N/A

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

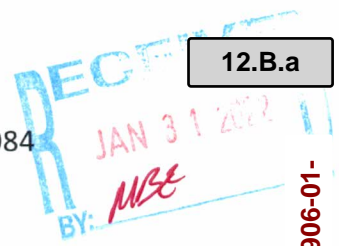
ATTACHMENTS:

- 7-0906-01-039 CHATHAM BLD S-SITE PLAN APRIL 2022 - Application (PDF)
- 7-0906-01-039 CHATHAM BLD S-SITE PLAN APRIL 2022 - Timeline (DOCX)
- 7-0906-01-039 CHATHAM BLD S-SITE PLAN APRIL 2022 - 1st Comment Letter TR Long 3.10.22 (PDF)
- 7-0906-01-039 CHATHAM BLD S-SITE PLAN APRIL 2022 - 1st Return Comment Letter T&H 3.14.22 (PDF)
- Planning Commission Minutes April 11, 2022 DRAFT (PDF)

220122

12.B.a

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



Site Plan Review Application

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

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

Site Plan Address: Augusta RD, Port Wentworth, GA 31407

PIN #(s): 7-0906-01-039

Zoning: Industrial Estimated Cost of Construction: \$ 35,000,000

Type of Construction: Warehouse

Applicant's Name: Felipe Toledo, P.E - Thomas & Hutton

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


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

Owner's Name (If Different form Applicant): Chance Raehn - Chesterfield, LLC

Mailing Address: 100 Bull Street Savannah, GA 31401
Suite 200

Phone #: 912-721-8662 Email: craehn@chesterfieldllc.com

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


Applicant's Signature

10/11/2021

Date

Chance Raehn
Owner's Signature (If Different form Applicant)

October 13, 2021

Date

Please see page 2 for required submittal checklist

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

Site Plan Review Application Submittal Checklist

Documentation below is required for a complete submittal.

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

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

I have read and agree to the above additional fee statement

Applicant's Signature

10/11/2021

Date

CITY OF PORT WENTWORTH
(912) 964-4379

REC#: 00342544 2/03/2022 3:08 PM
OPER: ME TERM: 011
REF#: CK 1681

TRAN: 112.0000 BLDG PERMIT
220122 886.00CR
CHESTERFIELD, LLC
7-0906-01-039
DEV-SPR 886.00CR

TENDERED: 886.00 CHECK
APPLIED: 886.00-

CHANGE: 0.00

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PIN	Owner Name	Property Address	Owner Address (If different from Property Address)
7-0976-01-041	Varnedoe, Sam L	Saussy Rd, Port Wentworth GA 31407	PO Box 2379, Tybee Island, GA 31328-2379
7-0906-01-001B	GW Investments LLC	Augusta Rd, Port Wentworth GA 31407	660 E 39th St, Savannah, GA 31401-9275
7-0906-01-029	Exley, Thomas L	Augusta Rd, Port Wentworth GA 31407	PO Box 416, Springfield, GA 31329-0416
7-0906-01-032	Rice Creek Investors NO 2 LLC & Landmark 24 HMS of Savannah LLC	Rice Creek Rd, Port Wentworth GA 31407	
7-0906-C01-068	125 Rivermarsh Drive LLC	27 Hasty Point Rd, Port Wentworth GA 31407-6071	525 Suncrest Blvd, Savannah, GA 31410-2219
7-0906-C01-069	Mills, Shirley Ann	25 Hasty Point Rd, Port Wentworth GA 31407-6071	
7-0906-C01-070	BEP Rice Hope LLC	23 Hasty Point Rd, Port Wentworth GA 31407-6071	
7-0906-C01-071	BEP Rice Hope LLC	21 Hasty Point Rd, Port Wentworth GA 31407-6071	
7-0906-C01-072	BEP Rice Hope LLC	19 Hasty Point Rd, Port Wentworth GA 31407-6071	
7-0906-C01-073	BEP Rice Hope LLC	17 Hasty Point Rd, Port Wentworth GA 31407-6071	
7-0906-C01-074	BEP Rice Hope LLC	15 Hasty Point Rd, Port Wentworth GA 31407-6071	
7-0906-C01-075	Rice Creek HOA of Port Wentworth GE	Hasty Point Rd, Port Wentworth GA 31407 (Drainage Easement)	
7-0906-C01-076	BEP Rice Hope LLC	13 Hasty Point Rd, Port Wentworth GA 31407-6071	
7-0906-C01-077	BEP Rice Hope LLC	11 Hasty Point Rd, Port Wentworth GA 31407-6071	
7-0906-C01-078	BEP Rice Hope LLC	9 Hasty Point Rd, Port Wentworth GA 31407-6071	
7-0906-C01-079	BEP Rice Hope LLC	7 Hasty Point Rd, Port Wentworth GA 31407-6071	
7-0906-C01-080	BEP Rice Hope LLC	5 Hasty Point Rd, Port Wentworth GA 31407-6071	
7-0906-C01-081	BEP Rice Hope LLC	3 Hasty Point Rd, Port Wentworth GA 31407-6071	
7-0906-C01-082	BEP Rice Hope LLC	1 Hasty Point Rd, Port Wentworth GA 31407-6071	
7-0906-C01-083	BEP Rice Hope LLC	2 Hasty Point Rd, Port Wentworth GA 31407-6071	
7-0906-C01-084	Morentin, Greg A	4 Hasty Point Rd, Port Wentworth GA 31407-6071	
7-0906-C01-085	Johnson, Patricia A	6 Hasty Point Rd, Port Wentworth GA 31407-6071	
7-0906-C01-086	Pitts, Deyvondra L	8 Hasty Point Rd, Port Wentworth GA 31407-6071	
7-0906-C01-087	Hodge, Erik K	10 Hasty Point Rd, Port Wentworth GA 31407-6071	
7-0906-C01-088	Thompson, Jonathan R	12 Hasty Point Rd, Port Wentworth GA 31407-6071	
7-0906-C01-089	Kelly, Patrick J & Kelly, Donna M	14 Hasty Point Rd, Port Wentworth GA 31407-6071	
7-0906-C01-090	Governor, Dlynda R & Eugene, Ralph	16 Hasty Point Rd, Port Wentworth GA 31407-6071	
7-0906-C01-091	Ware, Andria Denise	18 Hasty Point Rd, Port Wentworth GA 31407-6071	
7-0906-C01-092	Howard, Michael Paul & Kent, Jonathan	20 Hasty Point Rd, Port Wentworth GA 31407-6071	
7-0906-C01-093	Luke, Nadia & Placide, Norbert M	22 Hasty Point Rd, Port Wentworth GA 31407-6071	
7-0906-C01-094	Warnock, Cheryl W	24 Hasty Point Rd, Port Wentworth GA 31407-6071	
7-0906-C01-095	Bacon, Sean & Lakea V	26 Hasty Point Rd, Port Wentworth GA 31407-6071	
7-0906-C01-096	Huss, Eric C	28 Hasty Point Rd, Port Wentworth GA 31407-6071	
7-0906-C01-097	Richardson, Kenneth J	30 Hasty Point Rd, Port Wentworth GA 31407-6071	
7-0906-C01-098	Overstreet, Michael S	32 Hasty Point Rd, Port Wentworth GA 31407-6071	
7-0906-C01-099	BEP Rice Hope LLC	34 Hasty Point Rd, Port Wentworth GA 31407-6071	
7-0906-C01-100	BEP Rice Hope LLC	36 Hasty Point Rd, Port Wentworth GA 31407-6071	
7-0906-C01-101	BEP Rice Hope LLC	38 Hasty Point Rd, Port Wentworth GA 31407-6071	
7-0906-C01-102	BEP RH Tract 1 LLC	40 Hasty Point Rd, Port Wentworth GA 31407-6071	
7-0906-C01-103	BEP RH Tract 1 LLC	42 Hasty Point Rd, Port Wentworth GA 31407-6071	
7-0906-C01-104	BEP RH Tract 1 LLC	44 Hasty Point Rd, Port Wentworth GA 31407-6071	
7-0906-C01-105	BEP RH Tract 1 LLC	46 Hasty Point Rd, Port Wentworth GA 31407-6071	
7-0906-C01-106	BEP RH Tract 1 LLC	48 Hasty Point Rd, Port Wentworth GA 31407-6071	
7-0906-C01-107	BEP RH Tract 1 LLC	50 Hasty Point Rd, Port Wentworth GA 31407-6071	
7-0906-C01-108	Fisher Isle Investments LLC	52 Hasty Point Rd, Port Wentworth GA 31407-6071	120 Commerce CT, Pooler, GA 31322
7-0906-C01-109	Fisher Isle Investments LLC	54 Hasty Point Rd, Port Wentworth GA 31407-6071	
7-0906-C01-110	Eden Lake Investments LLC	56 Hasty Point Rd, Port Wentworth GA 31407-6071	120 Commerce CT, Pooler, GA 31322
7-0906-C01-111	Fisher Isle Investments LLC	58 Hasty Point Rd, Port Wentworth GA 31407-6071	120 Commerce CT, Pooler, GA 31322
7-0906-C01-112	Fisher Isle Investments LLC	60 Hasty Point Rd, Port Wentworth GA 31407-6071	120 Commerce CT, Pooler, GA 31322
7-0906-C04-029	Simmons, Latisha Diane	38 Miller Pond Rd, Port Wentworth GA 31407-6071	
7-0906-C04-030	Mcintyre, Katina	40 Miller Pond Rd, Port Wentworth GA 31407-6071	
7-0906-C04-037	Harvey, Jacquelyn E & Roberts, Brenda O	39 Miller Pond Rd, Port Wentworth GA 31407-6071	
7-0906-C04-038	Montoyalopez, Carlos Andres	41 Miller Pond Rd, Port Wentworth GA 31407-6071	
7-0906-C04-039	Harrison, Calvin Gregory & Kimedra, Dionne	31 Miller Pond Rd, Port Wentworth GA 31407-6071	
7-0906-C04-040	Garcia-Degro, Santos I	29 Hasty Point Rd, Port Wentworth GA 31407-6071	
7-0906-C04-053	Fisher Isle Investments LLC	25 Miriam Jordan Rd, Port Wentworth GA 31407	120 Commerce CT, Pooler, GA 31322
7-0906-C04-054	Garnett Ridge Investments LLC	27 Miriam Jordan Rd, Port Wentworth GA 31407	120 Commerce CT, Pooler, GA 31322
7-0906-C04-067	Fisher Isle Investments LLC	26 Miriam Jordan Rd, Port Wentworth GA 31407	120 Commerce CT, Pooler, GA 31322
7-0906-C04-068	Fisher Isle Investments LLC	28 Miriam Jordan Rd, Port Wentworth GA 31407	120 Commerce CT, Pooler, GA 31322

ESTD 1946



THOMAS & HUTTON

50 PARK OF COMMERCE WAY
SAVANNAH, GA 31405 | 912.234.5300
THOMASANDHUTTON.COM

January 27th, 2022

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

Re: Georgia International Trade Center
Building 4A (Chatham Building)
Effingham County, Georgia
J-26838.0029

Dear Mr. Harvey:

On behalf of our client, Chesterfield, LLC, we submit specific development plans and documents for the above referenced project for review. We request that the plans and documents be examined by the City of Port Wentworth for conformance with the applicable standards and development requirements. The following documents are enclosed:

- Three (3) copies of the GITC 4A Specific Development Plans dated 01/26/2021
- Two (2) copies of the GITC 4A Stormwater Management Report dated 01/26/2022
- One (1) copy of the Standard Sewer Calculations
- One (1) copy of the Pump Station Calculations
- One (1) Site Plan Review Application
- One (1) list of property owners within 250 feet of property

Georgia International Trade Center is a master planned industrial park. The scope of this project is to construct an approximately 733,000 warehouse facility with an associated roadway, parking and utility infrastructure.

The project site is located off the Trade Center Parkway on the south side of State Route 21, approximately 3.7 miles from the intersection of Interstate 95. The proposed activities will disturb approximately 88 acres. The parcel is currently owned by the Chesterfield, LLC.

If you have any questions, please call me at (912) 721-4090 or email me at toledo.f@tandh.com.

Sincerely,

THOMAS & HUTTON

Felipe Toledo, P.E.
Project Manager

Enclosures

12.B.a

R
JAN 31 2022
BY: _____

Attachment: 7-0906-01-039 CHATHAM BLD S-SITE PLAN APRIL 2022 - Application (2645 : Site Plan Review Application Chesterfield 7-0906-01-

Project Timeline

Project Number: 220122

Project Name: Chatham Building, PIN #7-0906-01-039 Specific Site Plan

Applicant / Engineer: Felipe Toledo, Thomas & Hutton

Owner: Chesterfield, LLC

City Review Engineer: TR Long

- 1/31/2022 – Application received; incomplete – missing PDF & 15 Copies of Half size
- 2/3/2022 – sent email to Felipe Toledo that about the missing information.
- 2/8/2022 – received PDF & 15 copies.
- 2/8/2022 – Sent review link to TR Long.
- 3/10/2022 – received 1st review comment letter. Sent to T&H.
- 3/14/2022 – received 2nd resubmittal. TR Long copied on email.
- 3/21/2022 – received hard copy of the 2nd resubmittal.
- 3/22/2022 – sent email to Thomas & Hutton that I need 15 half size copies of the updated plans.
- 3/22/2022 – received 15 copies
- 3/29/2022 – public hearing notice letters mailed.
- 3/30/2022 – public hearing notice posted in Savannah Morning News.

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



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

March 10, 2022

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

Re: Chesterfield Building S Site Plan
Chatham County
Port Wentworth, Georgia

Dear Mr. Harvey,

T. R. Long Engineering, P.C. has reviewed the site development plan as well as the drainage report for the above referenced project as prepared by Thomas and Hutton and dated January 26, 2022. We offer the following comments for consideration prior to approval by the City.

1. Update the sheet references on the index page.
2. No drainage report was received to review.
3. The layout information provided for the project not sufficient to layout the paved areas, drainage facilities and the like. Please provide detailed layout information.
4. Consider adding an air release valve on the 2" force main near the 18" pipe crossing at station 13+00.
5. Add a 10" meter between the public water system and the 10" private water main around the building.
6. Please add labels for the major fittings for the 10" private water main around the building.
7. The copy of the plans that we reviewed appears to be missing a decimal point in the label for the water meters and backflow devices. Please review and update as necessary.
8. It appears that this facility will utilize water and sewer services from Effingham County. Please confirm that this is correct and provide documentation of approval from Effingham County.
9. This site flows into Black Creek. Please provide documentation that this site will not increase the stormwater flows to this creek in accordance with Port Wentworth requirements.
10. Please provide documentation that the proposed development will not increase the FEMA Flood elevation along Black Creek.
11. Please confirm that RI#8 has the capacity to handle the flow rates generated by all of the required design storms.
12. The ditch between Pond 1 and Pond 4 appears to be flat. There is no change in contour with elevation of 9 that would indicate that there is positive flow between the ponds. Please provide additional spot grades along this ditch.
13. Please label the double line of pipe draining into Pond 1 near the southwestern corner of the site.
14. Please label the Pond 1 outlet structure, outlet pipe and emergency overflow structure in the plan view.

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

Sincerely,


Trent R. Long, P.E.



50 PARK OF COMMERCE WAY
SAVANNAH, GA 31405 | 912.234.5300
THOMASANDHUTTON.COM

March 14, 2022

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

Re: Georgia International Trade Center-
Building 4A
Effingham County, Georgia
J-26838.0029

Dear Mr. Harvey:

On behalf of our client, Chesterfield, LLC, we resubmit specific development plans and documents for the above referenced project for review. We request that the plans and documents be examined by GSWCC for conformance with the applicable requirements. The following documents are enclosed:

1. Three (3) copies of GITC Building 4A Specific Development Plans dated 03/11/2022.
2. One (2) copy of the stormwater management report

The plans have been revised to address comments from T.R. Long Engineering dated 03/10/2022. Below is a summary of the comments and our responses:

Note: Responses are in ***bold italics***.

Plan Review – GITC Building 4A

1. Update the sheet references on the index page.
Sheet references have been updated.
2. No drainage report was received to review.
Please find attached the stormwater management report to review.
3. The layout information provided for the project not sufficient to layout the paved areas, drainage facilities, and the like. Please provide detailed layout information.
Labels have been added the PGD plans to provide more details to the layout.
4. Consider adding an air release valve on the 2" force main near the 18" pipe crossing at station 13+00.
Air release valve has been added near the 18" pipe crossing at station 12+75.

Mr. Brian Harvey
City of Port Wentworth
March 14, 2022

5. Add a 10" meter between the public water system and the private water main around the building.
A 10" meter has been added between the public and private water systems.
6. Please add labels for major fittings for the 10" private water main around the building.
Labels have been added to all fitting on the private 10" main
7. The copy of the plans we reviewed appear to be missing a decimal point in the label for the water meters and backflow devices. Please review and update as necessary.
Decimal point is denoted on all backflow device and water meter labels.
8. It appears that this facility will utilize water and sewer services from Effingham County. Please confirm that this is correct and provide documentation of approval from Effingham County.
This facility will utilize water and sewer services from Effingham County. Currently there are discussion with Effingham County to enter an intergovernmental agreement between them and the city of Port Wentworth to service this tract with water and sewer. We will provide a copy of the agreement once available to us.
9. This site flows into Black Creek. Please provide documentation that this site will not increase the stormwater flows to this creek in accordance with Port Wentworth
Please see the attached storm report for the post development flows.
10. Please provide documentation that the proposed development will not increase the FEMA flood elevation along black creek.
Please see the attached storm report and flood plain mitigation exhibit.
11. Please confirm that RI #8 has the capacity to handle the flows generated by all the required design storms.
Please see the Secondary Pipe Sizing calculations in the storm report. RI # 8 has the capacity to handle the 25-year, 24-hour storm as required by the City of Port Wentworth.
12. The ditch between pond 1 and pond 4 appears to be flat. There is no change I contour with the elevation of 9 that would indicate that there is positive flow between the ponds. Please provide additional spot grades along this ditch
The ditch between pond 1 and 4 is flat. Spot shots have been provided along the ditch.
13. Please label the double line of pipe draining to pond 1 near the southwestern corner of the site.
Labels have been added to southwestern pipes draining to pond 1
14. Please label the pond 1 outlet structure, outlet pipe and emergency overflow structure in the plan view.
The outlet control structure, pipe, and emergency spillway have been labeled in the plan view.

If you have any additional comments or questions, please call me at (912) 721-4170 or email me at chambless.j@thomasandhutton.com. Otherwise, please issue your approval for this development.

Mr. Brian Harvey
City of Port Wentworth
March 14, 2022

Sincerely,

THOMAS & HUTTON



Jason O. Chambless, P.E.

JOC

Enclosure



CITY OF PORT WENTWORTH

PLANNING COMMISSION

APRIL 11, 2022

Council Meeting Room

Regular Meeting

6:30 PM

7224 GA HIGHWAY 21
PORT WENTWORTH, GA 31407

1. CALL MEETING TO ORDER

Chairman CJ Neesmith called the meeting to order.

2. PRAYER AND PLEDGE OF ALLEGIANCE

Commissioner Herrin led the Prayer and Pledge of Allegiance.

3. ROLL CALL - SECRETARY

Mr. Harvey notified the Commission that Jeff Sopson has resigned from the Planning Commission.

Attendee Name	Title	Status	Arrived
Bill Herrin	Planning Commissioner	Present	
Rosetta Franklin	Planning Commissioner	Present	
Wanda Rollf	Planning Commissioner	Absent	
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	

4. APPROVAL OF AGENDA

1. Approval of Agenda

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

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

5. ADOPTION OF MINUTES

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

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

6. ZONING MAP AMENDMENTS (REZONING)

- A. Zoning Map Amendment Application submitted by Phillip McCorkle, McCorkle, Johnson & McCoy, LLP., on behalf of Pointe Grand Savannah, LLC., for PIN # 7-0037-02-019 (Newport Blvd) to Rezone from P-C-3 (Planned General Business) to P-RIP (Planned Residential Institutional) Zoning District for the purpose of multi-family apartments

The applicant, Phillip McCorkle, was present. Mr. McCorkle gave a brief overview of the project and offered to answer any questions the Commission may have. Commissioner Morris asked how many apartment units in this development. Mr. McCorkle responded 244. Commissioner Herrin asked if there would be any single-family homes in this development. Mr. McCorkle responded no. Commissioner Herrin responded that he would like to see more single-family home projects in the City. Commissioner Hester asked if the increase of children due to the new apartments was considered for the over crowding of the schools. Mr. McCorkle responded that the Chatham County school board was the responsible party to increase school capacity.

-Public Comments: Murray Marshall - spoke in favor of the application.

Commissioner Herrin made a motion to approve the application. Commissioner Morris seconded the motion to approve. Commissioners Herrin, Franklin and Morris voted Yes. Commissioner Hester voted No. Motion passed 3-1.

RESULT: **APPROVED [3 TO 1]**
MOVER: Bill Herrin, Planning Commissioner
SECONDER: Lauree Morris, Planning Commissioner
AYES: Herrin, Franklin, Morris
NAYS: Hester
ABSENT: Rollf

- B. Zoning Map Amendment Application submitted by Neil McKenzie, Coleman Company on behalf of William Grah & Wendelyn Hester for PIN #'s 7-0978-05-002 & 7-0978-05-014 (462 & 468 Monteith Road) to Rezone from R-A (Residential Agriculture) to P-R-M (Planned Residential Multifamily) Zoning District for the purpose of a residential townhome development

Application was requested to be withdrawn by the applicant. The request to withdraw the application was voted on during the Adoption of the Agenda.

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

7. ZONING TEXT AMENDMENTS (ORDINANCES)

8. SITE PLAN/SUBDIVISION APPROVAL

- A. Site Plan Review Application submitted by Chuck Singleton, Coleman Company, Inc., on behalf of Stop N Stor 7, LLC., for PIN # 7-0906-01-038 (8901 Highway 21) for a Specific Development Site Plan to allow a Storage Unit Building in a P-C-2 (Planned Community Business) Zoning District

The applicant, Chuck Singleton, was present. Mr. Singleton gave a brief overview of the project and offered to answer any questions the Commission may have. Commissioner Morris asked if the wetland jurisdictional determination was done. Mr. Singleton stated when the Stop n Stor was originally developed this site was prepared as well and they would not be disturbing any wetlands with this project. Commissioner Hester asked if the elevation would be raised. Mr. Singleton responded that no, they would only do enough grading to level the site. Commissioner Morris asked if the City Engineer comments had been satisfied. Mr. Singleton responded that he was working on responding to the comments. There were no public comments. Commissioner Franklin made a motion to approve the application with the condition that all engineer comments be addressed. Commissioner Herrin seconded the motion to approve with the condition. The vote was unanimous.

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

- B. Site Plan Review Application submitted by Felipe Toledo, P.E., Thomas & Hutton, on behalf of Chance Raehn, Chesterfield, LLC., for PIN # 7-0906-01-039 (Augusta Road) for a Specific Development Site Plan to allow a Warehouse in a P-I-1 (Planned Industrial) Zoning District

The applicant, Felipe Toledo, was present. Mr. Toledo gave a brief overview of the project and offered to answer any questions the commission may have. Commissioner Morris asked what the status of the intergovernmental agreement between Effingham County and The City of Port Wentworth for water and sewer was. Mr. Toledo responded that it was currently being reviewed by his client. Commissioner Hester asked how do they make sure the berm does not become a dam and cause the surrounding neighbors to flood. Mr. Toledo responded that the berm is engineered to not cause any flooding and that the berm for this project is on the high side of the property and should not cause any flooding. There were no public comments. Commissioner Herrin made a motion to approve the application. Commissioner Franklin seconded the motion to approve. The vote was unanimous.

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

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

Scott Monson, Thomas & Hutton, was present on behalf of the applicant. Mr. Monson gave a overview of the project and offered to answer any questions the commission may have. Commissioner Morris asked about the buffer between the single-family rental project and the multi-family project. Mr. Monson responded that a buffer was not required between the projects but there was a 20 foot building setback. There were no

public comments. Commissioner Herrin made a motion to approve. Commissioner Franklin seconded the motion to approve. The vote was unanimous.

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

- D. Site Plan Review Application submitted by Toss Allen, P.E., Allen Engineering Services, LLC., on behalf of Peachtree Development and Investments, LLC., for PIN # 7-0037-02-008 (Magellan Blvd) for a General 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. Mr. Allen gave a brief overview of the project and offered to answer any questions the commission may have. Commissioner Morris asked if there was any direct access from the project to Highway 21. Mr. Allen responded that no, the only access was to Magellan Blvd and through the Murphy's gas station. Commissioner Hester made the statement that this would increase the traffic on Magellan Blvd. There were no public comments. 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
ABSENT: Rollf

- E. Site Plan Review Application submitted by Ben Lockhart, EMC Engineering Services, Inc., on behalf of Christian Orr, Simoncre for PIN # 7-0037-02-016 (Magellan Blvd) for a General Development Site Plan to allow a Carvana Dealership in a P-C-3 (Planned General Business) Zoning District

Christian Orr was present via Zoom. Mr. Orr gave a brief overview of the project and offered to answer any questions the commission may have. Commissioner Hester asked if they plan on hiring local people. Mr. Orr responded yes. Commissioner Morris asked if the storage parking would be asphalt or porous payment. Mr. Orr responded that it was planned to be asphalt. Commissioner Morris asked if other Green alternatives could be looked at instead of asphalt. Mr. Orr stated he would look into other alternatives and speak with his client. Commissioner Herrin Made a motion to approve the application. Commissioner Hester seconded the motion to approve. The vote was unanimous.

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

9. NEW BUSINESS

10. ADJOURNMENT

- A. Adjournment

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

Chairman

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

Secretary



City Council
 7224 GA Highway 21
 Port Wentworth, GA 31407

SCHEDULED

Meeting: 04/28/22 07:00 PM
 Department: Development Services
 Category: Planning/Zoning Item
 Prepared By: Melanie Ellis
 Department Head: Brian Harvey

AGENDA ITEM (ID # 2644)

DOC ID: 2644

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

Issue/Item: Site Plan Review Application submitted by Port Wentworth SFR, LLC., for PIN # 7-0906-04-024 (Magnolia Blvd, Parcel 4 - A portion of Tract A1-1 of the Chisholm Tract) for a General Development Site Plan to allow a Single Family Rental Community in a M-P-O (Master Plan Overlay) Zoning District

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

Facts and Findings: The subject parcel is located on the east side of Highway 21 and at the south end of Magnolia Blvd. The general site plan consist of 106 total rental units to be developed with the appearance of a detached single family subdivision, pool/clubhouse amenia area, and associated storm water detention and parking. The access will be off of Highway 21 using the same access as the Novare apartment development. This project complies with the current City of Port Wentworth 2021-2041 Comprehensive Plan.

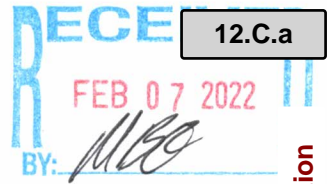
Funding: N/A

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

ATTACHMENTS:

- 7-0906-04-024 NOVARE SINGLE FAMILY PROJECT G-SITE PLAN APRIL 2022 - Application (PDF)
- 7-0906-04-024 NOVARE SINGLE FAMILY PROJECT G-SITE PLAN APRIL 2022 - Project Narrative (PDF)
- 7-0906-04-024 NOVARE SINGLE FAMILY PROJECT G-SITE PLAN APRIL 2022 - Timeline (DOCX)
- Planning Commission Minutes April 11, 2022 DRAFT (PDF)

220129



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: Magnolia Blvd., Port Wentworth, GA 31407 (adjacent to Novare Multifamily & Village at Rice Hope)

PIN #(s): 7-0906-04-024 (Parcel 4 - A portion of Tract A1-1 of the Chisholm Tract)

Zoning: M-P-O (Master Plan Overlay Phase 2) Estimated Cost of Construction: \$ 18 Million

Type of Construction: Single Family Rental Community

Applicant's Name: Port Wentworth SFR, LLC

Mailing Address: 1545 Peachtree Street Suite 260, Atlanta, GA 30309

Phone #: 404-815-1234 Email: tandersen@novaregroup.com

Owner's Name (If Different form Applicant): Same as applicant

Mailing Address: 1545 Peachtree Street Suite 260, Atlanta, GA 30309

Phone #: 404-815-1234 Email: tandersen@novaregroup.com

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

T.C. Andersen
 Applicant's Signature

2-4-22
 Date

 Owner's Signature (If Different form Applicant)

 Date

Please see page 2 for required submittal checklist

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

Site Plan Review Application Submittal Checklist

Documentation below is required for a complete submittal.

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

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

I have read and agree to the above additional fee statement


 Applicant's Signature

2-4-22
 Date

CITY OF PORT WENTWORTH
(912) 964-4379

REC#: 00343082 2/08/2022 8:43 AM
OPER: ME TERM: 011
REF#: CK 112904

TRAN: 112.0000 BLDG PERMIT
220129 256.00CR
PORT WENTWORTH SFR, LLC
7-0906-04-024 PAR 4
DEV-SPR 256.00CR

TENDERED: 256.00 CHECK
APPLIED: 256.00-

CHANGE: 0.00

WWW.CITYOFPORTWENTWORTH.COM

Map Number	Owner Name	Parcel Number	Owner Address
1	RICE HOPE CJ LLC	7090604037	PO BOX 450233, ATLANTA, GA 31145-0233
2	CHISHOLM, PAMELA R	70907A07013	19 TREADWAY ST, PORT WENTWORTH, GA 31407-9621
3	SAVANNAH PROP SALES & MGMT LLC	70907A07014	17 TREADWAY ST, PORT WENTWORTH, GA 31407-9621
4	RICE HOPE CJ LLC	7090604065	PO BOX 450233, ATLANTA, GA 31145-0233
5	CHRISTIAN, BRENDA SUE	7097502008	6 HASLEITERS RETREAT, SAVANNAH, GA 31411-3107
6	JOHNSON, EDWARD	7097502012	2127 MASON DR, SAVANNAH, GA 31404-5652
7	FIELDSTONE GROUP LLC	7097502014	204 WILEY BOTTOM RD, SAVANNAH, GA 31411-1537
8	FIELDSTONE GROUP LLC	7097502015	204 WILEY BOTTOM RD, SAVANNAH, GA 31411-1537
9	9641 LEHIGH AVENUE LLC	70907A02009	9641 LEHIGH AVE, SAVANNAH, GA 31406-8524
10	JONES, CAROL D	70907A02011	22 TREADWAY ST, PORT WENTWORTH, GA 31407-9620
11	SMITH, ERIC C	7097502009	PO BOX 2264, RINCON, GA 31326-2264
12	ROBINSON, CHARLES JEROME	70907A03003	112 BLACK CREEK RD, PORT WENTWORTH, GA 31407-9732
13	SCRUGGS, NICHOLE L	70907A07011	24 PONDEROSA DR, PORT WENTWORTH, GA 31407-9778
14	VOGEL, BRIAN R	70907A07012	68 STAGECOACH RD, BLOOMINGDALE, GA 31302-5072
15	OTTO, JAMES PAUL	70907A02010	322 CONAWAY RD, BLOOMINGDALE, GA 31302-9203
16	MACK, EVON	70907A03001	216 BLACK CREEK RD, PORT WENTWORTH, GA 31407-9628
17	NAPPIER, TERRY L & NAPPIER, LINDA KAY	70907A03005	108 BLACK CREEK RD, PORT WENTWORTH, GA 31407-9732
18	JAMES, WILLIAM T	70907A07010	22 PONDEROSA DR, PORT WENTWORTH, GA 31407-9778
19	WILSON, DAVID JOHNSON EDWARD	7097502011	2119 BISCAYNE DR, SAVANNAH, GA 31406-2801
20	FIELDSTONE GROUP LLC	7097502013	204 WILEY BOTTOM RD, SAVANNAH, GA 31411-1537
21	CHEATHAM, LULA GHYLL ROBERTS	7097502010	1595 BERKELEY AVE, NORTH BALDWIN, NY 11510-1635
22	BEP RICE HOPE LLC	7090604075	100 LAKESIDE BLVD, PORT WENTWORTH, GA 31407-3391
23	BIRCH CIRCLE LLC	7097502006	514 S MAIN ST Unit A, HINESVILLE, GA 31313-4355
24	EXLEY, THOMAS L	7090701003	PO BOX 1338, RINCON, GA 31326-1338
25	EDGE, MELISSA G	70907A03002	102 RILEY CT, SPRINGFIELD, GA 31329-4650
26	PELTON, JOSHUA	70907A03004	110 BLACK CREEK RD, PORT WENTWORTH, GA 31407-9732
27	JAMES WOO INDUSTRIES LLC	7097502007	136 POST HOUSE TRL, POOLER, GA 31322-9624
Total Results: 27			
This map was created using geothinQ www.geothinQ.com Mapping Smart Land Decisions			

**Novare Single Family Rental Project
Parcel 4 – Port Wentworth, Georgia
Concept Plan Narrative
J-28595.0004**

Project Description and Existing Conditions

The project is located on the east side of Ga. Highway 21 (Augusta Road) and at the south end of Magnolia Boulevard in Port Wentworth, Georgia. The property is approximately 33.03 acres in size and is undeveloped. The site is bordered on the north by the Village at Rice Hope Apartment Community, on the south and east by Black Creek and its adjoining wetlands, and on the west by the Novare Multifamily site (currently under construction). The site is approximately 1 mile west of Interstate 95. This narrative is based on the program information supplied by Port Wentworth SFR, LLC and the Concept Plan by Thomas & Hutton, dated February 7, 2022. The development team includes:

Developer - Novare Group – Todd Andersen, Kenny Budd, Wil Garrett

Landscape Architecture/Planning – Thomas & Hutton, Ryan Thompson, Matt Mitchell

Civil Engineer - Thomas & Hutton, Lamar Mercer, Scott Monson

Legal Representative – Hunter McLean – Harold Yellin, Josh Yellin

The development plan includes 106 total rental units to be developed with the appearance of a detached single family subdivision. The unit count will provide 22 one bedroom, 45 two bedroom units, and 39 three bedroom units. The site also includes two storm water detention ponds, a pool/clubhouse amenity area, and ample open space (18 +/- acres, approximately 55% of the project site).

Zoning

The subject site is zoned M-P-O, Master Plan Overlay, a zoning suitable for single family rental development with all relevant ancillary uses.

The zoning standards set forth in M-P-O provide the following development standards:

- Minimum Front Yard setback is 0-35' for a minor street
- Minimum Building separation is 10 feet
- Wetland Buffer as shown on Exhibit.
- Maximum Building Height is 35 feet.
- Maximum Building Coverage is 40%.

The site plan presented meets or exceeds all development standards.

**Novare Single Family Rental Project
Parcel 4 – Port Wentworth, Georgia
Concept Plan Narrative
J-28595.0004**

Site Access

Access to the site is obtained through a private entry drive being constructed through the adjacent Novare multifamily site, with all traffic having direct access to Highway 21. The Georgia Department of Transportation has provided a letter of intent to provide access along the multifamily frontage. The permanent access will be designed and permitted at that location. There is secondary emergency access provided at the east end of the project.

Water and Sanitary Sewer

Water and sanitary sewer for the project will be provided by the City of Port Wentworth. Water distribution will be extended to the site from an existing 16" city main along the property's northern border. Sanitary sewer will be collected on site through a gravity system, lift station and force main being constructed as part of the multifamily site. Ultimate discharge will be to the City of Port Wentworth WWTF.

Drainage & Storm Sewer

The storm drainage system for the project will include detention ponds, pipe networks, curb and grate inlets to collect, detain, treat and convey storm water runoff according to Port Wentworth, state, and federal regulations. Following collection, treatment, and detention, stormwater runoff will be discharged to Black Creek to maintain existing predevelopment rates and drainage patterns.

Parking

Parking is provided for each unit as shown in the table below.

Unit Type	Unit Count	Parking Spaces/Unit	Total Parking Spaces
One Bedroom	22	2	44
Two Bedroom	34	2	68
Two Bedroom (2 story)	11	2	22
Three Bedroom	16	4	64
Three Bedroom (2 story)	23	4	92
	<u>106</u>		<u>290</u>
	Guest Parking		<u>63</u>
	Total Parking		<u>353</u>

Melanie Ellis

From: Monson, Scott <monson.s@tandh.com>
Sent: Tuesday, February 8, 2022 9:49 AM
To: Melanie Ellis; Todd Anderson (tandersen@novaregroup.com)
Cc: Mercer, Lamar; Brian Harvey; Kristen St John; Omar Senati-Martinez
Subject: RE: Novare Single Family Rental Project General Site Plan

Please disable any popup blockers and click the following link to download your files (this link will not work on mobile devices):

https://ftp.thomasandhutton.com:443/AHT/AHT_UI/public/index.html#/password?package=%2fipMG9KkLR8R6ip%2b3PxiWn5el3Qv62Rfuc%2fjJ88IKyDU0rqWj9PezCck%2f1uds%2fw0jmtl0EmZ7uFLXkkFd6NK5YZvLIitbnQN46WYLaC6de8%3d

Melanie:

Good morning!

We have added the Adjoining Property Owners within 250' of the subject parcel and revised the narrative to include the parking breakdown.

The 1BR & 2BR units each have a 1 car garage and one external space in the driveway.

The 3BR units each have a 2 car garage and 2 driveway spaces. The additional 63 guest spaces are shown graphically on the Concept Plan.

All items are provided for download via the FTP link.

Thank you!

SCOTT MONSON, PE | Principal/Project Manager
THOMAS & HUTTON - TRANSFORMING COMMUNITIES FOR 75 YEARS!
 p 912-721-4132 m 912-665-2935
 e monson.s@tandh.com
 a 50 Park of Commerce Way | Savannah, GA 31405
[vCard](#) | [Website](#) | [LinkedIn](#) | [Facebook](#) | [Twitter](#) | [Instagram](#)

PRIVILEGED AND CONFIDENTIAL: This electronic message and any attachments are confidential property of Thomas & Hutton. The information is intended only for the use of the person to whom it is addressed. Any other interception, copying, accessing, or disclosure of this message is prohibited. If you have received this message in error, please immediately notify Thomas & Hutton and purge the message received. Do not forward this message without permission.

From: Melanie Ellis <mellis@cityofportwentworth.com>
Sent: Tuesday, February 8, 2022 8:33 AM
To: Todd Anderson (tandersen@novaregroup.com) <TAndersen@novaregroup.com>
Cc: Mercer, Lamar <mercer.l@tandh.com>; Monson, Scott <monson.s@tandh.com>; Brian Harvey <bharvey@cityofportwentworth.com>; Kristen St John <kstjohn@cityofportwentworth.com>; Omar Senati-Martinez <osenatimartinez@cityofportwentworth.com>
Subject: Novare Single Family Rental Project General Site Plan

Good morning,

We received a submittal yesterday for the Novare Single Family Rental Project. I am missing the following information: list of the names, PIN #'s, and mailing addresses of property owners within 250 feet of the property lines and a PDF on either a Flash drive

or digital download. We no longer accept CD's. Also, please clarify the parking for this project. Will the homes have driveways and garages? The site plan references 353 parking spaces but only shows a small percentage on the plan.

Sincerely,

Melanie B. Ellis, CPT

Building Inspector

City of Port Wentworth

Email: mellis@cityofportwentworth.com

Office: 912-999-2084



CONFIDENTIALITY NOTICE: This e-mail and any files transmitted with it are intended solely for the use of the individual or entity to whom they are addressed and may contain confidential and privileged information protected by law. If you received this e-mail in error, any review, use, dissemination, distribution, or copying of the e-mail is strictly prohibited. Please notify the sender immediately by return e-mail and delete all copies from your system.

Project Timeline

Project Number: 220129

Project Name: 7-0906-04-024 Novare Single Family Project, Hwy 21 -G Site Plan

Applicant / Engineer: Todd Anderson, Owner

Owner: Port Wentworth SFR, LLC

City Review Engineer: N/A

- 2/7/2022 – Application Received – Incomplete: Missing Adjacent Property owners and PDF on either digital download or Flash drive (NO CD's).
- 2/8/2022 – sent email to Todd Anderson and Thomas & Hutton for missing information and clarification on the parking.
- 2/8/2022 – received PDF and Parking clarification.
- 3/29/2022 – public hearing notice letters mailed.
- 3/30/2022 – public hearing notice posted in Savannah Morning News.
-



CITY OF PORT WENTWORTH

PLANNING COMMISSION

APRIL 11, 2022

Council Meeting Room

Regular Meeting

6:30 PM

7224 GA HIGHWAY 21
PORT WENTWORTH, GA 31407

1. CALL MEETING TO ORDER

Chairman CJ Neesmith called the meeting to order.

2. PRAYER AND PLEDGE OF ALLEGIANCE

Commissioner Herrin led the Prayer and Pledge of Allegiance.

3. ROLL CALL - SECRETARY

Mr. Harvey notified the Commission that Jeff Sopson has resigned from the Planning Commission.

Attendee Name	Title	Status	Arrived
Bill Herrin	Planning Commissioner	Present	
Rosetta Franklin	Planning Commissioner	Present	
Wanda Rollf	Planning Commissioner	Absent	
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	

4. APPROVAL OF AGENDA

1. Approval of Agenda

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

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

5. ADOPTION OF MINUTES

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

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

6. ZONING MAP AMENDMENTS (REZONING)

- A. Zoning Map Amendment Application submitted by Phillip McCorkle, McCorkle, Johnson & McCoy, LLP., on behalf of Pointe Grand Savannah, LLC., for PIN # 7-0037-02-019 (Newport Blvd) to Rezone from P-C-3 (Planned General Business) to P-RIP (Planned Residential Institutional) Zoning District for the purpose of multi-family apartments

The applicant, Phillip McCorkle, was present. Mr. McCorkle gave a brief overview of the project and offered to answer any questions the Commission may have. Commissioner Morris asked how many apartment units in this development. Mr. McCorkle responded 244. Commissioner Herrin asked if there would be any single-family homes in this development. Mr. McCorkle responded no. Commissioner Herrin responded that he would like to see more single-family home projects in the City. Commissioner Hester asked if the increase of children due to the new apartments was considered for the over crowding of the schools. Mr. McCorkle responded that the Chatham County school board was the responsible party to increase school capacity.

-Public Comments: Murray Marshall - spoke in favor of the application.

Commissioner Herrin made a motion to approve the application. Commissioner Morris seconded the motion to approve. Commissioners Herrin, Franklin and Morris voted Yes. Commissioner Hester voted No. Motion passed 3-1.

RESULT: **APPROVED [3 TO 1]**
MOVER: Bill Herrin, Planning Commissioner
SECONDER: Lauree Morris, Planning Commissioner
AYES: Herrin, Franklin, Morris
NAYS: Hester
ABSENT: Rollf

- B. Zoning Map Amendment Application submitted by Neil McKenzie, Coleman Company on behalf of William Grah & Wendelyn Hester for PIN #'s 7-0978-05-002 & 7-0978-05-014 (462 & 468 Monteith Road) to Rezone from R-A (Residential Agriculture) to P-R-M (Planned Residential Multifamily) Zoning District for the purpose of a residential townhome development

Application was requested to be withdrawn by the applicant. The request to withdraw the application was voted on during the Adoption of the Agenda.

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

7. ZONING TEXT AMENDMENTS (ORDINANCES)

8. SITE PLAN/SUBDIVISION APPROVAL

- A. Site Plan Review Application submitted by Chuck Singleton, Coleman Company, Inc., on behalf of Stop N Stor 7, LLC., for PIN # 7-0906-01-038 (8901 Highway 21) for a Specific Development Site Plan to allow a Storage Unit Building in a P-C-2 (Planned Community Business) Zoning District

The applicant, Chuck Singleton, was present. Mr. Singleton gave a brief overview of the project and offered to answer any questions the Commission may have. Commissioner Morris asked if the wetland jurisdictional determination was done. Mr. Singleton stated when the Stop n Stor was originally developed this site was prepared as well and they would not be disturbing any wetlands with this project. Commissioner Hester asked if the elevation would be raised. Mr. Singleton responded that no, they would only do enough grading to level the site. Commissioner Morris asked if the City Engineer comments had been satisfied. Mr. Singleton responded that he was working on responding to the comments. There were no public comments. Commissioner Franklin made a motion to approve the application with the condition that all engineer comments be addressed. Commissioner Herrin seconded the motion to approve with the condition. The vote was unanimous.

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

- B. Site Plan Review Application submitted by Felipe Toledo, P.E., Thomas & Hutton, on behalf of Chance Raehn, Chesterfield, LLC., for PIN # 7-0906-01-039 (Augusta Road) for a Specific Development Site Plan to allow a Warehouse in a P-I-1 (Planned Industrial) Zoning District

The applicant, Felipe Toledo, was present. Mr. Toledo gave a brief overview of the project and offered to answer any questions the commission may have. Commissioner Morris asked what the status of the intergovernmental agreement between Effingham County and The City of Port Wentworth for water and sewer was. Mr. Toledo responded that it was currently being reviewed by his client. Commissioner Hester asked how do they make sure the berm does not become a dam and cause the surrounding neighbors to flood. Mr. Toledo responded that the berm is engineered to not cause any flooding and that the berm for this project is on the high side of the property and should not cause any flooding. There were no public comments. Commissioner Herrin made a motion to approve the application. Commissioner Franklin seconded the motion to approve. The vote was unanimous.

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

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

Scott Monson, Thomas & Hutton, was present on behalf of the applicant. Mr. Monson gave a overview of the project and offered to answer any questions the commission may have. Commissioner Morris asked about the buffer between the single-family rental project and the multi-family project. Mr. Monson responded that a buffer was not required between the projects but there was a 20 foot building setback. There were no

public comments. Commissioner Herrin made a motion to approve. Commissioner Franklin seconded the motion to approve. The vote was unanimous.

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

- D. Site Plan Review Application submitted by Toss Allen, P.E., Allen Engineering Services, LLC., on behalf of Peachtree Development and Investments, LLC., for PIN # 7-0037-02-008 (Magellan Blvd) for a General 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. Mr. Allen gave a brief overview of the project and offered to answer any questions the commission may have. Commissioner Morris asked if there was any direct access from the project to Highway 21. Mr. Allen responded that no, the only access was to Magellan Blvd and through the Murphy's gas station. Commissioner Hester made the statement that this would increase the traffic on Magellan Blvd. There were no public comments. 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
ABSENT: Rollf

- E. Site Plan Review Application submitted by Ben Lockhart, EMC Engineering Services, Inc., on behalf of Christian Orr, Simoncre for PIN # 7-0037-02-016 (Magellan Blvd) for a General Development Site Plan to allow a Carvana Dealership in a P-C-3 (Planned General Business) Zoning District

Christian Orr was present via Zoom. Mr. Orr gave a brief overview of the project and offered to answer any questions the commission may have. Commissioner Hester asked if they plan on hiring local people. Mr. Orr responded yes. Commissioner Morris asked if the storage parking would be asphalt or porous payment. Mr. Orr responded that it was planned to be asphalt. Commissioner Morris asked if other Green alternatives could be looked at instead of asphalt. Mr. Orr stated he would look into other alternatives and speak with his client. Commissioner Herrin Made a motion to approve the application. Commissioner Hester seconded the motion to approve. The vote was unanimous.

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

9. NEW BUSINESS

10. ADJOURNMENT

- A. Adjournment

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

Chairman

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

Secretary



City Council
7224 GA Highway 21
Port Wentworth, GA 31407

SCHEDULED

Meeting: 04/28/22 07:00 PM
Department: Development Services
Category: Planning/Zoning Item
Prepared By: Melanie Ellis
Department Head: Brian Harvey

AGENDA ITEM (ID # 2643)

DOC ID: 2643

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 General Development Site Plan to allow an Advanced Auto Parts Store in a P-C-3 (Planned General Business) Zoning District

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

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

Facts and Findings: The subject parcel is located on Magellan Blvd. The general site plan consist of a 6,889 square foot building with associated parking, stormwater detention and drainage. Access is proposed to be on Magellan Blvd and through the Murphy's gas station parking lot. This project complies with the current City of Port Wentworth 2021-2041 Comprehensive Plan.

Funding: N/A

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

ATTACHMENTS:

- 7-0037-02-008 ADVANCE AUTO PARTS G-SITE PLAN APRIL 2022 - Application (PDF)
- 7-0037-02-008 ADVANCE AUTO PARTS G-SITE PLAN APRIL 2022 - Timeline (DOCX)
- Planning Commission Minutes April 11, 2022 DRAFT (PDF)

220163

12.D.a

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



Site Plan Review Application

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

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


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

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

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


 Applicant's Signature

3/2/2022
 Date


 Owner's Signature (If Different from Applicant)

3/3/22
 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)
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- ~~N/A~~ ☒ 2 copies of hydrology reports (if applicable)
- ☒ Names, mailing address, and PIN number of all property owners within 250 feet of all property lines
- ☒ 18 ½" X 11" of site plan civil drawings or concept plan (depending on type of site plan)
- ☒ PDF of entire submittal (either flash drive or CD)
- ~~N/A~~ ☒ Other Engineering details or reports may be required once submittal has been received
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 - ☒ 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

3/2/2022

Date

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

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

CITY OF PORT WENTWORTH
(912) 964-4379

REC#: 00347502 3/14/2022 11:36 AM
OPER: ME TERM: 011
REF#: CK 1297

TRAN: 112.0000 BLDG PERMIT
220163 256.00CR
PEACHTREE DEVELOPMENT & INVEST
7-0037-02-008
DEV-SPR 256.00CR

TENDERED: 256.00 CHECK
APPLIED: 256.00-

CHANGE: 0.00

WWW.CITYOFPORTWENTWORTH.COM

Project Timeline

Project Number: 220163

Project Name: 7-0037-02-008 Advanced Auto Parts General Site Plan

Applicant / Engineer: Toss Allen, Allen Engineering Services

Owner: Peachtree Development and Investments, LLC

City Review Engineer: N/A

- 3/7/2022 – application received. Missing PDF due to applicant provided a CD that we cannot accept any longer
- 3/14/2022 – sent email to Toss Allen for a PDF of the site plan.
- 3/14/2022 – received PDF
- 3/29/2022 – public hearing notice letters mailed.
- 3/30/2022 – public hearing notice posted in Savannah Morning News.
-



CITY OF PORT WENTWORTH

PLANNING COMMISSION

APRIL 11, 2022

Council Meeting Room

Regular Meeting

6:30 PM

7224 GA HIGHWAY 21
PORT WENTWORTH, GA 31407

1. CALL MEETING TO ORDER

Chairman CJ Neesmith called the meeting to order.

2. PRAYER AND PLEDGE OF ALLEGIANCE

Commissioner Herrin led the Prayer and Pledge of Allegiance.

3. ROLL CALL - SECRETARY

Mr. Harvey notified the Commission that Jeff Sopson has resigned from the Planning Commission.

Attendee Name	Title	Status	Arrived
Bill Herrin	Planning Commissioner	Present	
Rosetta Franklin	Planning Commissioner	Present	
Wanda Rollf	Planning Commissioner	Absent	
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	

4. APPROVAL OF AGENDA

1. Approval of Agenda

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

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

5. ADOPTION OF MINUTES

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

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

6. ZONING MAP AMENDMENTS (REZONING)

- A. Zoning Map Amendment Application submitted by Phillip McCorkle, McCorkle, Johnson & McCoy, LLP., on behalf of Pointe Grand Savannah, LLC., for PIN # 7-0037-02-019 (Newport Blvd) to Rezone from P-C-3 (Planned General Business) to P-RIP (Planned Residential Institutional) Zoning District for the purpose of multi-family apartments

The applicant, Phillip McCorkle, was present. Mr. McCorkle gave a brief overview of the project and offered to answer any questions the Commission may have. Commissioner Morris asked how many apartment units in this development. Mr. McCorkle responded 244. Commissioner Herrin asked if there would be any single-family homes in this development. Mr. McCorkle responded no. Commissioner Herrin responded that he would like to see more single-family home projects in the City. Commissioner Hester asked if the increase of children due to the new apartments was considered for the over crowding of the schools. Mr. McCorkle responded that the Chatham County school board was the responsible party to increase school capacity.

-Public Comments: Murray Marshall - spoke in favor of the application.

Commissioner Herrin made a motion to approve the application. Commissioner Morris seconded the motion to approve. Commissioners Herrin, Franklin and Morris voted Yes. Commissioner Hester voted No. Motion passed 3-1.

RESULT: **APPROVED [3 TO 1]**
MOVER: Bill Herrin, Planning Commissioner
SECONDER: Lauree Morris, Planning Commissioner
AYES: Herrin, Franklin, Morris
NAYS: Hester
ABSENT: Rollf

- B. Zoning Map Amendment Application submitted by Neil McKenzie, Coleman Company on behalf of William Grah & Wendelyn Hester for PIN #'s 7-0978-05-002 & 7-0978-05-014 (462 & 468 Monteith Road) to Rezone from R-A (Residential Agriculture) to P-R-M (Planned Residential Multifamily) Zoning District for the purpose of a residential townhome development

Application was requested to be withdrawn by the applicant. The request to withdraw the application was voted on during the Adoption of the Agenda.

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

7. ZONING TEXT AMENDMENTS (ORDINANCES)

8. SITE PLAN/SUBDIVISION APPROVAL

- A. Site Plan Review Application submitted by Chuck Singleton, Coleman Company, Inc., on behalf of Stop N Stor 7, LLC., for PIN # 7-0906-01-038 (8901 Highway 21) for a Specific Development Site Plan to allow a Storage Unit Building in a P-C-2 (Planned Community Business) Zoning District

The applicant, Chuck Singleton, was present. Mr. Singleton gave a brief overview of the project and offered to answer any questions the Commission may have. Commissioner Morris asked if the wetland jurisdictional determination was done. Mr. Singleton stated when the Stop n Stor was originally developed this site was prepared as well and they would not be disturbing any wetlands with this project. Commissioner Hester asked if the elevation would be raised. Mr. Singleton responded that no, they would only do enough grading to level the site. Commissioner Morris asked if the City Engineer comments had been satisfied. Mr. Singleton responded that he was working on responding to the comments. There were no public comments. Commissioner Franklin made a motion to approve the application with the condition that all engineer comments be addressed. Commissioner Herrin seconded the motion to approve with the condition. The vote was unanimous.

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

- B. Site Plan Review Application submitted by Felipe Toledo, P.E., Thomas & Hutton, on behalf of Chance Raehn, Chesterfield, LLC., for PIN # 7-0906-01-039 (Augusta Road) for a Specific Development Site Plan to allow a Warehouse in a P-I-1 (Planned Industrial) Zoning District

The applicant, Felipe Toledo, was present. Mr. Toledo gave a brief overview of the project and offered to answer any questions the commission may have. Commissioner Morris asked what the status of the intergovernmental agreement between Effingham County and The City of Port Wentworth for water and sewer was. Mr. Toledo responded that it was currently being reviewed by his client. Commissioner Hester asked how do they make sure the berm does not become a dam and cause the surrounding neighbors to flood. Mr. Toledo responded that the berm is engineered to not cause any flooding and that the berm for this project is on the high side of the property and should not cause any flooding. There were no public comments. Commissioner Herrin made a motion to approve the application. Commissioner Franklin seconded the motion to approve. The vote was unanimous.

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

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

Scott Monson, Thomas & Hutton, was present on behalf of the applicant. Mr. Monson gave a overview of the project and offered to answer any questions the commission may have. Commissioner Morris asked about the buffer between the single-family rental project and the multi-family project. Mr. Monson responded that a buffer was not required between the projects but there was a 20 foot building setback. There were no

public comments. Commissioner Herrin made a motion to approve. Commissioner Franklin seconded the motion to approve. The vote was unanimous.

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

- D. Site Plan Review Application submitted by Toss Allen, P.E., Allen Engineering Services, LLC., on behalf of Peachtree Development and Investments, LLC., for PIN # 7-0037-02-008 (Magellan Blvd) for a General 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. Mr. Allen gave a brief overview of the project and offered to answer any questions the commission may have. Commissioner Morris asked if there was any direct access from the project to Highway 21. Mr. Allen responded that no, the only access was to Magellan Blvd and through the Murphy's gas station. Commissioner Hester made the statement that this would increase the traffic on Magellan Blvd. There were no public comments. 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
ABSENT: Rollf

- E. Site Plan Review Application submitted by Ben Lockhart, EMC Engineering Services, Inc., on behalf of Christian Orr, Simoncre for PIN # 7-0037-02-016 (Magellan Blvd) for a General Development Site Plan to allow a Carvana Dealership in a P-C-3 (Planned General Business) Zoning District

Christian Orr was present via Zoom. Mr. Orr gave a brief overview of the project and offered to answer any questions the commission may have. Commissioner Hester asked if they plan on hiring local people. Mr. Orr responded yes. Commissioner Morris asked if the storage parking would be asphalt or porous payment. Mr. Orr responded that it was planned to be asphalt. Commissioner Morris asked if other Green alternatives could be looked at instead of asphalt. Mr. Orr stated he would look into other alternatives and speak with his client. Commissioner Herrin Made a motion to approve the application. Commissioner Hester seconded the motion to approve. The vote was unanimous.

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

9. NEW BUSINESS

10. ADJOURNMENT

- A. Adjournment

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

Chairman

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

Secretary



City Council
7224 GA Highway 21
Port Wentworth, GA 31407

SCHEDULED

Meeting: 04/28/22 07:00 PM
Department: Development Services
Category: Planning/Zoning Item
Prepared By: Melanie Ellis
Department Head: Brian Harvey

AGENDA ITEM (ID # 2640)

DOC ID: 2640

Site Plan Review Application submitted by Ben Lockhart, EMC Engineering Services, Inc., on behalf of Christian Orr, Simoncre for PIN # 7-0037-02-016 (Magellan Blvd) for a General Development Site Plan to allow a Carvana Dealership in a P-C-3 (Planned General Business) Zoning District

Issue/Item: Site Plan Review Application submitted by Ben Lockhart, EMC Engineering Services, Inc., on behalf of Christian Orr, Simoncre for PIN # 7-0037-02-016 (Magellan Blvd) for a General Development Site Plan to allow a Carvana Dealership in a P-C-3 (Planned General Business) Zoning District

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

Facts and Findings: The subject parcel is located on Magellan Blvd. The general site plan consist of a 9,345 square foot building, 677 car storage parking spaces, 36 customer parking spaces and 9 single hauler spaces and stormwater detention and drainage. This project complies with the current City of Port Wentworth 2021-2041 Comprehensive Plan.

Funding: N/A

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

ATTACHMENTS:

- 7-0037-02-016 CARVANA G-SITE PLAN APRIL 2022 - Application (PDF)
- 7-0037-02-016 CARVANA G-SITE PLAN APRIL 2022 - Preliminary ARB Approval (PDF)
- 7-0037-02-016 CARVANA G-SITE PLAN APRIL 2022 - Timeline (DOCX)
- Planning Commission Minutes April 11, 2022 DRAFT (PDF)

220127

12.E.a

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



Site Plan Review Application

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

Site Plan Type (Check One): ☒ General / Concept ☐ Specific Development
Site Plan Address: 0 HIGHWAY 21
PIN #(s): 70037 02016
Zoning: P-C-3 Estimated Cost of Construction: \$ \$5,500,000
Type of Construction: CARVANA DEALERSHIP

Applicant's Name: EMC ENGINEERING SERVICES, INC. CONTACT: BEN LOCKHART
Mailing Address: 27 CHATHAM CENTER SOUTH DRIVE, SUITE A
SAVANNAH, GA 31405
Phone #: (912) 644-3228 Email: ben_lockhart@emc-eng.com

Owner's Name (If Different form Applicant): SIMONCRE CONTACT: CHRISTIAN ORR
Mailing Address: 6900 E 2ND STREET
SCOTTSDALE, AZ 85251
Phone #: (480) 805-1543 Email: christian.orr@simoncre.com

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

 2-3-22
Applicant's Signature Date

(See attached owner authorization)
Owner's Signature (If Different form Applicant) Date

Please see page 2 for required submittal checklist

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

Site Plan Review Application Submittal Checklist

Documentation below is required for a complete submittal.

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

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

I have read and agree to the above additional fee statement



 Applicant's Signature

02/03/2022

 Date

01 Feb 2022

Re: APN: 7003702016 / SWC Hwy 30 and Magellan Blvd, Port Wentworth
SimonCRE JC Ocotillo II, LLC

To Whom It May Concern:

This letter will serve as authorization for SimonCRE JC Ocotillo II, LLC and retained consultants listed here below, to act as an agent on behalf of _____, for the purpose of preparing and processing the necessary documents relative to my property with the City of Port Wentworth, Chatham County, and the State of Georgia, respectively.

Thank you,

Signature

Phone

Name (printed)

Address

Email

Address

CONTACT INFORMATION

SIMONCRE JC Ocotillo	CIVIL ENGINEERING	ARCHITECTURAL	GENERAL CONTRACTOR
Joshua Simon	Ben Lockhart or EMC Rep	Jim Hodges or WHN Rep	TBD
Manager	EMC Engineering Services	WHN Architects	
(602) 672-4559	(912) 644-3228	(704) 390-7880	
joshua@simoncre.com	ben_lockhart@emc-eng.com	jim@whnarch.com	
Peter Krahenbuhl			
VP of Development			
(480) 887-0644			
Peter.krahenbuhl@simoncre.com			
Christian Orr			
Development Project Manager			
(801) 310-9977			
Christian.Orr@simoncre.com			



APN	OWNER	STREET NUMBER	CITY/ZIP CODE
7097602031	Frank & Reitas II, LLC	1716 E Highway 80	Bloomington, GA 31302
7097602030	Frank & Reitas II, LLC	1716 E Highway 80	Bloomington, GA 31302
7097602029	Frank Neville Floyd	120 GA Highway 30	Port Wentworth, GA 31407
7003702007	Port City Wash, LLC	118 Pipemakers Circle #100	Pooler, GA 31322
7003702006	Double Reverse, LLC	250 N Orange Ave #1500	Orlando, FL 32801
7003702008	Double Reverse, LLC	251 N Orange Ave #1500	Orlando, FL 32802
7003702009	Murphy Oil USA, Inc.	200 E Peach Street	El Dorado, AR 71730
7003702010	Bradley Creek Properties, LLC	PO Box 637	Statesboro, GA 30459
7003702011	Double Reverse, LLC	251 N Orange Ave #1500	Orlando, FL 32802
7003702012	3681 Fifth Avenue LLC & 3687 Fifth Avenue, LLC	1018 Guildford CT	Encinitas, CA 92024
7003702013	Double Reverse, LLC	251 N Orange Ave #1500	Orlando, FL 32802
7003702018	Double Reverse, LLC	252 N Orange Ave #1500	Orlando, FL 32803
7003702017	Shayanam, LLC (Hemlata Patel)	3758 US 17	Richmond Hill, GA 31324

CITY OF PORT WENTWORTH
(912) 964-4379

REC#: 00343084 2/08/2022 8:44 AM
OPER: ME TERM: 011
REF#: CK 93107

TRAN: 112.0000 BLDG PERMIT
220127 256.00CR
SIMONCRE
7-0037-02-016
DEV-SPR 256.00CR

TENDERED: 256.00 CHECK
APPLIED: 256.00-

CHANGE: 0.00

Attachment: 7-0037-02-016

Mr. Christian Orr
Development Project Manager
SimonCRE JC Ocotillo II, LLC
6900 E. 2nd Street
Scottsdale, AZ 85251

Re: Determination by Architectural Review Committee of Savannah Gateway West

Dear Christian:

On behalf of Pointe Grand Savannah, LLC, the Declarant under the Master Declaration of Easements, Covenants, Conditions and Restrictions for Savannah Gateway West (the "Declaration"), is in receipt of the submittals from SimonCRE JC Ocotillo II, LLC provided to Steven Campisi. Submittals for SimonCRE JC Ocotillo II, LL included a general site plan and elevation sketch (the "Submitted Plans"):

Regarding the Submitted Plans:

- The Committee has used best efforts to review the Submitted Plans but the Committee's approvals do not mean and should not be construed to mean that the Committee is warranting or signing off on the quality or standards of design.
- The Committee assumes EMC Engineering will use best practices in design and construction methods for all work and that all municipal and county codes will be adhered to.
- The Committee assumes that adjacent property owner's rights afforded by the Declaration and matters of title are taken into consideration and not interfered with, without that party's advance approval, which SimonCRE JC Ocotillo II, LLC should seek directly from that party.
- Pay particular attention to work that might affect shared roads and driveways that benefit individual lots already subdivided. Examples include trees or street lighting where a property owner has or plans to have an ingress/egress point.
- The Submitted Plans did not include the following items, which are required for full and final approval: for (i) general description of building materials, (ii) signage and lighting plans and (iii) grading plans.

Consider this response a partial approval by the Committee of the Submitted Plans, which included only the general site plan and elevation sketch. You are required to submit to the committee (i) general description of building materials, (ii) signage and lighting plans and (iii) grading plans prior to full approval.

Sincerely,



Steven Campisi

Project Timeline

Project Number: 220127

Project Name: Carvana Dealership, 7-0037-02-016, General Site Plan

Applicant / Engineer: Ben Lockhard, EMC Engineering Services, Inc.

Owner: Christian Orr, Simoncre

City Review Engineer: N/A

- 2/3/2022 – Application Received – Complete
- 2/4/2022 – PDF received
- 2/23/2022 – Received preliminary Savannah Gateway West ARB approval.
- 3/29/2022 – public hearing notice letters mailed.
- 3/30/2022 – public hearing notice posted in Savannah Morning News.
-



CITY OF PORT WENTWORTH

PLANNING COMMISSION

APRIL 11, 2022

Council Meeting Room

Regular Meeting

6:30 PM

7224 GA HIGHWAY 21
PORT WENTWORTH, GA 31407

1. CALL MEETING TO ORDER

Chairman CJ Neesmith called the meeting to order.

2. PRAYER AND PLEDGE OF ALLEGIANCE

Commissioner Herrin led the Prayer and Pledge of Allegiance.

3. ROLL CALL - SECRETARY

Mr. Harvey notified the Commission that Jeff Sopson has resigned from the Planning Commission.

Attendee Name	Title	Status	Arrived
Bill Herrin	Planning Commissioner	Present	
Rosetta Franklin	Planning Commissioner	Present	
Wanda Rollf	Planning Commissioner	Absent	
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	

4. APPROVAL OF AGENDA

1. Approval of Agenda

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

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

5. ADOPTION OF MINUTES

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

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

6. ZONING MAP AMENDMENTS (REZONING)

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-Public Comments: Murray Marshall - spoke in favor of the application.

Commissioner Herrin made a motion to approve the application. Commissioner Morris seconded the motion to approve. Commissioners Herrin, Franklin and Morris voted Yes. Commissioner Hester voted No. Motion passed 3-1.

RESULT: **APPROVED [3 TO 1]**
MOVER: Bill Herrin, Planning Commissioner
SECONDER: Lauree Morris, Planning Commissioner
AYES: Herrin, Franklin, Morris
NAYS: Hester
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Application was requested to be withdrawn by the applicant. The request to withdraw the application was voted on during the Adoption of the Agenda.

RESULT: **WITHDRAWN [UNANIMOUS]**
MOVER: Lauree Morris, Planning Commissioner
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7. ZONING TEXT AMENDMENTS (ORDINANCES)

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RESULT: APPROVED [UNANIMOUS]
MOVER: Rosetta Franklin, Planning Commissioner
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ABSENT: Rollf

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public comments. Commissioner Herrin made a motion to approve. Commissioner Franklin seconded the motion to approve. The vote was unanimous.

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MOVER: Bill Herrin, Planning Commissioner
SECONDER: Rosetta Franklin, Planning Commissioner
AYES: Herrin, Franklin, Morris, Hester
ABSENT: Rollf

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

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

- E. Site Plan Review Application submitted by Ben Lockhart, EMC Engineering Services, Inc., on behalf of Christian Orr, Simoncre for PIN # 7-0037-02-016 (Magellan Blvd) for a General Development Site Plan to allow a Carvana Dealership in a P-C-3 (Planned General Business) Zoning District

Christian Orr was present via Zoom. Mr. Orr gave a brief overview of the project and offered to answer any questions the commission may have. Commissioner Hester asked if they plan on hiring local people. Mr. Orr responded yes. Commissioner Morris asked if the storage parking would be asphalt or porous payment. Mr. Orr responded that it was planned to be asphalt. Commissioner Morris asked if other Green alternatives could be looked at instead of asphalt. Mr. Orr stated he would look into other alternatives and speak with his client. Commissioner Herrin Made a motion to approve the application. Commissioner Hester seconded the motion to approve. The vote was unanimous.

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

9. NEW BUSINESS

10. ADJOURNMENT

- A. Adjournment

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

Chairman

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

Secretary



City Council
7224 GA Highway 21
Port Wentworth, GA 31407

SCHEDULED

AGENDA ITEM (ID # 2648)

Meeting: 04/28/22 07:00 PM
Department: City Council
Category: Amendment
Prepared By: Zahnay Smoak
Department Head: Steve Davis

12.F

DOC ID: 2648

Amending City Council Rules of Procedures

Issue/Item: Request from the City Council Retreat to change policy of public speakers during City Council meetings

Background: Public comment has generally come at the end of the meeting, and it is the desire of council to move this to the beginning of the meeting where anyone can speak on an agenda item or a non-agenda item. This will consolidate all public speaking prior to working on the agenda except for public hearings.

Facts and Findings: It is the desire of Mayor and Council to hear from all constituents on the issues before them and would like to have those comments before they vote on issues.

Funding: N/A

Recommendation: Approval.

ATTACHMENTS:

- PW City Council Rules of Procedures UPDATED 04.22.2022 (DOCX)



City Council

Rules of Procedures

Adopted February 24, 2022

SECTION 1

Authority

The Charter of the City of Port Wentworth, GA provides for open meetings of the city council at which reasonable opportunity shall be given for citizens to be heard under such rules as the council may provide. The Rules of Procedures establish guidelines to be followed by all persons attending a city council meeting, including the Mayor and City Councilmembers, administrative staff, residents, news media and visitors.

Section 2

Meetings

2.1 Regular Meetings. The city council shall meet at 7pm on the fourth Thursday of each month. The city council shall also meet at 7pm or at the end of the regular scheduled workshop the second Tuesday of each odd numbered months. Regular meetings may only be postponed, rescheduled, or canceled by a majority vote of city council.

A. Regular Workshop – The city council shall meet for a regular workshop at 6:30pm the second Tuesday of each odd numbered month. These workshops will be for discussion of upcoming issues with no voting agenda items, these will be open to the public but there will be no public comment or participation

2.2 Special Called Meetings. The city clerk or the city manager shall submit the necessary public notice and notify city council of any special called meeting upon the written request of the mayor.

2.3 Emergency Meetings. The city clerk or the city manager shall submit the necessary public notice and notify the Mayor and City Council of any emergency meeting upon the written request of the Mayor OR the concurrence of four city council members.

2.4 Public Notice. The agenda for all regular meetings and the notice listing items to be considered shall be posted by the city clerk or the city manager or a designee in City Hall and shall be available on the city website. The city clerk or city manager or a designee shall post and/or cause publication of all special called or emergency meetings in accordance with the requirements of the Georgia Open Meetings Act.

2.5 Quorum. Four city councilmembers shall constitute a quorum except when the number of active council members is less than four in which event a quorum consists of all remaining council members.

2.6 City Manager Participation. The city manager or acting/interim city manager or assistant city manager shall attend all meetings of the city council unless extraordinary circumstances preclude his or her attendance and the city manager gives the Mayor and City Council prior notification. The city manager shall answer questions and give recommendations to the city council as needed. The city manager has no vote.

2.7 City Attorney Participation. The city attorney or acting/interim city attorney shall attend all meetings of the city council unless extraordinary circumstances preclude his or her attendance and the city attorney gives the Mayor and City Council prior notification. The attorney shall, upon request, give an opinion, either written or oral, on questions of law. The city attorney shall act as the city council's parliamentarian. The city attorney has no vote.

2.8 City Clerk Participation. The city clerk or acting/interim city clerk or assistant/designated city clerk shall attend all meetings of the city council unless extraordinary circumstances preclude his or her attendance and the city clerk gives the Mayor and City Council prior notification. The clerk shall keep accurate records of all actions taken by city council to include the motions, seconds, complete vote, and additional notations as deemed necessary by the city clerk. These minutes shall be posted on the city website upon approval of city council. The city clerk has no vote.

2.9 City Auditor Participation. The city auditor or designated agent shall be available upon request of the mayor, or any city council member, or the city manager to respond to inquiries made by city council.

2.10 Executive Sessions. The city council MAY meet in executive session when it is in compliance with the Georgia Open Meetings Act and after a majority vote of the city council. Except where permitted by the Georgia Open Meetings Act, no vote shall be taken in an executive session on any matter under consideration nor shall any city council member enter into a commitment with another respecting a vote to be taken subsequently in a public meeting of the city council. Closed executive sessions shall be kept to a minimum.

Section 3

Code of Conduct

3.1 Mayor and City Council Members.

- A. During city council meetings, the Mayor and City Councilmembers shall assist in preserving order and decorum and shall neither by conversation or otherwise delay or interrupt nor refuse to obey these Rules of Procedures of the city council.
- B. A city council member desiring to speak shall address the chair and upon recognition by the presiding officer, shall confine discussions to the question under debate, avoid indecorous language, and refrain from personal attacks and verbal abuse. The Mayor or Presiding officer shall follow standard Roberts Rule of Order and shall recognize council members properly and allow them to speak once recognized.
- C. The Mayor or City Council members desiring to question administrative staff, with the exception of the city clerk, shall address questions to the city manager – who shall be entitled either to answer the inquires or to designate some member of city staff for that purpose. The Mayor and City council shall not berate nor publicly admonish staff members. The Mayor or Presiding officer shall follow standard Roberts Rule of Order and shall recognize council members properly and allow them to speak once recognized.
- D. A city council member, once recognized, shall not be interrupted while speaking unless a point of order is raised by another member or the council member yields.
- E. The Mayor and City Councilmembers shall confine their questions to the particular matters before them.

3.2 Administrative Staff.

- A. All city employees shall observe the same rules of procedures and decorum applicable to the Mayor and City Council.
- B. The City Manager shall take such disciplinary action as may be necessary to ensure that decorum is preserved at all times by city employees at a city council meeting.
- C. All remarks and questions addressed to the city council shall be addressed to the city council as a whole and not to any individual member.

3.3 City Residents and Other Visitors.

- A. All city residents and other visitors are welcome to attend all public meetings of the city council and will be admitted to the city council chamber or another room in which the city council is meeting up to the fire safety capacity.
- B. Everyone attending the meeting will refrain from private conversations while city council is session.
- C. All residents and other visitors shall observe the same rules of decorum and good conduct that applies to the Mayor and City Council.
- D. Any person making personal, impertinent, profane or slanderous remarks or who become boisterous shall be removed from the room by the Sergeant at arms and said person shall be barred from the rest of the meeting. Any member may move to require enforcement of the rules, and the affirmative vote of a majority of the city council shall require the sergeant at arms to act.
- E. Unauthorized remarks from the audience, stamping of the feet, whistles, yells, and similar demonstrations shall not be permitted. The sergeant at arms may remove offenders from the room. Any member of the city council may move to require enforcement of the rules, and the

affirmative vote by the majority of city council shall require the sergeant at arms to act. A motion made in accordance to this provision shall not be subject to debate and shall take precedence over any other motion.

- F. No placards, banners, or signs will be permitted at any city council meeting. Exhibits, displays or visual aids used for presentation purposes shall be permitted.
- G. Residents and visitors shall power off or silence their cell phones while in city council meetings.

Section 4

Duties and Privileges of Members

4.1 Seating Assignment. City council members shall sit in the following order of councilmembers from left to right as you look at the dais; District 1, District 2, District 3, the mayor (center), the Mayor Pro Tem, At Large, and lastly district 4.

4.2 Remote Participation. Any city council member may participate in any city council meeting remotely by phone or “video conferencing”. This participation shall count toward a quorum, the member has full voting rights, and may participate in all discussions. Their votes shall be recorded by the city clerk just as if they were present in person.

4.3 Right to the Floor. A city council member who desires to speak shall be recognized by the presiding officer. The Mayor or Presiding officer shall follow standard Roberts Rule of Order and shall recognize council members properly and allow them to speak once recognized.

4.4 Conflict of Interest. It is the council members sole responsibility to self-identify conflict of interests and no member can be disallowed from voting. A member who recuses themselves due to conflict of interest shall come down from the dais during the debate and shall not participate in the discussion and shall not vote on the matter. It is the responsibility of each member to comply with state law and city ordinances concerning conflicts of interests.

4.5 Right to Appeal. Any member may appeal the ruling of the presiding officer. If the appeal is seconded, the member making the appeal may explain their objection to the ruling, but there shall be no debate on the appeal and no other member shall participate in the discussion. The presiding officer shall then call for a vote “Shall the decision of the chair be overturned?” If a majority of city council present vote “Aye” or “Yea” then the ruling of the chair is overturned.

4.6 Voting.

- A. Every member present or remotely participating when a question is called shall vote either “Aye” or “Nay”, except those excused for conflict of interest.
- B. After the result is announced, a member may not change a vote.
- C. The mayor shall only have a vote to break a tie of city council members votes.
- D. Any council member acting as the presiding officer shall only have one vote on city council.

4.7 Demand for Roll Call Vote. Any city council member has the right to demand a roll call vote of the council.

4.8 Personal Privilege. Any city council member shall have the right to address the city council on a point of personal privilege anytime a member's integrity, character, or motives are assailed, questioned, or impugned.

4.9 Dissent and Protest. Any city council member shall have the right to express dissent or protest against any ordinance, resolution, or other action of the city council and have such entered into the minutes. Such dissent or protest may be filed in writing and presented to the city clerk for placement in the minutes within 7 days from the meeting.

4.10 Use of Facilities. The mayor or any city council member shall the right to use the executive conference room at any time during normal business hours of city hall, this will be on a first come first serve basis and should only be for official city business. Additionally, the mayor or any city council member shall have the right to use the city council chamber for press conferences during regular business hours, the press conference shall be for city business issues only and never for political or campaign purposes. the elected official must give at least 1 day notice to the city manager and the notice must identify any required video or audio requirements for the press conference.

Section 5

Chair and Duties

5.1 Chair. The mayor shall preside as chair at all regular meetings of city council. In the absence of the Mayor, the Mayor Pro Tem shall preside. In the absence of both, the council shall elect a chair by majority vote. If the Mayor vacates the chair during a meeting and the Mayor Pro Tem is not available, then the remaining members shall elect a chair by majority vote.

5.2 Call for a Vote. The chair shall call for a vote after proper discussion. A roll call vote shall be taken when demanded by any council member. The chair or city clerk shall announce the result.

5.3 Call to Order. The meetings of the city council shall be called to order by the mayor or, in the Mayors absence, by the Mayor Pro Tem. In the absence of both, the meeting shall be called to order by the city manager or the city clerk.

5.4 Preservation of Order. The chair shall preserve order and decorum; call upon sergeant at arms as necessary to enforce compliance with the rules. If city council moves to enforce the rules, then the sergeant at arms shall enforce compliance with the rules.

5.5 Removal of Chair. If the presiding officer refuses to follow the rules of procedures, any city council may move to remove the chair. A motion made in accordance to this provision shall not be subject to debate by the whole council and shall take precedence over any other motion. The member making the motion may state the violation or violations and request the removal of the chair. The chair may respond to the motion with his or her defense. This motion is serious in nature and should be used very rarely for excessive purposes only. If a majority of city council votes affirmatively to remove the chair, the chair must immediately vacate the chair and leave the council chambers, if the chair refuses to leave then the sergeant at arms shall escort him or her out.

Section 6

Order of Business

6.1 Agenda. There shall be no pre agenda meeting of city council as any changes to the agenda shall be made during the regular city council meeting under the Approval of Agenda topic. The mayor OR any member of city council has the right to place an item on the agenda in advance of all regularly scheduled meetings. All elected official's agenda items are requested to be made to the city manager and the city clerk at least 10 days prior to the regular city council meeting for proper preparation by administrative staff and proper public notice. City council members are encouraged to work with the city manager or his designated staff member to ensure proper formatting of their agenda items.

- A. The agenda shall be formatted in the following order of topics:
 - a. Call to Order – Roll Call
 - b. Prayer and Pledge of Alliance
 - c. Approval of Agenda
 - d. Approval of Minutes
 - e. Special Guests
 - f. Public Comment
 - g. Elections and Appointments
 - h. Consent Agenda
 - i. Unfinished Business
 - j. New Business
 - k. Ordinances/Resolutions
 - l. Executive Session
 - m. Adjournment
- B. The city manager shall hold a preliminary agenda meeting with department heads the Wednesday before any regular city council meeting. The city manager will determine any administrative additions to the agenda.
- C. The city clerk shall assemble the agenda items based on the requests from the elected officials and the determination of administrative additions from the city manager.
- D. The city clerk shall email a draft agenda to the mayor and all city council members the Friday before the regular city council meeting and prior to public notice going out.

6.2 Public Comments. The city council shall provide an opportunity for citizens to present concerns or address issues, subject to the following rules:

- A. **Speakers to Register.** A person wishing to address the city council must first register on the registration sheet placed at the entrance of the city council chamber prior to the meeting beginning. Registration is open from 6:15pm and closes at 6:55pm. The speakers must place the agenda item for which they wish to speak or identify as a non-agenda item speaker.
- B. **Speaker Rules.**
 - a. Only one person may approach the microphone at any one time and only the person at the microphone will be allowed to speak.
 - b. There will be no substitutions or pooling of speakers.

- c. Speakers must follow the Code of Conduct section of these Rules of Procedures. All comments are to be made to the Mayor and City Council as a whole and not directed at any individual council member or staff member.
 - d. Speakers may file copies of their remarks to the city clerk.
 - e. Speakers will be called in the order of registration.
 - f. A person who registers to speak will have a maximum of three minutes to speak and shall be called in the order they registered.
 - g. The city council, by majority vote, may impose more restrictive time limits on individual speakers if a large number of persons have registered to speak.
- C. Public Hearings.** The length of time a person will be allowed to speak at city council meetings will be determined according to the following rules:
- a. A person who registers to speak on agenda item for which a public hearing scheduled will be called on at the time the item is considered by the city council and the public hearing has been opened. Each side shall be given a cumulative total of fifteen minutes, while each speaker will be limited to three minutes to speak, the city clerk or city manager shall give visual sign of expired time in which the speaker shall quickly wrap up their comments. The speakers shall be called in the order they have signed in, no speakers shall be recognized that did not sign in unless a majority vote of city council suspends the rules.
 - b. The city council, by majority vote, may impose more restrictive times limits on individual speakers if a large number of persons have registered to speak.
 - c. No public comments shall be held for any item that is deferred or removed from the agenda.
- D. Council Acknowledgement.** During designated speaker times, city council members may ask factual questions or make brief acknowledgement of speakers. Speakers shall have one minute to respond if necessary and this time will not be counted toward their three minute limit. The mayor and city council members shall refrain from debate during registered speaker's time.
- E. Use of Interpreters.** Speakers shall be given the right to use a personal interpreter, at the speaker's expense, to translate their comments to the city council, the time for the translation shall not be counted toward their individual time limit nor the cumulative time limit for any item.

6.3 Alternate Public Hearings. The mayor and city council may schedule public hearings at times other than during regular meetings. These meetings shall follow the same guidelines as Special Called Meetings under Section 2.2 of these rules upon the call of the mayor.

Section 7

Consideration of Ordinances, Resolutions, and Motions

7.1 Printed Form. All ordinances and resolutions shall be presented to the city council in printed form only.

7.2 Approval as to Form. All ordinances shall be reviewed by the city attorney and approved to form.

7.3 Distribution of Ordinances. The city clerk and city manager and their staff shall prepare copies of all proposed ordinances to be available for distribution to all city council members at the meeting for which the ordinance is introduced, or at such earlier time as appropriate.

7.4 Rules of Order. The most recent edition of Roberts Rules of Order shall govern the proceedings of the city council in all cases except when in conflict with these Rules of Procedures.

7.5 Reconsideration. A motion to reconsider any action of the city council may be made by any city council member on any action taken during a regular meeting. If the motion is seconded and affirmed by a majority vote than the question before the council shall be debated again. No question shall be twice considered except by a unanimous vote of city council.

7.6 The Previous Question. Any city council member may move to the previous question to end debate and call for a vote, if seconded, and approved by a majority vote, then debate will be ended and the presiding shall call for the vote.

Section 8

Votes Required

Approval of every ordinance, resolution, or motion shall require on final passage the affirmative vote of a majority of city council members present or remotely participating, except that the City Charter and certain state statutes impose other voting requirements. The mayor only votes to break tie votes of council and the mayor has no veto power.

Section 9

City Council Committees

9.1 Committees Established.

- A. The following committees of the city council are established:
 - a. Administration and Finance
 - b. Planning and Zoning Board of Appeals/Development Services
 - c. Water, Sewer, and Sanitation
 - d. Public Works
 - e. Public Safety
 - f. Leisure Services
 - g. Diversity and Inclusion
 - h. Intergovernmental Affairs
- B. Each standing committee shall review matters in its area of responsibility. A standing committee may by majority vote recommend action to the city council but a committee recommendation is not necessary for a matter to be placed on the city council agenda.

9.2 Committee Makeup and Meetings.

- A. Each committee shall have three voting members. The city councilmembers may choose up to four committees for which they want to serve on and may volunteer to serve on more if there is

a need. When more than 3 members choose the same committee then the most current consecutively tenured councilmember may decide the assignment in question.

- B. The chair is to be selected by the members of the committee. Each council member is entitled to be Chair of at least one standing committee. The city clerk shall attend all committee meetings and act as secretary for each committee.
- C. Quorum. A quorum is considered a majority of voting members.
- D. Ex-officio members: The mayor, city manager, city clerk and city attorney shall be non-voting ex-officio members of all committees. The mayor shall not be considered as a quorum member of any committee and he shall not be the presiding officer.
- E. Committee Meetings. Standing committees may meet once a month at the call of the chair or by a majority of the committee members. Meeting agendas are required and the members shall instruct the city clerk or city manger to post agenda for public notice in accordance with the Open Meetings Act.

Section 10

Rules Suspension or Amendment

10.1 Suspension of the Rules. Any provision of these rules not governed by the city charter, city code, or state law may be temporarily suspended by a majority vote of the city council members present or remotely participating.

10.2 Amendment to the Rules. These rules may be amended or new rules adopted, by a majority vote of the city council members present or remotely participating.

Section 11

Other

11.1 Action of Council. If for any cause the city council passes a motion and any provision of these rules were not followed, the action will remain as the official action of the council.



City Council
7224 GA Highway 21
Port Wentworth, GA 31407

SCHEDULED

AGENDA ITEM (ID # 2647)

Meeting: 04/28/22 07:00 PM
Department: Police Department
Category: Contract
Prepared By: Matt Libby
Department Head: Matt Libby

12.G

DOC ID: 2647

Renewal for Debris Removal Services

Issue/Item: Renewal for Debris Removal Service

Background: In September 2016 we renewed the city contract with Crowder Gulf Disaster Recovery and Debris Management to assist us in recover efforts in the event of a natural disaster such as a hurricane or tornado.

Facts and Findings: The current contract expired September 2021 and we are on an as needed basis. We are in need of renewing this contract. We are only billed if we activate our emergency disaster plan. Request for proposal (RFP) was sent out and only 3 companies responded. The RFP's where grade and the consensus was to stay with Crowder Gulf Disaster Recover and Debris Management, who scored the highest. It is necessary to maintain this contract to assist the City in meeting the requirements of the Federal Government to receive disaster relief and reimbursements for the City.

Alternatives: N/A

Funding: None

Recommendation: Approve this agreement.



City Council
7224 GA Highway 21
Port Wentworth, GA 31407

SCHEDULED

Meeting: 04/28/22 07:00 PM
Department: Development Services
Category: Ordinance
Prepared By: Melanie Ellis
Department Head: Brian Harvey

AGENDA ITEM (ID # 2641)

DOC ID: 2641

Zoning Map Amendment Application submitted by Phillip McCorkle, McCorkle, Johnson & McCoy, LLP., on behalf of Pointe Grand Savannah, LLC., for PIN # 7-0037-02-019 (Newport Blvd) to Rezone from P-C-3 (Planned General Business) to P-RIP (Planned Residential Institutional) Zoning District for the purpose of multi-family apartments

Issue/Item: Zoning Map Amendment Application submitted by Phillip McCorkle, McCorkle, Johnson & McCoy, LLP., on behalf of Pointe Grand Savannah, LLC., for PIN # 7-0037-02-019 (Newport Blvd) to Rezone from P-C-3 (Planned General Business) to P-RIP (Planned Residential Institutional) Zoning District for the purpose of multi-family apartments

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

Facts and Findings: The number of acres to be rezoned is approximately 24.354. If rezoned the owner intends to construct multi-family apartments. This project complies with the current City of Port Wentworth 2021-2041 Comprehensive Plan.

Funding: N/A

Recommendation: The Planning Commission will hear this application on Monday, April 11, 2022 at 6:30 P.M. / **UPDATE: THE PLANNING COMMISSION VOTED 3-1 TO APPROVE THE APPLICATION.**

ATTACHMENTS:

- ZMA 7-0037-02-019 PC3 TO PRIP APRIL 2022 - Application (PDF)
- ZMA 7-0037-02-019 PC3 TO PRIP APRIL 2022 - Timeline (DOCX)
- Planning Commission Minutes April 11, 2022 DRAFT (PDF)

210437

13.A.a

APPLICATION TO AMEND THE ZONING MAP OF PORT WENTWORTH, GEORGIA

Name of Applicant: Phillip R. McCorkle Phone #: 912-232-6000Mailing Address: 319 Tattnall Street, Savannah, Georgia 31401Name of Property Owner: Pointe Grand Savannah, LLC Phone #: 407-794-0434
(Use back if more than one owner)Address of Property: Newport Blvd. west of Magellan Blvd.PIN #: 7-0037-02-019Number of Acres: 24.354 acresZoning Classification: Present P-C-3Requested P-RIPUse of Property: Present VacantRequested Multi-Family

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?)

Newport is a mixture of single family detached, single family attached townhomes, and multi-family, all zoned P-RIP. The recently developed Pointe Grand Multi-Family development is fully leased. More apartments are needed in Port Wentworth.

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 owners of all properties 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 the plat in 11"x17" or larger and one copy in 8.5"x11".**
4. Site Plan of proposed use of property. **Submit fifteen (15) copies in 11"x17" or larger and one copy in 8.5"x11".**
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 Authorization of Attorney form.
8. Filing fee of \$356 + \$50 per acre + \$50 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
10th day of March, 2022

Krystal Rae Horsley
Notary Public



PL

Signature of Applicant

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 interest is 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 interests 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 the 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

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: 912-232-6000

Pointe Grand Savannah, LLC

By: 

Its: Authorized Person

Personally appeared before me

Steven Campisi

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

Kyla Lu
Notary Public



10/20/2021
Date

CITY OF PORT WENTWORTH
(912) 964-4379

REC#: 00331848 11/02/2021 10:27 AM
OPER: ME TERM: 011
REF#: CK 1372

TRAN: 112.0000 BLDG PERMIT
210437 1,623.70CR
POINTE GRAND SAVANNAH, LLC
7-0037-02-019
DEV-ZMA 1,623.70CR

TENDERED: 1,623.70 CHECK
APPLIED: 1,623.70-

CHANGE: 0.00

WWW.CITYOFPORTWENTWORTH.COM

Type: WD
 Kind: WARRANTY DEED
 Recorded: 2/28/2020 4:15:00 PM
 Fee Amt: \$1,304.60 Page 1 of 6
 Transfer Tax: \$1,279.60
 Chatham, Ga. Clerk Superior Court
 Tammie Mosley Clerk Superior Court

Participant ID(s): 1983094574,
 7067927936

BK 1861 PG 352 - 357

Prepared by:
 Shannon S. Vukmir, Esquire
 Sitko Bruno, LLC
 2740 Smallman Street, Suite 300
 Pittsburgh, PA 15222

Return to:
 Weiner, Shearouse, Weitz,
 Greenberg & Shawe, LLP
 Attn: Stuart R. Halpern
 14 E State Street
 Savannah, GA 31401

When Recorded Return To:
 Heather Townsend
 First American Title Insurance Company
 National Commercial Services
 Six Concourse Parkway, Ste. 2000
 Atlanta, GA 30328
 File No: NCS 992277

STATE OF FLORIDA

COUNTY OF ORANGE

LIMITED WARRANTY DEED

THIS LIMITED WARRANTY DEED ("Deed"), made as of February 27, 2020, between **LAND HOLDING, LLC**, a Delaware limited liability company ("Grantor"), having an office c/o PNC Bank, National Association, 201 E. Pine Street, Suite 100, Locator: A1-P812-01-2, Orlando, FL 32801,

AND

COASTAL CLUB PORT WENTWORTH, LLC, a Georgia limited liability company ("Grantee"), having an address at 1031 W. Morse Boulevard, Suite 240, Winter Park, Florida 32789 (the words "Grantor" and "Grantee" include their respective heirs, successors and assigns as applicable).

WITNESSETH that Grantor, for and in consideration of ONE MILLION THREE HUNDRED FIFTY-SIX THOUSAND and 00/100ths DOLLARS (\$1,356,000.00) in hand paid at and before the execution and delivery of these presents, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto Grantee, its heirs, successors and assigns, the following described real property (the "Property"), to-wit:

All that tract or parcel of land lying and being in Chatham County, Georgia, and being more particularly described on the attached Exhibit "A" Leal Description.

TO HAVE AND TO HOLD the Property 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 Grantee, its heirs, successors and assigns, forever, in FEE SIMPLE.

UNDER AND SUBJECT TO those matters shown on Exhibit "B" attached hereto and made a part hereof.

IT IS ACKNOWLEDGED THAT THE PROPERTY HAS BEEN ACQUIRED BY GRANTOR THROUGH DEED IN LIEU OF FORECLOSURE AND THAT GRANTOR HAS NEVER OCCUPIED THE PROPERTY. GRANTEE BY ACCEPTANCE OF THIS DEED SPECIFICALLY ACKNOWLEDGES THAT NEITHER GRANTOR NOR ANYONE ON BEHALF OF GRANTOR MAKES ANY WARRANTIES OR COVENANTS, INCLUDING, WITHOUT LIMITATION, THOSE OF MERCHANTABILITY, HABITABILITY OR FITNESS FOR A PARTICULAR PURPOSE IN RESPECT OF THE PROPERTY, AND IT IS EXPRESSLY UNDERSTOOD THAT THE PROPERTY IS BEING CONVEYED IN AN "AS IS" AND "WITH ALL FAULTS" CONDITION. BY ACCEPTANCE OF THIS DEED, GRANTEE AFFIRMS THAT THERE ARE NO REPRESENTATIONS OR WARRANTIES, EXPRESS OR IMPLIED OR STATUTORY, EXCEPT THOSE ASSOCIATED WITH TITLE.

AND Grantor will warrant and forever defend the right and title to the Property unto Grantee against the claims of all persons claiming by, through or under Grantor, but not otherwise.

SIGNATURE PAGE TO FOLLOW

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed as of the day and year first above written.

Signed and delivered as to all signatories in the presence of:

GRANTOR:

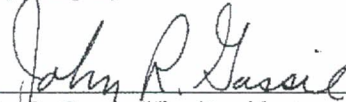
LAND HOLDING, LLC, a Delaware limited liability company



Kristina Sanders

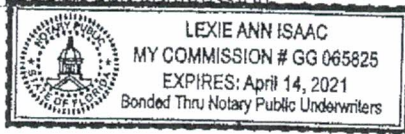
Unofficial Witness

By:



John R. Gassie, Vice President

Notary Public (Affix seal and commission expiration date)



Control Number : 19111555

STATE OF GEORGIA**Secretary of State**

Corporations Division

313 West Tower

2 Martin Luther King, Jr. Dr.

Atlanta, Georgia 30334-1530

CERTIFICATE OF AMENDMENT**NAME CHANGE**

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

Coastal Club Port Wentworth, LLC
a Domestic Limited Liability Company

has filed articles/certificate of amendment in the Office of the Secretary of State on 03/20/2020 changing its name to

Pointe Grand Savannah, LLC
a Domestic Limited Liability Company

and has paid the required fees as provided by Title 14 of the Official Code of Georgia Annotated. Attached hereto is a true and correct copy of said articles/ certificate of amendment.

WITNESS my hand and official seal in the City of Atlanta
and the State of Georgia on 03/25/2020.



Brad Raffensperger
Secretary of State

EXHIBIT "A"**Legal Description**PARCEL 1:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE EIGHTH G.M. DISTRICT, CITY OF PORT WENTWORTH, CHATHAM COUNTY, GEORGIA, BEING PARCEL 2A OF SAVANNAH GATEWAY WEST, AS PER PLAT RECORDED FEBRUARY 27, 2020 IN PLAT BOOK 52, PAGE 363, CHATHAM COUNTY RECORDS.

PARCEL 2:

EASEMENTS AND OTHER INTERESTS IN REAL PROPERTY AS CONTAINED IN THAT CERTAIN MASTER DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS FOR SAVANNAH GATEWAY WEST, DATED MARCH 26, 2009, AND RECORDED IN DEED BOOK 350-U, PAGE 687, CHATHAM COUNTY RECORDS, TO WHICH INSTRUMENT THIS CONVEYANCE IS EXPRESSLY SUBJECT.

BEING a portion of the same property which Savannah Gateway West, LLC d/b/a Savannah West, LLC, by Deed Under Power of Sale dated June 2, 2015 and recorded on July 21, 2015 with the Chatham, Georgia Clerk of Superior Court in Book 586, Page 156, Document No. 028959640006, granted and conveyed unto Land Holding, LLC, a Delaware limited liability company, Grantor herein.

Exhibit "A"
Legal Description

All that certain tract of land located in the 8th G.M. District, City of Port Wentworth, Chatham County, Georgia, and containing 24.354 acres, more or less, being shown as "Parcel 2A" on that certain Minor Subdivision Plat of Parcel 2A, Savannah Gateway West, a Portion of Tax Parcel No. 7-0037-02-004, dated February 27, 2020, and recorded in Plat Book 52, Page 363, in the Office of the Clerk of the Superior Court of Chatham County, Georgia, being more particularly described as follows:

Commencing at a 5/8" reinforcing bar found W/SLS CAP 2509 on the western side of Magellan Boulevard R/W (Public Road) being the northeast corner of Parcel 2A, and being said POINT OF BEGINNING; thence S18°17'53"E a distance of 299.39' to a 5/8" reinforcing bar found; thence S71°59'28"W a distance of 31.59' to a 5/8" reinforcing bar found; thence S22°16'28"W a distance of 1687.06' to a 5/8" reinforcing bar found; thence N19°10'47"W a distance of 706.57' to a reinforcing bar found; thence N19°11'24"W a distance of 875.54' to a 5/8" reinforcing bar found; thence N71°45'46"E a distance of 1153.37' to a 5/8" reinforcing bar found W/SLS CAP 2509, and being said POINT OF BEGINNING.

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

Reference: Application filed on October, 2021, to rezone
real property described as follows:

Parcel 2A as shown on plat recorded in Plat Book 52, page 363.

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 such campaign contribution.

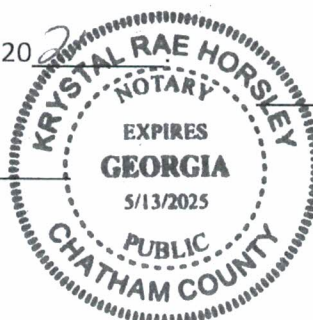
None

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

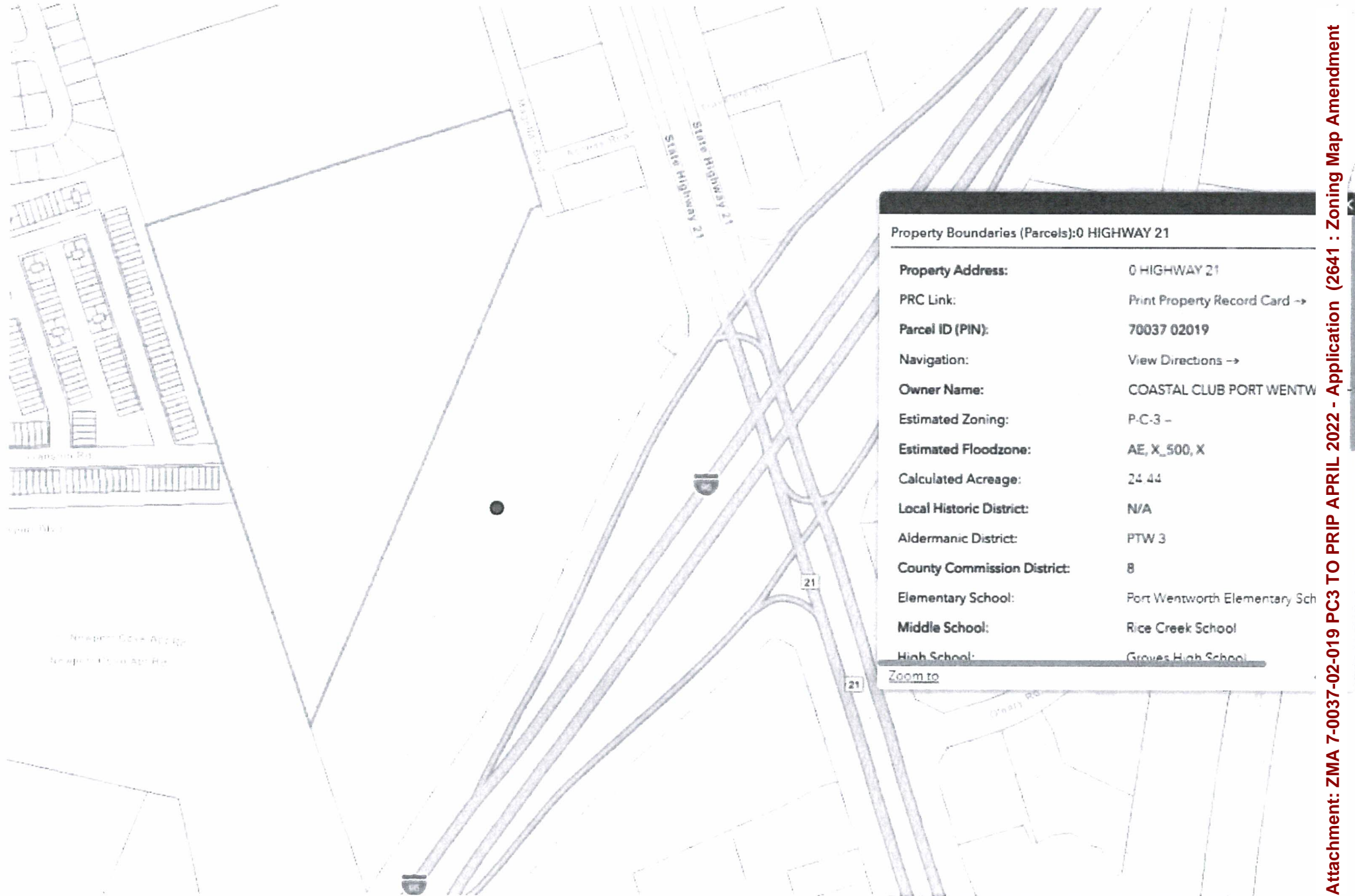
20th day of October, 2021

Krystal Rae Horsley
Notary Public



[Signature]

Signature of Applicant





Adjacent Property Owners Within 250 Feet

Double Reverse, LLC
250 N. Orange Avenue, Suite 150
Orlando, Florida 32801

Coastal Club Port Wentworth, LLC
1031 West Morse Boulevard, Suite 240
Winter Park, Florida 32789

Cove at Newport Townhome Association
100 Commerce Court
Pooler, Georgia 31322

Shayanam, LLC
Attn: Hemlata Patel, Manager
3758 US 17
Richmond Hill, Georgia 31324

1311 Euclid LLC
1128 24th Street
Santa Monica, California 90403

Carlos N. Silva &
Lissete Paola Gamez Castillo
41 Cordage Circle
Port Wentworth, Georgia 31407

Dishon G. Aiken
43 Cordage Circle
Port Wentworth, Georgia 31407

Horace Harvey
59 A Bearing Circle
Port Wentworth, Georgia 31407

Cuong C. Dao
210 Fish Hawk Lane
Savannah, Georgia 31410

Helga J. Voisine
275 North Popi Trail
Hinesville, Georgia 31313

Sheila Wilcox Conyers
59 D Bearing Circle
Port Wentworth, Georgia 31407

Properties of the Low Country, Inc.
59 B Bearing Circle
Port Wentworth, Georgia 31407

RNJ Investments LLC
7640 Abercorn Street
Savannah, Georgia 31406

Mulik Simmons &
Alexis Crawford
2 Emmet Court
Savannah, Georgia 31419

Beulah Spencer
140 Cambridge Drive
Rincon, Georgia 31326

Realty Investors US LLC
105 Hillside Drive
Rincon, Georgia 31326

Pamela Marie Cervone
361 Ohio Street
Elyria, Ohio 44035

Bryan A. Hill
48 Bearing Circle
Port Wentworth, Georgia 31407

Charles H. Conner, Sr.
130 Jim Waters Road
Statesboro, Georgia 30458

Dynesha D. Dempsey
52 Bearing Circle
Port Wentworth, Georgia 31407

John P. Mitchell
54 Bearing Circle
Port Wentworth, Georgia 31407

Dante L. Raven
700 Brogdon Road
Guyton, Georgia 31312

Luann L. Foster
58 C Bearing Circle
Port Wentworth, Georgia 31407

Brion R. Hunt
58 B Bearing Circle
Port Wentworth, Georgia 31407

Christopher D. Morgan
58 Bearing Circle, Unit D
Port Wentworth, Georgia 31407

Capital Avenue Investments LLC
120 Commerce Court
Pooler, Georgia 31322

Dillard Park Investments LLC
120 Commerce Court
Pooler, Georgia 31322

Avalon Cove Investments LLC
120 Commerce Court
Pooler, Georgia 31322

Brighton Bluff Investments LLC
120 Commerce Court
Pooler, Georgia 31322

Mary Toneitha Page
46 Transom Road
Port Wentworth, Georgia 31407

Edna D. Davis
48 Transom Road
Port Wentworth, Georgia 31407

Evalyn R. Lewis
50 Transom Road
Port Wentworth, Georgia 31407

Warren Manley
117 Polk Lane
Fitzgerald, Georgia 31750

Raquisha Shantoria Jones
54 Transom Road
Port Wentworth, Georgia 31407
Michael D. Clendenen
56 Transom Road
Port Wentworth, Georgia 31407

Ashley Sullivan
58 Transom Road
Port Wentworth, Georgia 31407

Julio Jalil & Gladys Jalil
7 Hamilton Grove Drive
Pooler, Georgia 31322

Sandra E. Riley-Howlett
62 Transom Road
Port Wentworth, Georgia 31407

Tamisha L. Simmons
64 Transom Road
Port Wentworth, Georgia 31407

Charles K. Nunn, II
66 Transom Road
Port Wentworth, Georgia 31407

Natascha D. Jones
127 Bearing Circle
Port Wentworth, Georgia 31407

Bearing Putter LLC
195 Spanton Crescent
Pooler, Georgia 31322

James E. Miles
123 Bearing Circle
Port Wentworth, Georgia 31407

Jerrell T. Eiland & Carolyn A. Eiland
121 Bearing Circle
Port Wentworth, Georgia 31407

Lauren Micah Robinson
119 Bearing Circle
Port Wentworth, Georgia 31407

Keith Brown
117 Bearing Circle
Port Wentworth, Georgia 31407

Jonathon C. Neisler
115 Bearing Circle
Port Wentworth, Georgia 31407

Tyler C. Moore
213 Rosehill Drive E
Rincon, Georgia 31326

Terrance B. Conley
4125 Pittman Road
Atlanta, Georgia 30349

Monefa E. Murdock-Bey
109 Bearing Circle
Port Wentworth, Georgia 31407

LaDonia Yvonne Mathis
107 Bearing Circle
Port Wentworth, Georgia 31407

Joseph A. Christie
215 Fish Hawk Lane
Savannah, Georgia 31410

Katie Cupstid
103 Bearing Circle
Port Wentworth, Georgia 31407

LaShonda M. Johnson
101 Bearing Circle
Port Wentworth, Georgia 31407

Shawn Green & Megan Dimattio
97 Bearing Circle
Port Wentworth, Georgia 31407

Detroit Flower and Zuena Mohamed Salim
95 Bearing Circle
Port Wentworth, Georgia 31407

Alicia Cummings
93 Bearing Circle
Port Wentworth, Georgia 31407
Tiffany R. Cook
91 Bearing Circle
Port Wentworth, Georgia 31407

Kayla Gordon
89 Bearing Circle
Port Wentworth, Georgia 31407

Fisher Isle Investments LLC
120 Commerce Court
Pooler, Georgia 31322

Eden Lake Investments LLC
120 Commerce Court
Pooler, Georgia 31322

Garnett Ridge Investments LLC
120 Commerce Court
Pooler, Georgia 31322

Hardee Grove Investments LLC
120 Commerce Court
Pooler, Georgia 31322



McCorkle, Johnson
& McCoy, LLP

13.A.a

ATTORNEYS AT LAW

319 Tattnell Street • Savannah, Georgia 31401
Phone: (912) 232-6000 • Fax: (912) 231-2038

prm@mccorklejohnson.com
Direct: (912) 232-7416

March 10, 2022

Melanie B. Ellis, CPT
Building Inspector
City of Port Wentworth

Via Hand Delivery

Re: Pointe Grand Savannah Rezoning Application

Dear Melanie:

Enclosed is the application for the Point Grand Savannah Apartment complex. You may recall that we previously filed last year for a duplex project but my client decided in February that he would rather build another phase of his multi-family apartments. I ask you to not process his previous application to allow this modification to be filed. You agreed to do so and asked me to refile. It was also agreed that my client will not have to pay an additional filing fee as long as acreage did not change. It has not.

You had sent me a note asking me to double check the property identification number. The number on the application, 7-0037-2-019 is correct.

I'm not sure whether I will be able to get a stamped in application when this is delivered or whether it will be left in the box out front. If that's the case please send me a pdf of the front page with the "received" stamp on it. I need that for my file.

Please call if you have any questions. As always, I thank you for your help.

Sincerely,

McCORKLE, JOHNSON & McCOY, LLP

Phillip R. McCorkle
Attorney At Law

enclosure

Q:\DATA\WPDATA\9500\9585-01 letter re pointe grand application.docx

Project Timeline

Project Number: 210437

Project Name: 7-0037-02-019, Rezone from PC3 to PRIP

Applicant / Engineer: Phillip McCorkle / McCorkle, Johnson, McCoy LLP

Owner: Pointe Grand Savannah, LLC

City Review Engineer: N/A

- 10/25/2021 – application received – complete
- 11/30/2021 – received email from Phillip McCorkle that they would like to postpone the rezoning application until the March 2022 meetings.
- 1/14/2022 – ordered zoning signs.
- 2/17/2022 – Application pulled by Phillip McCorkle.
- 3/10/2022 – New application received for project with updated site plan. Application is complete.
- 3/29/2022 – public hearing notice letters mailed.
- 3/30/2022 – public hearing notice posted in Savannah Morning News.
- 3/31/2022 – signs posted.



CITY OF PORT WENTWORTH

PLANNING COMMISSION

APRIL 11, 2022

Council Meeting Room

Regular Meeting

6:30 PM

7224 GA HIGHWAY 21
PORT WENTWORTH, GA 31407

1. CALL MEETING TO ORDER

Chairman CJ Neesmith called the meeting to order.

2. PRAYER AND PLEDGE OF ALLEGIANCE

Commissioner Herrin led the Prayer and Pledge of Allegiance.

3. ROLL CALL - SECRETARY

Mr. Harvey notified the Commission that Jeff Sopson has resigned from the Planning Commission.

Attendee Name	Title	Status	Arrived
Bill Herrin	Planning Commissioner	Present	
Rosetta Franklin	Planning Commissioner	Present	
Wanda Rollf	Planning Commissioner	Absent	
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	

4. APPROVAL OF AGENDA

1. Approval of Agenda

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

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

5. ADOPTION OF MINUTES

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

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

6. ZONING MAP AMENDMENTS (REZONING)

- A. Zoning Map Amendment Application submitted by Phillip McCorkle, McCorkle, Johnson & McCoy, LLP., on behalf of Pointe Grand Savannah, LLC., for PIN # 7-0037-02-019 (Newport Blvd) to Rezone from P-C-3 (Planned General Business) to P-RIP (Planned Residential Institutional) Zoning District for the purpose of multi-family apartments

The applicant, Phillip McCorkle, was present. Mr. McCorkle gave a brief overview of the project and offered to answer any questions the Commission may have. Commissioner Morris asked how many apartment units in this development. Mr. McCorkle responded 244. Commissioner Herrin asked if there would be any single-family homes in this development. Mr. McCorkle responded no. Commissioner Herrin responded that he would like to see more single-family home projects in the City. Commissioner Hester asked if the increase of children due to the new apartments was considered for the over crowding of the schools. Mr. McCorkle responded that the Chatham County school board was the responsible party to increase school capacity.

-Public Comments: Murray Marshall - spoke in favor of the application.

Commissioner Herrin made a motion to approve the application. Commissioner Morris seconded the motion to approve. Commissioners Herrin, Franklin and Morris voted Yes. Commissioner Hester voted No. Motion passed 3-1.

RESULT: **APPROVED [3 TO 1]**
MOVER: Bill Herrin, Planning Commissioner
SECONDER: Lauree Morris, Planning Commissioner
AYES: Herrin, Franklin, Morris
NAYS: Hester
ABSENT: Rollf

- B. Zoning Map Amendment Application submitted by Neil McKenzie, Coleman Company on behalf of William Grah & Wendelyn Hester for PIN #'s 7-0978-05-002 & 7-0978-05-014 (462 & 468 Monteith Road) to Rezone from R-A (Residential Agriculture) to P-R-M (Planned Residential Multifamily) Zoning District for the purpose of a residential townhome development

Application was requested to be withdrawn by the applicant. The request to withdraw the application was voted on during the Adoption of the Agenda.

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

7. ZONING TEXT AMENDMENTS (ORDINANCES)

8. SITE PLAN/SUBDIVISION APPROVAL

- A. Site Plan Review Application submitted by Chuck Singleton, Coleman Company, Inc., on behalf of Stop N Stor 7, LLC., for PIN # 7-0906-01-038 (8901 Highway 21) for a Specific Development Site Plan to allow a Storage Unit Building in a P-C-2 (Planned Community Business) Zoning District

The applicant, Chuck Singleton, was present. Mr. Singleton gave a brief overview of the project and offered to answer any questions the Commission may have. Commissioner Morris asked if the wetland jurisdictional determination was done. Mr. Singleton stated when the Stop n Stor was originally developed this site was prepared as well and they would not be disturbing any wetlands with this project. Commissioner Hester asked if the elevation would be raised. Mr. Singleton responded that no, they would only do enough grading to level the site. Commissioner Morris asked if the City Engineer comments had been satisfied. Mr. Singleton responded that he was working on responding to the comments. There were no public comments. Commissioner Franklin made a motion to approve the application with the condition that all engineer comments be addressed. Commissioner Herrin seconded the motion to approve with the condition. The vote was unanimous.

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

- B. Site Plan Review Application submitted by Felipe Toledo, P.E., Thomas & Hutton, on behalf of Chance Raehn, Chesterfield, LLC., for PIN # 7-0906-01-039 (Augusta Road) for a Specific Development Site Plan to allow a Warehouse in a P-I-1 (Planned Industrial) Zoning District

The applicant, Felipe Toledo, was present. Mr. Toledo gave a brief overview of the project and offered to answer any questions the commission may have. Commissioner Morris asked what the status of the intergovernmental agreement between Effingham County and The City of Port Wentworth for water and sewer was. Mr. Toledo responded that it was currently being reviewed by his client. Commissioner Hester asked how do they make sure the berm does not become a dam and cause the surrounding neighbors to flood. Mr. Toledo responded that the berm is engineered to not cause any flooding and that the berm for this project is on the high side of the property and should not cause any flooding. There were no public comments. Commissioner Herrin made a motion to approve the application. Commissioner Franklin seconded the motion to approve. The vote was unanimous.

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

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

Scott Monson, Thomas & Hutton, was present on behalf of the applicant. Mr. Monson gave a overview of the project and offered to answer any questions the commission may have. Commissioner Morris asked about the buffer between the single-family rental project and the multi-family project. Mr. Monson responded that a buffer was not required between the projects but there was a 20 foot building setback. There were no

public comments. Commissioner Herrin made a motion to approve. Commissioner Franklin seconded the motion to approve. The vote was unanimous.

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

- D. Site Plan Review Application submitted by Toss Allen, P.E., Allen Engineering Services, LLC., on behalf of Peachtree Development and Investments, LLC., for PIN # 7-0037-02-008 (Magellan Blvd) for a General 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. Mr. Allen gave a brief overview of the project and offered to answer any questions the commission may have. Commissioner Morris asked if there was any direct access from the project to Highway 21. Mr. Allen responded that no, the only access was to Magellan Blvd and through the Murphy's gas station. Commissioner Hester made the statement that this would increase the traffic on Magellan Blvd. There were no public comments. 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
ABSENT: Rollf

- E. Site Plan Review Application submitted by Ben Lockhart, EMC Engineering Services, Inc., on behalf of Christian Orr, Simoncre for PIN # 7-0037-02-016 (Magellan Blvd) for a General Development Site Plan to allow a Carvana Dealership in a P-C-3 (Planned General Business) Zoning District

Christian Orr was present via Zoom. Mr. Orr gave a brief overview of the project and offered to answer any questions the commission may have. Commissioner Hester asked if they plan on hiring local people. Mr. Orr responded yes. Commissioner Morris asked if the storage parking would be asphalt or porous payment. Mr. Orr responded that it was planned to be asphalt. Commissioner Morris asked if other Green alternatives could be looked at instead of asphalt. Mr. Orr stated he would look into other alternatives and speak with his client. Commissioner Herrin Made a motion to approve the application. Commissioner Hester seconded the motion to approve. The vote was unanimous.

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

9. NEW BUSINESS

10. ADJOURNMENT

- A. Adjournment

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

Chairman

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

Secretary



City Council
7224 GA Highway 21
Port Wentworth, GA 31407

SCHEDULED

AGENDA ITEM (ID # 2649)

Meeting: 04/28/22 07:00 PM
Department: All
Category: Ordinance
Prepared By: Zahnay Smoak
Department Head: Zahnay Smoak

13.B

DOC ID: 2649

Special Event Permit Request from Port Fuel Center.

Issue/Item: Special event permit request from Port Fuel Center.

Background: Port Fuel Center (P.F.C.) located at 5712 Augusta Rd. Port Wentworth, GA is requesting a special event permit at their location on May 12, 2022, between the hours of 4:00pm and 7:30pm

Facts and Findings: Port Fuel Center opened on January 26, 2022, at the corner of Ga. Hwy. 21 and Grange rd. The company is requesting a special event and pour license for its grand opening celebration. The event is scheduled for May 12, 2022, between the hours of 4:00pm and 7:30pm. P.F.C. is requesting this permit to allow them to serve beer, wine and spirits during this event.

Funding: N/A

Recommendation: To approve this item.