



CITY OF PORT WENTWORTH

CITY COUNCIL

SEPTEMBER 22, 2022

Council Meeting Room

Regular Meeting

7:00 PM

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

- 1. CALL MEETING TO ORDER**
- 2. PRAYER AND PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL - CLERK OF COUNCIL**
- 4. APPROVAL OF AGENDA**
- 5. RECOGNITION OF SPECIAL GUESTS**
 - A. Leighan Owens- 35 Years of Service
- 6. PUBLIC COMMENTS - REGISTERED SPEAKERS**
- 7. ELECTIONS & APPOINTMENTS**
- 8. ADOPTION OF MINUTES**
 - A. Regular Workshop and Council Meeting Minutes - September 13, 2022
- 9. COMMUNICATIONS & PETITIONS**
 - A. TSPLOST Update
- 10. COMMITTEE REPORTS**
- 11. CONSENT AGENDA**
 - A. Antrim Road Roadway Improvements Pay Request No. 8 in the amount of \$54,353.96 to Sandhill ALS Construction, Inc.
 - B. Sewer System Inspection Pay Request No. 1 and No. 2 in the amount of \$125,061.12 to Southeast Pipe Survey, Inc.
- 12. UNFINISHED BUSINESS**
- 13. NEW BUSINESS**
 - A. Budget Amendment
 - B. 11th Annual Oyster Roast, BBQ and Music Festival
 - C. Planning and Zoning Board Reorganization- 2nd reading

- D. Alcoholic Beverage License Application submitted by An Lin Ruan, for a Pouring Beer / Wine / Liquor and Sunday Sales License for Milan Ruan Inc., DBA Milan Grill Bar (7202 Highway 21) located in a P-C-3 (Planned General Business) Zoning District
 - Public Hearing
 - Action
- E. Site Plan Review Application submitted by Hillpointe, LLC., of behalf of Ameridevelopment Pooler, LLC., for PIN # 71017 01014 (Highway 30) for a General Development Site Plan to allow a multi-family development (Marion Village Apartments) in a P-R-M (Planned Residential Multifamily) Zoning District
 - Public Hearing
 - Action
- F. Subdivision Application submitted by Jason Bryant, P.E., Pittman Engineering, Co., on behalf of Forestar (USA) Real Estate Group Inc., for PIN # 70906 04042 (Lakeside Blvd) located in a M-P-O (Master Plan Overlay) Zoning District for a Preliminary Plat of a Major Subdivision (Lakeside at Rice Hope Phase 24) for the purpose of Single-Family Homes
 - Public Hearing
 - Action
- G. Zoning Map Amendment Application submitted by Josh Yellin, HunterMaclean, on behalf of Yash Development LLC., for PIN # 7-0976-01-005 (920 Highway 30) to Rezone from RA (Residential Agriculture) to P-C-3 (Planned General Business) Zoning District for the purpose of a Grocery Store / Retail Sales / Fuel Service Station. (2nd Reading)
- H. Site Plan Review Application submitted by Katy Parker for PIN # 7-0906-03-019 (302 Rice Hope Plantation Rd) for a General Development Site Plan to allow a Residential Substance Use Recovery Facility in a R-A (Residential Agriculture) Zoning District
 - Public Hearing
 - Action

14. RESOLUTIONS/ORDINANCES/PROCLAMATIONS**15. EXECUTIVE SESSION****16. ADJOURNMENT**



City Council
7224 GA Highway 21
Port Wentworth, GA 31407

SCHEDULED

AGENDA ITEM (ID # 2737)

Meeting: 09/22/22 07:00 PM
Department: All
Category: Resolution
Prepared By: Zahnay Smoak
Department Head: Steve Davis

DOC ID: 2737

9.A

TSPLOST Update

The City Manager will provide a TSPLOST update.



City Council
7224 GA Highway 21
Port Wentworth, GA 31407

SCHEDULED

Meeting: 09/22/22 07:00 PM
Department: Public Services
Category: Purchase
Prepared By: Omar Senati-Martinez
Department Head: Omar Senati-Martinez

11.A

AGENDA ITEM (ID # 2735)

DOC ID: 2735

Antrim Road Roadway Improvements Pay Request No. 8 in the amount of \$54,353.96 to Sandhill ALS Construction, Inc.

Issue/Item: Antrim Road Roadway Improvements Pay Request No. 8 in the amount of \$54,353.96 to Sandhill ALS Construction, Inc.

Background: Antrim Road has been identified, by road condition standards established by the Georgia Department of Transportation, as City streets in need of repair and resurfacing. Trent Long, PE, T. R. Long Engineering, P. C., prepared plans and bid packets for the project. The contract was awarded to Sandhill ALS Construction, Inc., including approved change orders in the amount of \$598,230.58.

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 \$54,353.96.

Funding: Budgeted Line Item

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

ATTACHMENTS:

- Pay Request 8 Signed (PDF)

APPLICATION AND CERTIFICATION FOR PAYMENT

TO OWNER: The City of Port Wentworth

Project: Antrim Road Roadway Improvements

FROM CONTRACTOR: Sandhill ALS Construction, Inc.

ADDRESS: 607 Keller Road
Port Wentworth, Georgia 31407

VIA ENGINEER:

CONTRACTOR'S APPLICATION FOR PAYMENT

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

1. ORIGINAL CONTRACT SUM	\$	598,118.00
2. Net change by Change Orders	\$	112.58
3. CONTRACT SUM TO DATE (Line 1±2)	\$	598,230.58
4. TOTAL COMPLETED & STORED TO DATE:	\$	476,477.05

5. Retainage:

a. 10 % of Completed Work	\$	47,647.70
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Total Retainage

6. TOTAL EARNED LESS RETAINAGE:	\$	47,647.70
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT:	\$	428,829.34
	\$	374,475.38
8. CURRENT PAYMENT DUE:	\$	54,353.96

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

PAGE 1 OF 3 PAGES

APPLICATION NO: 8

PERIOD TO: -9/7/2022

ENGINEER'S PROJECT NUMBER:

CONTRACT DATE: 2018-191

Distribution to:
OWNER
ENGINEER
CONTRACTOR

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 the Work for which previous Certificates for Payment were issued and payments received, and that the current payment shown herein is now due.

CONTRACTOR:

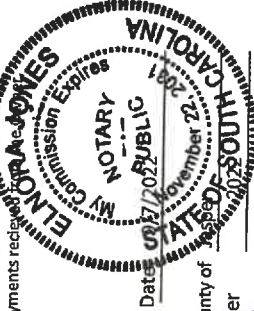
By: Sandhill ALS Construction, Inc.

State of: South Carolina County of: Jasper

Subscribed and sworn to before me on: 7th September

Notary Public:

My Commission expires: 11/22/31



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.....\$ 54,353.96

Engineer:

By: T. J. H. Date: 9-8-2022

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.

CONTRACTOR'S AFFIDAVIT AND LIEN WAIVER

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

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

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

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

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

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

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

CONTRACTOR:

Sandhill ALS Construction, Inc. _____

Larry B. Scott
 Printed Name: Larry B. Scott _____

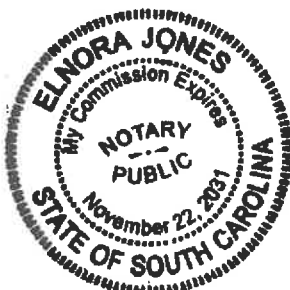
Address: 607 Keller Road _____

Port Wentworth, GA 31407 _____

Lottie J. Scott
 WITNESS Lottie J. Scott

Sworn to and subscribed before me this
7th day of September 2022

Elnora Jones
 Notary Public
 My Commission Expires: 9/8/2021
11/22/31



CONTINUATION SHEET

PAGE ___ OF ___ PAGES

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

APPLICATION NO:

APPLICATION DATE:

PERIOD TO:

ENGINEER'S PROJECT NO:

2018-191

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*J)	K MATERIALS PRESENTLY STORED (NOT IN H OR J)	L TOTAL COMPLETED AND STORED TO DATE (H+J+K)	M BALANCE TO FINISH (F-L)
1	Unclassified Excavation and Fill for											
2	24" Structural Fill Material	2670	CY	\$	\$58,740.00							
3	8" Graded Aggregate Base	1944	CY	\$	\$42,768.00							
4	10" Graded Aggregate Base	2890	SY	\$	\$69,360.00							
5	Geotextile Fabric Miran RS5801 or Approved Equivalent	0	SY	\$	\$0.00							
6	2.0" Asphaltic Concrete 12.5mm	2790	SY	\$	\$11,160.00							
7	3.0" Asphaltic Concrete 19.0mm	346	TONS	\$	\$51,900.00							
8	5.0" Asphaltic Concrete 25.0mm	0	TONS	\$	\$0.00							
9	Superpave	0	TONS	\$	\$0.00							
10	Remove and Replace Curb & Gutter	1308	LF	\$	\$52,320.00							
11	Class B Concrete	20	SY	\$	\$4,000.00							
12	Regrade Ditch	0	LF	\$	\$0.00							
13	Storm Structure Core	5	EA	\$	\$5,000.00							
14	Sewer Manhole Repair & Raise to Grade	3	EA	\$	\$3,000.00							
15	Structure Relocation	0.67	SUM	\$	\$6,700.00							
16	3" Flume Replacement	0	LF	\$	\$0.00							
17	18" RCP Pipe	0	LF	\$	\$0.00							
18	18" Flared End Section	0	EA	\$	\$0.00							
19	6" Sock Drain w/#57 Stone & Fabric	2800	LF	\$	\$47,600.00							
20	24" Stop Bar White	4	EA	\$	\$800.00							
21	5" Double Yellow Striping	1150	LF	\$	\$1,725.00							
22	Inlet Sediment Trap (Sd2-F)	3	EA	\$	\$300.00							
23	Inlet Sediment Trap (Sd2-P)	9	EA	\$	\$900.00							
24	Silt Fence (Sd1-NS)	0	LF	\$	\$0.00							
25	Haybale Checkdams (Cd-Hb)	0	EA	\$	\$0.00							
26	Temporary Grassing (Ds2)	0.2	AC	\$	\$400.00							
27	Permanent Grassing (Ds3)	0.2	AC	\$	\$400.00							
28	Mulching (Ds1)	0.2	AC	\$	\$600.00							
29	2" Sod Strip Behind Replaced Curb (Ds4)	1525	LF	\$	\$3,050.00							
30	Traffic Control	0.67	SUM	\$	\$32,160.00							
	Mobilization 3% Max	1	SUM	\$	\$15,000.00							
	ORIGINAL TOTAL				\$407,883.00		\$ 51,117.04		\$ 242,775.88	\$ -	\$ 293,892.92	\$ 113,990.08

Attachment: Pay Request 8 Signed (2735 : Antrim Road Roadway Improvements Pay Request No. 8)

Change Order 2

	Geotextile Fabric Sensor TX160 or Approved Equivalent	2768.65	SY	\$	5.50	\$15,227.58	0.00	\$	-	2,512.55	\$	13,619.03	\$	13,619.03	\$	\$1,408.55
31	Relocate Existing Water Service	8	EA	\$	1,000.00	\$8,000.00	0.00	\$	-	8.00	\$	8,000.00	\$	8,000.00	\$	\$0.00
32	Clearing and Grubbing	1	SUM	\$	26,800.00	\$26,800.00	0.00	\$	-	1.00	\$	26,800.00	\$	26,800.00	\$	\$0.00
33	8" PVC Water Main	1160	LF	\$	55.00	\$63,800.00	0.00	\$	-	1,034.00	\$	56,870.00	\$	56,870.00	\$	\$6,930.00
34	4" PVC Water Main	40	LF	\$	100.00	\$4,000.00	0.00	\$	-	-	\$	-	\$	-	\$	\$4,000.00
35	8" Water Valve	2	EA	\$	3,000.00	\$6,000.00	0.00	\$	-	1.00	\$	3,000.00	\$	3,000.00	\$	\$3,000.00
36	4" Water Valve	1	EA	\$	2,000.00	\$2,000.00	0.00	\$	-	1.00	\$	2,000.00	\$	2,000.00	\$	\$0.00
37	1" Water Service	24	EA	\$	1,200.00	\$28,800.00	0.00	\$	-	23.00	\$	27,600.00	\$	27,600.00	\$	\$1,200.00
38	Connect to Existing 6" - 8" Main	4	EA	\$	3,000.00	\$12,000.00	0.00	\$	-	4.00	\$	12,000.00	\$	12,000.00	\$	\$0.00
39	Connect to Existing 4" Main	1	EA	\$	2,000.00	\$2,000.00	0.00	\$	-	1.00	\$	2,000.00	\$	2,000.00	\$	\$0.00
40	Connect to Existing Fire Hydrant	1	EA	\$	2,000.00	\$2,000.00	0.00	\$	-	2.00	\$	4,000.00	\$	4,000.00	\$	-\$2,000.00
41	Ductile Iron Fittings	1	TON	\$	2,000.00	\$2,000.00	0.0000	\$	-	0.7488	\$	1,497.60	\$	1,497.60	\$	\$502.40
42	6" GAB Temporary Driveways	82	SY	\$	50.00	\$4,100.00	0.00	\$	-	-	\$	-	\$	-	\$	\$4,100.00
43	Remove and Replace Curb & Gutter	14	LF	\$	45.00	\$630.00	0.00	\$	-	-	\$	-	\$	-	\$	\$630.00
44	Remove and Replace 6" Driveway	82	SY	\$	125.00	\$10,250.00	74.21	\$	9,276.25	52.05	\$	6,506.25	\$	15,782.50	\$	-\$5,532.50
45	Remove and Replace 4" Sidewalk	13	SY	\$	100.00	\$1,300.00	0.00	\$	-	27.15	\$	2,715.00	\$	2,715.00	\$	-\$1,415.00
46	Temporary Grassing	0.16	AC	\$	3,000.00	\$480.00	0.00	\$	-	-	\$	-	\$	-	\$	\$480.00
47	Permanent Grassing	0.16	AC	\$	3,000.00	\$480.00	0.00	\$	-	-	\$	-	\$	-	\$	\$480.00
48	Mulching	0.16	AC	\$	3,000.00	\$480.00	0.00	\$	-	-	\$	-	\$	-	\$	\$480.00
49	6" Water Valve	1	EA	\$	2,500.00	\$2,500.00	0.00	\$	-	2.00	\$	5,000.00	\$	5,000.00	\$	-\$5,000.00
50	2" PVC Water Main	0	EA	\$	75.00	\$0.00	0.00	\$	-	20.00	\$	1,500.00	\$	1,500.00	\$	-\$1,500.00
51						\$598,230.58		\$	60,393.29		\$	416,083.76	\$	476,477.05	\$	\$121,753.53



City Council
7224 GA Highway 21
Port Wentworth, GA 31407

SCHEDULED

Meeting: 09/22/22 07:00 PM
Department: Public Services
Category: Purchase
Prepared By: Omar Senati-Martinez
Department Head: Omar Senati-Martinez

11.B

AGENDA ITEM (ID # 2734)

DOC ID: 2734

Sewer System Inspection Pay Request No. 1 and No. 2 in the amount of \$125,061.12 to Southeast Pipe Survey, Inc.

Issue/Item: Sewer System Inspection Pay Request No. 1 and No. 2 in the amount of \$125,061.12 to Southeast Pipe Survey, Inc..

Background: The Gravity Sewer System Inspection consist on identified ground water intrusion in to the gravity sewer system and it is part of the 5 yr Correction Action Plan submitted by the City to EPD. Turnipseed Engineer, prepared plans and bid packets for the project. The contract was awarded to Southeast Pipe Survey, Inc., in the amount of \$517,044.00.

Facts and Findings: The contractor has completed a portion of the work in accordance with the contract. Turnipseed Engineers, has reviewed the applications, quantities, and values of work submitted by the contractor, and recommends payment in the amount of \$125,061.12.

Funding: Budgeted Line Item

Recommendation: Approval based upon the recommendation of Turnipseed Engineers.

ATTACHMENTS:

- Sewer System Inspection Pay Request No. 1 and No. 2 (Rehabilitation) (PDF)

CONTRACTOR AFFIDAVIT AND AGREEMENT

By executing this affidavit, the undersigned contractor verifies its compliance with O.C.G.A. 13-10-91, stating affirmatively that the individual, firm or corporation which is contracting with the City of Port Wentworth, Georgia has registered with, is authorized to use and is participating in a federal work authorization program* [any of the electronic verification work authorization programs operated by the United States Department of Homeland Security or any equivalent federal work authorization program operated by the United States Department of Homeland Security to verify information of newly hired employees, pursuant to the Immigration Reform and Control Act of 1986 (IRCA), P.L. 99-603], in accordance with the applicability provisions and deadlines established in O.C.G.A. 13-10-91. The user identification number and the date of authorization for the affiant are set forth below. The undersigned contractor is using and will continue to use the federal work authorization program throughout the contract period.

The undersigned further agrees that, should it employ or contract with any subcontractor(s) in connection with the physical performance of services pursuant to this contract with the City of Port Wentworth, Georgia, that undersigned shall require as a condition of such employment or contract that contractor or subcontractor registers and participates in a federal work authorization program to verify information of all newly hired employees. In addition, contractor will secure from such contractor(s) or subcontractor(s) similar verification of compliance with O.C.G.A. 13-10-91 on the Subcontractor Affidavit provided in Rule 300-10-01-.08 or a substantially similar form. Contractor further agrees to maintain records of such compliance and provide a notice of identity of such contractor or subcontractor together with a copy of each such verification to the City of Port Wentworth, Georgia within five (5) business days after the time the contractor(s) or subcontractor(s) is retained to perform such service.

44697

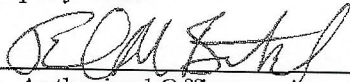
E-Verify* User identification Number

05/24/2007

Date of Authorization for Contractor

Southeast Pipe Survey, Inc.

Company Name



By: Authorized Officer or Agent

June 7, 2022

Date

Vice-President

Title of Authorized Officer or Agent of Contractor

Earl M. Boatright

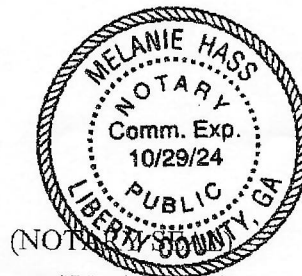
Printed Name of Authorized Officer or Agent

SUBSCRIBED AND SWORN BEFORE ME THIS

7th DAY OF June, 2022

Notary Public: 

My Commission expires: October 29, 2022 24 Mos



*As of the effective date of O.C.G.A. 13-10-91, the applicable federal work authorization program is "E-Verify" operated by the U.S. Citizenship and Information Services Bureau of the U.S. Department of Homeland Security, in conjunction with the Social Security Administration (SSA).

GBT/DOC MCS 05/18
Port Wentworth/212469

CAA-1

CONTRACTOR AFFIDAVIT
AND AGREEMENT



ATLANTA
AUGUSTA
ST. SIMONS ISLAND

September 6, 2022

Mr. Omar Senati-Martinez
Director of Facilities/Construction Inspector
City of Port Wentworth
7224 GA-21
Port Wentworth, Georgia 31407

Via electronic mail: osenatimartinez@cityofportwentworth.com

Re: City of Port Wentworth
Sewerage System Rehabilitation
Project No. 212469.006

Dear Mr. Senati-Martinez:

We are attaching a copy of Application for Payment No. 1 from Southeast Pipe Survey, Inc. for their work on subject project. This pay estimate has been checked and is recommended for payment in the amount of \$67,662.02.

If you have questions or need additional information, please call us.

Yours truly,

A handwritten signature in blue ink that reads "John V. McClellan".

John V. McClellan, P.E.

JVM:jf
Attachments
cc: Southeast Pipe Survey, Inc. (w/attachments)

AIA Type Document
Application and Certification for Payment

Pg 1 of 3

TO (OWNER): G. B. Turnipseed Engineers
4210 Columbia Rd
Building 3
Augusta, GA 30907

PROJECT: PORT WENTWORTH SEWER REHAB

APPLICATION NO: 1
PERIOD TO: 7/20/2022

DISTRIBUTION
TO:
- OWNER
- ARCHITECT
- CONTRACTOR

FROM (CONTRACTOR): Southeast Pipe Survey Inc
PO Box 477
Patterson, GA 31557-0477

VIA (ARCHITECT):

ARCHITECT'S
PROJECT NO: GAM22027

CONTRACT FOR:

CONTRACT DATE: 6/15/2022

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for Payment, as shown below, in connection with the Contract.
Continuation Sheet, AIA Type Document is attached.

1. ORIGINAL CONTRACT SUM	\$	517,044.00
2. Net Change by Change Orders	\$	0.00
3. CONTRACT SUM TO DATE (Line 1 + 2)	\$	517,044.00
4. TOTAL COMPLETED AND STORED TO DATE	\$	75,180.03

5. RETAINAGE:

a. 10.00% of Completed Work	\$	7,518.00
b. 0.00% of Stored Material	\$	0.00

Total retainage (Line 5a + 5b) \$ 7,518.00

6. TOTAL EARNED LESS RETAINAGE \$ 67,662.95.02
(Line 4 less Line 5 Total)

7. LESS PREVIOUS CERTIFICATES FOR PAYMENT

(Line 6 from prior Certificate) \$ 0.00

8. CURRENT PAYMENT DUE \$ 67,662.95.02

9. BALANCE TO FINISH, INCLUDING RETAINAGE
(Line 3 less Line 6)
\$ 449,381.97.98

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	0.00	0.00
Total approved this Month	0.00	0.00
TOTALS	0.00	0.00
NET CHANGES by Change Order	0.00	

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

CONTRACTOR: Southeast Pipe Survey Inc
PO Box 477
Patterson, GA 31557-0477

By: [Signature] Date: 7/29/22

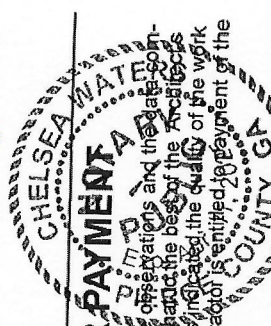
State of: GA

County of: PIERCE

Subscribed and Sworn to before me this 29th Day of July 20 22

Notary Public: Chelsea Waters

My Commission Expires: April 11, 2025



ARCHITECT'S CERTIFICATE FOR PAYMENT

In Accordance with the Contract Documents, based on on-site observations and the Contractor's prising the above application, the Architect certifies to owner that the best of the Architect'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 \$

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform to the amount certified.)

ARCHITECT: [Signature] Date: 9/6/2022

This Certificate is not negotiable. 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.

11.B.a

AIA Type Document
Application and Certification for Payment

Pg 2 of 3

11.B.a

TO (OWNER): G. B. Turnipseed Engineers 4210 Columbia Rd Building 3 Augusta, GA 30907	PROJECT: PORT WENTWORTH SEWER REHAB APPLICATION NO: 1 PERIOD TO: 7/20/2022	DISTRIBUTION TO: _ OWNER _ ARCHITECT _ CONTRACTOR
FROM (CONTRACTOR): Southeast Pipe Survey Inc PO Box 477 Patterson, GA 31557-0477	VIA (ARCHITECT): ARCHITECT'S PROJECT NO: GAM22027	

CONTRACT FOR: **CONTRACT DATE:** 6/15/2022

ITEM	DESCRIPTION	PLAN QTY	UNIT PRICE	SCHEDULED VALUE	PREVIOUSLY COMP QTY/%	PREVIOUS APPL	COMP QTY/% THIS PERIOD	COMP AMT THIS PERIOD	STORED MATERIAL	COMPLETED AND STORED	%	BALANCE
10	MOBILIZATION		.0000	1,982.00		0.00	.000%	0.00	0.00	0.00	.00	1,982.00
20	TRAFFIC CONTROL		.0000	7,990.00		0.00	.000%	0.00	0.00	0.00	.00	7,990.00
30	SMOKE TEST SEWER LINE	218,000.000	.4000	87,200.00	.000	0.00	.000	0.00	0.00	0.00	.00	87,200.00
40	MANHOLE INVESTIGATION	970.000	59.5000	57,715.00	.000	0.00	.000	0.00	0.00	0.00	.00	57,715.00
50	LOW FLOW INVESTIGATION	125.000	131.0000	16,375.00	.000	0.00	.000	0.00	0.00	0.00	.00	16,375.00
60	GRIT REMOVAL AND DISPOSAL	1,000.000	46.2500	46,250.00	.000	0.00	.000	0.00	0.00	0.00	.00	46,250.00
70	CLEAN AND TELEWISE LINE	80,000.000	2.3500	188,000.00	.000	0.00	31,991.500	75,180.03	0.00	75,180.03	39.99	112,819.97
80	REMOVAL OF ROOTS OR GREASE	2,200.000	4.7500	10,450.00	.000	0.00	.000	0.00	0.00	0.00	.00	10,450.00
90	REMOVAL OF INTRUDING SERVICES OR OBSTRUCTIONS	20.000	196.0000	3,920.00	.000	0.00	.000	0.00	0.00	0.00	.00	3,920.00
100	SET-UP PER 8 MAINLINE SEGMENT	11.000	1,133.0000	12,463.00	.000	0.00	.000	0.00	0.00	0.00	.00	12,463.00
110	SET-UP PER 12 MAINLINE SEGMENT	1.000	994.0000	994.00	.000	0.00	.000	0.00	0.00	0.00	.00	994.00
120	PRESSURE TEST LATERAL CONNECTION TO MAIL	15.000	500.0000	7,500.00	.000	0.00	.000	0.00	0.00	0.00	.00	7,500.00
130	GROUT INJECTION	300.000	136.5000	40,950.00	.000	0.00	.000	0.00	0.00	0.00	.00	40,950.00
140	CLEAN AND TELEWISE LINE POST SMOKE TEST	5,000.000	2.3500	11,750.00	.000	0.00	.000	0.00	0.00	0.00	.00	11,750.00
150	ADJUST MH FRAME AND COVER IN ASPHALT	15.000	1,343.0000	20,145.00	.000	0.00	.000	0.00	0.00	0.00	.00	20,145.00

AIA Type Document
Application and Certification for Payment

Pg 3 of 3

TO (OWNER): G. B. Turnipseed Engineers 4210 Columbia Rd Building 3 Augusta, GA 30907	PROJECT: PORT WENTWORTH SEWER REHAB ARCHITECT'S PROJECT NO: GAM22027	APPLICATION NO: 1 PERIOD TO: 7/20/2022 ARCHITECT'S PROJECT NO: GAM22027
FROM (CONTRACTOR): Southeast Pipe Survey Inc PO Box 477 Patterson, GA 31557-0477	VIA (ARCHITECT):	DISTRIBUTION TO: _ OWNER _ ARCHITECT _ CONTRACTOR

CONTRACT FOR:

CONTRACT DATE: 6/15/2022

ITEM	DESCRIPTION	PLAN QTY	UNIT PRICE	SCHEDULED VALUE	PREVIOUSLY COMP QTY/%	PREVIOUS APPL	COMP QTY/% THIS PERIOD	COMP AMT THIS PERIOD	STORED MATERIAL	COMPLETED AND STORED	%	BALANCE
160	ADJUST MH FRAME AND COVER IN GRASS	5.000	672.0000	3,360.00	.000	0.00	.000	0.00	0.00	0.00	.00	3,360.00
				\$517,044.00		\$ 0.00		\$75,180.03		\$75,180.03		
REPORT TOTALS									\$ 0.00			\$441,863.97



ATLANTA
AUGUSTA
ST. SIMONS ISLAND

September 6, 2022

Mr. Omar Senati-Martinez
Director of Facilities/Construction Inspector
City of Port Wentworth
7224 GA-21
Port Wentworth, Georgia 31407

Via electronic mail: osenatimartinez@cityofportwentworth.com

Re: City of Port Wentworth
Sewerage System Rehabilitation
Project No. 212469.006

Dear Mr. Senati-Martinez:

We are attaching a copy of Application for Payment No. 2 from Southeast Pipe Survey, Inc. for their work on subject project. This pay estimate has been checked and is recommended for payment in the amount of \$57,399.~~00~~¹⁰

If you have questions or need additional information, please call us.

Yours truly,

A handwritten signature in blue ink, appearing to read 'John V. McClellan', is written over a horizontal line.

John V. McClellan, P.E.

JVM:jf
Attachments
cc: Southeast Pipe Survey, Inc. (w/attachments)

PERIODIC ESTIMATE FOR PARTIAL PAYMENT

PROJECT NAME Sewerage System RehabilitationPROJECT NO. 212469.006CONTRACTOR: Southeast Pipe Survey, Inc.

DIVISION NO. _____

PERIODIC ESTIMATE NO. _____

2

FOR PERIOD ENDING _____

August 20, 2022

A. WORK COMPLETED TO DATE UNDER ORIGINAL CONTRACT.

(1) Item No.	(2) Item Description	Original Quantity		Unit Price	(3) Original Estimate	Quantity This Period	Completed to Date	
							# Units	(4) Amount
1.	MOBILIZATION	1	LS	\$1,982.00	\$1,982.00			
2.	TRAFFIC CONTROL	1	LS	\$7,990.00	\$7,990.00			
3.	SMOKE TEST SEWER LINE	218000	LF	\$0.40	\$87,200.00			
4.	MANHOLE INVESTIGATION	970	EA	\$59.50	\$57,715.00			
5.	LOW FLOW INVESTIGATION	125	EA	\$131.00	\$16,375.00			
6.	GRIT REMOVAL AND DISPOSAL	1000.00	CY	\$46.25	\$46,250.00			
7.	CLEAN AND TELEVIEW LINE	80000	LF	\$2.35	\$188,000.00	26327	58318	\$137,047.30
8.	REMOVAL OF ROOTS OR GREASE	2200	LF	\$4.75	\$10,450.00	402	402	\$1,909.50
9.	REMOVAL OF INTRUDING SERVICES OR OBSTRUCTIONS	20	EA	\$196.00	\$3,920.00			
10.	PRESSURE TESTING AND GROUTING							
a.	Set-up Per 8" Mainline Segment	11	EA	\$1,133.00	\$12,463.00			
b.	Set-up Per 12" Mainline Segment	1	EA	\$994.00	\$994.00			
c.	Pressure Test Lateral Connection to Main Line	15	EA	\$500.00	\$7,500.00			
d.	Grout Injection	300	GAL	\$136.50	\$40,950.00			
11.	CLEAN AND TELEVIEW LINE, POST SMOKE TEST	5000	LF	\$2.35	\$11,750.00			
12.	ADJUST MANHOLE FRAME AND COVER TO GRADE, 6" MIN. DEPTH							
a.	In Asphalt	15	EA	\$1,343.00	\$20,145.00			
b.	In Dirt or Grass	5	EA	\$672.00	\$3,360.00			
TOTAL COST (Cumulative if more than one page)					\$517,044.00			\$138,956.80

TO (OWNER): G. B. Turnipseed Engineers
4210 Columbia Rd
Building 3
Augusta, GA 30907

PROJECT: PORT WENTWORTH SEWER REHAB

APPLICATION NO: 2
PERIOD TO: 8/20/2022

DISTRIBUTION
TO:
- OWNER
- ARCHITECT
- CONTRACTOR

FROM (CONTRACTOR): Southeast Pipe Survey Inc
PO Box 477
Patterson, GA 31557-0477

VIA (ARCHITECT):

ARCHITECT'S
PROJECT NO: GAM22027

CONTRACT FOR:

CONTRACT DATE: 6/15/2022

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for Payment, as shown below, in connection with the Contract.
Continuation Sheet, AIA Type Document is attached.

1. ORIGINAL CONTRACT SUM	\$	517,044.00
2. Net Change by Change Orders	\$	0.00
3. CONTRACT SUM TO DATE (Line 1 + 2)	\$	517,044.00
4. TOTAL COMPLETED AND STORED TO DATE	\$	138,956.81

5. RETAINAGE:

a. 10.00% of Completed Work	\$	13,895.68
b. 0.00% of Stored Material	\$	0.00

Total retainage (Line 5a + 5b) \$ 13,895.68

6. TOTAL EARNED LESS RETAINAGE \$ 125,061.13
(Line 4 less Line 5 Total)

7. LESS PREVIOUS CERTIFICATES FOR PAYMENT

(Line 6 from prior Certificate) \$ 67,662.05

8. CURRENT PAYMENT DUE \$ 57,399.10

9. BALANCE TO FINISH, INCLUDING RETAINAGE
(Line 3 less Line 6) \$ 391,982.87

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	0.00	0.00
Total approved this Month	0.00	0.00
TOTALS	0.00	0.00
NET CHANGES by Change Order	0.00	

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

CONTRACTOR: Southeast Pipe Survey Inc
PO Box 477
Patterson, GA 31557-0477

By: 

Date: 8/25/22

State of: GA

County of: PIERCE

Subscribed and Sworn to before me this

25th

Day of

August 20 22

Notary Public: Chelsea Waters

My Commission Expires: April 11, 2025

ARCHITECT'S CERTIFICATE FOR PAYMENT

In Accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Architect certifies to owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated on 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 \$

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform to the amount certified.)

ARCHITECT:

By: _____ Date: _____

This Certificate is not negotiable. 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.

AIA Type Document
Application and Certification for Payment

Pg 2 of 3

TO (OWNER): G. B. Turnipseed Engineers 4210 Columbia Rd Building 3 Augusta, GA 30907		PROJECT: PORT WENTWORTH SEWER REHAB	APPLICATION NO: 2 PERIOD TO: 8/20/2022	DISTRIBUTION TO: _ OWNER _ ARCHITECT _ CONTRACTOR
FROM (CONTRACTOR): Southeast Pipe Survey Inc PO Box 477 Patterson, GA 31557-0477		VIA (ARCHITECT):	ARCHITECT'S PROJECT NO: GAM22027	

CONTRACT FOR:											
CONTRACT DATE: 8/15/2022											
ITEM	DESCRIPTION	PLAN QTY	UNIT PRICE	SCHEDULED VALUE	PREVIOUSLY COMP QTY/%	PREVIOUS APPL	COMP QTY/% THIS PERIOD	COMP AMT THIS PERIOD	STORED MATERIAL	COMPLETED AND STORED	BALANCE
10	MOBILIZATION		.0000	1,982.00		0.00	.000%	0.00	0.00	0.00	1,982.00
20	TRAFFIC CONTROL		.0000	7,990.00		0.00	.000%	0.00	0.00	0.00	7,990.00
30	SMOKE TEST SEWER LINE	218,000.000	.4000	87,200.00	.000	0.00	.000	0.00	0.00	0.00	87,200.00
40	MANHOLE INVESTIGATION	970.000	59.5000	57,715.00	.000	0.00	.000	0.00	0.00	0.00	57,715.00
50	LOW FLOW INVESTIGATION	125.000	131.0000	16,375.00	.000	0.00	.000	0.00	0.00	0.00	16,375.00
60	GRIT REMOVAL AND DISPOSAL	1,000.000	46.2500	46,250.00	.000	0.00	.000	0.00	0.00	0.00	46,250.00
70	CLEAN AND TELEWISE LINE	80,000.000	2.3500	188,000.00	31,991.500	75,180.03	26,326.500	61,867.28	0.00	137,047.31	50,952.69
80	REMOVAL OF ROOTS OR GREASE	2,200.000	4.7500	10,450.00	.000	0.00	402.000	1,909.50	0.00	1,909.50	8,540.50
90	REMOVAL OF INTRUDING SERVICES OR OBSTRUCTIONS	20.000	196.0000	3,920.00	.000	0.00	.000	0.00	0.00	0.00	3,920.00
100	SET-UP PER 8 MAINLINE SEGMENT	11.000	1,133.0000	12,463.00	.000	0.00	.000	0.00	0.00	0.00	12,463.00
110	SET-UP PER 12 MAINLINE SEGMENT	1.000	994.0000	994.00	.000	0.00	.000	0.00	0.00	0.00	994.00
120	PRESSURE TEST LATERAL CONNECTION TO MAIL	15.000	500.0000	7,500.00	.000	0.00	.000	0.00	0.00	0.00	7,500.00
130	GROUT INJECTION	300.000	136.5000	40,950.00	.000	0.00	.000	0.00	0.00	0.00	40,950.00
140	CLEAN AND TELEWISE LINE POST SMOKE TEST	5,000.000	2.3500	11,750.00	.000	0.00	.000	0.00	0.00	0.00	11,750.00
150	ADJUST MH FRAME AND COVER IN ASPHALT	15.000	1,343.0000	20,145.00	.000	0.00	.000	0.00	0.00	0.00	20,145.00

11.B.a

AIA Type Document
Application and Certification for Payment

Pg 3 of 3

TO (OWNER): G. B. Turnipseed Engineers 4210 Columbia Rd Building 3 Augusta, GA 30907	PROJECT: PORT WENTWORTH SEWER REHAB APPLICATION NO: 2 PERIOD TO: 8/20/2022 ARCHITECT'S PROJECT NO: GAM22027	DISTRIBUTION TO: _ OWNER _ ARCHITECT _ CONTRACTOR
FROM (CONTRACTOR): Southeast Pipe Survey Inc PO Box 477 Patterson, GA 31557-0477	VIA (ARCHITECT):	

CONTRACT FOR:

CONTRACT DATE: 6/15/2022

ITEM	DESCRIPTION	PLAN QTY	UNIT PRICE	SCHEDULED VALUE	PREVIOUSLY COMP QTY/%	PREVIOUS APPL	COMP QTY/% THIS PERIOD	COMP AMT THIS PERIOD	STORED MATERIAL	COMPLETED AND STORED	%	BALANCE
160	ADJUST MH FRAME AND COVER IN GRASS	5.000	672.0000	3,360.00	.000	0.00	.000	0.00	0.00	0.00	.00	3,360.00
REPORT TOTALS												
				\$517,044.00		\$75,180.03		\$63,776.78		\$138,956.81		
									\$0.00			\$378,087.19



City Council
7224 GA Highway 21
Port Wentworth, GA 31407

SCHEDULED

Meeting: 09/22/22 07:00 PM
Department: All
Category: Budget
Prepared By: Zahnay Smoak
Department Head: Steve Davis

AGENDA ITEM (ID # 2739)

DOC ID: 2739

Budget Amendment

Issue/Item: Creation of Special Revenue Fund and Authorize Use of Funds

Background: The American Rescue Plan Act (ARPA) was signed into law on March 11, 2021. Port Wentworth was awarded the amount of \$1,800,150 for the fiscal year ending June 30, 2022.

The acceptance of this grant requires the creation of a new Special Revenue Fund coded 230. This Special Revenue Fund is reserved exclusively for the accounting of these recovery funds.

The act provides supplemental pay for all eligible sworn law enforcement officials and first responders. The city was awarded a grant in the amount of \$66,743 for the fiscal year ending June 30, 2022.

Facts and Findings: The grant funds were received and administered in accordance with United States Treasury guidelines for small cities to report the use of ARPA funds. A Grant was awarded as follows; Salaries for general administration, recreation, development services, police, fire and first responders in the amount of \$1,800,150. The allocation was 71 percent of total year to date as of April 28, 2022.

Grants were awarded as follows: Public Safety Officials and First Responders Supplement Grant in the amount of \$43,060 for Police and \$23,683 for Fire for fiscal year ending June 30, 2022. This program was established in recognition of the sacrifice and dedication public safety officers and first responders have shown in serving Georgians. The grant provided a \$1,000 pay supplement for all eligible sworn law enforcement officials and first responders and a \$300 supplement for all active volunteer firefighters serving during August of 2021.

Funding: Grant thru Fund 230 and Fund 100

Recommendation: Approve

ATTACHMENTS:

- CODE OF ORDINANCES - 2-60 (SEPTEMBER 22 2022) (DOCX)



CODE OF ORDINANCES – SEC 2-60

Approval for increase in or transfer of appropriations

An ORDINANCE to provide for adoption of a budget adjustment containing estimates of revenue and expense changes for the City of Port Wentworth for the fiscal year beginning July 1, 2021 and ending June 30, 2022.

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

SECTION 1. Adoption of the American Rescue Plan (ARP) act State and Local Fiscal Recovery Funds (SLFRF) grant funding in the amount of \$1,800,150 for fiscal year ending June 30, 2022, and \$1,800,150 for fiscal year ending June 30, 2023. The American Rescue Plan Act (ARP; P.L. 117-2) was signed into law on March 11, 2021. It is the sixth COVID-19 relief bill enacted and provides approximately \$1.9 trillion in assistance. It includes fiscal relief funding for state and local governments, education, housing, food assistance, and additional grant programs.

SECTION 2. Adoption of the creation of FUND 230 to align the City General ledger in accordance with the Uniform Chart of Accounts for Local Governments in Georgia. Accounts for all Local Fiscal Recovery Funds received by the local government through the American Rescue Plan (ARP) Act of 2021 (HR1319, 117th Congress; Public Law No. 117-2). This Special Revenue Fund is reserved exclusively for the accounting of these recovery funds, in accordance with guidance from the United States Department of the Treasury. If a government expends any portion of these ARP proceeds in another fund, the government must report the ARP revenue in this fund first and then transfer the proceeds to the appropriate fund with appropriate documentation. Note that, because of the very specific expenditure, budgeting, and reporting requirements applicable to ARP

Local Fiscal Recovery Funds, all receipts, expenditures, and inter-fund transfers of these funds should be accounted for in this fund only. Eligible transfers of ARP funds to other entities (including state and other local governments) are identified in guidance from the Department of the Treasury (Federal Register, Vol. 86, No. 93, pp. 26786-26824), and should be handled through Special Revenue Fund 230. Special Revenue Fund 230 must be utilized in accordance with Section 603(c) of ARP Act and guidance from the Department of the Treasury and, barring additional action by Congress, will remain in the UCOA through December 31, 2026.

Authorize the movement ARP funds of \$3,600,300 from Fund 100 to Fund 230.



CODE OF ORDINANCES – SEC 2-60

Approval for increase in or transfer of appropriations (Continued)

SECTION 3. Adoption of reporting recommendation authorized by United States Treasury for small cities to report the use of ARP funds as allocated to salaries for general administration, recreation, development services and police, first responders' salaries were approximately 71 percent of total, April 28, 2022. The reporting of funds does not absolve the city from following the Uniform Guidance for using ARP funds for the years ending June 30, 2022.

SECTION 4. Adoption of the Georgia Public Safety Officials and First Responders Supplement Grant in the amount of \$43,060 for Police and \$23,683 for Fire for fiscal year ending June 30, 2022. This program was established in recognition of the sacrifice and dedication public safety officers and first responders have shown in serving Georgians and their communities during the COVID-19 pandemic. The grant will provide a \$1,000 pay supplement for all eligible sworn law enforcement officials and first responders and a \$300 supplement for all active volunteer firefighters in Georgia serving during August of 2021.

APPROVED BY MAYOR AND COUNCIL OF THE CITY OF PORT WENTWORTH THIS
 _____ DAY _____ 2022

ATTEST:

 Mayor Gary Norton

 Clerk of Council



City Council
7224 GA Highway 21
Port Wentworth, GA 31407

SCHEDULED

Meeting: 09/22/22 07:00 PM
Department: All
Category: Contract
Prepared By: Zahnay Smoak
Department Head: Steve Davis

AGENDA ITEM (ID # 2738)

DOC ID: 2738

11th Annual Oyster Roast, BBQ and Music Festival

Issue/Item: 11th Annual Oyster Roast, BBQ, and Music Festival

Background: The Port Wentworth Chamber of Commerce is requesting a Special Event Permit for the 11th annual Oyster Roast, BBQ, and Music Festival, to include the sale of beer and wine. The event is scheduled for November 12th, 2022, between the hours of 1:00 p.m. and 9:00 p.m. The Chamber is requesting the support of the City as the Title Sponsor.

This public gathering is to be held at 7224 GA Hwy 21, Port Wentworth, GA 31407.

Facts and Findings: The Port Wentworth Chamber of Commerce is requesting a Special Event Permit of the festival, to include the sale of beer and wine. Road closure for Coldbrook Station Road that loops behind City Hall to Old Richmond Road is being requested between the hours of 8:00 a.m. to 11:59 p.m. on the day of the festival. The event site plan, which details the road closure and festival site is attached. The City has supported the event as the Title Sponsor for previous events and the Chamber is asking for the City to support the event again. The Chamber is adding a firework's display at 9:00 p.m. and is coordinating with the Port Wentworth Fire Department for the event.

Funding: Sponsorship

Recommendation: Approve

ATTACHMENTS:

- PERMIT REQUEST LETTER (PDF)
- SITE PLAN 2022 (PDF)
- ROAD CLOSURE REQUEST LETTER (PDF)
- SPONSORSHIP INFORMATION

ATTACHMENTS:

- Event Assemblage Request 2022_City of PW (PDF)
- Oyster Roast Site Plan 2022 (PDF)
- Request for Road Closure PWPD_Oyster Roast 2022 (PDF)
- 2022 Oyster Roast_Presenting Sponsor (PDF)



August 23, 2022

RE: Special Event Permit
Oyster Roast, BBQ & Music Festival
November 12, 2022
Location: 7224 GA Hwy 21, Port Wentworth, GA

Mr. Davis,

The Port Wentworth Chamber of Commerce is requesting a Special Event Permit for the 11th Annual Oyster Roast, BBQ & Music Festival, to include the sale of Beer and Wine. The event is scheduled for November 12th, 2022, between the hours of 11:00am and 11:00pm.

This public gathering is to be held at 7224 GA Hwy 21, Port Wentworth, GA 31407.

If you have any questions, please give me a call at (912) 965-1999.

Respectfully,




Janice Cantrell

Port Wentworth Chamber of Commerce





FESTIVAL SITE PLAN November 12, 2022

-  Road Closure
-  Festival Site
-  Fireworks / Overflow Parking





August 23, 2022

Port Wentworth Police Department
Attn: Chief Matt Libby
323 Cantyre Street
Port Wentworth, GA 31407

RE: 11th Annual Oyster Roast, BBQ & Music Festival Road Closures

Chief Libby,

The Port Wentworth Chamber of Commerce is hosting the 11th Annual Oyster Roast, BBQ & Music Festival on Saturday, November 12th, 2022. We are requesting the closure of Coldbrook Station Road that loops behind City Hall to Old Richmond Road between the hours of 8:00am to 11:59pm on the day of the festival.

Please review the included event site plan which details road closure and parking areas. I have included event specifics below.

Event: Oyster Roast, BBQ & Music Festival
Date: Saturday, November 12th, 2022
Event Time: 11:00am – 9:00pm
Road Closure Date/Time: November 12th, 8:00am – 11:59pm

If you have any questions, I can be reached at (912) 965-1999.

Thank you,

Janice Cantrell

Port Wentworth Chamber of Commerce





2022 SPONSORSHIP INFORMATION

November 12th, 2022 | 1:00pm – 9:00pm

Join us for great food, live entertainment, vendors, activities for the kids and networking at our most popular event of the year! Your sponsorship allows our organization to offer FREE ADMISSION, FREE LIVE ENTERTAINMENT & FREE KIDS ACTIVITIES to our event attendees!

PRESENTING SPONSOR - \$50,000

The 11th Annual Oyster Roast, BBQ & Music Festival is back at the exciting location behind Port Wentworth's City Hall! The event venue, located off the highly traveled Highway 21, will draw in larger crowds and increase exposure for our event sponsors and partners. In 2019, over 4,500 residents and visitors attended this growing community event. As the Presenting Sponsor event partner, the City of Port Wentworth logo will be front and center in all advertising and marketing which will include television, radio, print, social media and digital ad campaigns. The City of Port Wentworth will also be highlighted in on-site festival banners. The event will include a firework's display at dark – which is a new addition to the growing festival. Your partnership is key to growing event attendance and featuring Port Wentworth as a destination for exciting events that are patriotic and family friendly!

SPONSORSHIP INCLUDES:

- Presenting Sponsor logo placement and mention on all event marketing materials to include print, digital, billboard and radio - Prime Position
- Logo inclusion on event photo backdrop – event photos of attendees will include your logo!
- Presenting Sponsor logo placement on all event banners
- Exclusive Presenting Sponsor banner on 20x40 meal tents
- Presenting Sponsor logo placement on all event social networking sites
- Onsite Presenting Sponsor Booth/Tent with Prime Placement
- LOGO ON EVENT T-SHIRTS



We look forward to partnering with you for the 11th Annual Oyster Roast, BBQ & Music Festival!



City Council
7224 GA Highway 21
Port Wentworth, GA 31407

SCHEDULED

AGENDA ITEM (ID # 2736)

Meeting: 09/22/22 07:00 PM
Department: All
Category: Ordinance
Prepared By: Zahnay Smoak
Department Head: Steve Davis

13.C

DOC ID: 2736

Planning and Zoning Board Reorganization- 2nd reading

Issue/Item: Professional meetings and presentations are essential for the planning process. The P/Z Board needs to review plans for the necessary requirements and ask questions of presenters about standards that are best for the community.

Background: The Ordinance Audit recently reported a need for a better organized planning and zoning board with expertise in architecture, engineering, construction etc. Looking at neighboring communities we have found a good practice is to include some internal staff to the board to ensure focused and detailed review.

Facts and Findings: Dissolve old board and appoint new 9-person board to include Public Works, Fire, Police, and 5 residents/business owners. Additionally, the Assistant City Manager - Operations will Chair meetings and only vote to break ties.

Funding: N/A

Recommendation: Approve

ATTACHMENTS:

- COPW - Ord - Planning Commission Update V2 (DOCX)

ORDINANCE NO. O2022-XXX

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

**AN ORDINANCE TO AMEND THE PLANNING COMMISSION
OF THE CITY OF PORT WENTWORTH CODE OF ORDINANCES**

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

WHEREAS the Mayor and City Council is tasked with the authority to adopt and provide for such ordinances, resolutions, rules, and regulations which it deems necessary, expedient, or helpful for the peace, good order, protection of life and property, health, welfare, sanitation, comfort, convenience, prosperity, and well-being of the inhabitants of the City; and

WHEREAS, the City of Port Wentworth is undertaking a comprehensive review of its zoning ordinance, to include the process and procedures associated with planning and zoning within the City of Port Wentworth; and

WHEREAS, the City of Port Wentworth desires to update the planning commission as part of this comprehensive review process; and

NOW, THEREFORE, that while in regular session THE MAYOR AND COUNCIL OF THE CITY OF PORT WENTWORTH HEREBY ORDAIN as follows:

The Code of Ordinance, Chapter 18, Planning and Development, Article II, Planning Commission, is amended as follows:

The entirety of Sec. 18-19 is repealed and replaced to read as follows:

Sec. 18-19. Membership; Term; Removal

(a) Membership.

- (1) The planning commission shall consist of nine (9) members. The members shall be comprised of four (4) City employees and three (5) residents or business owners.
- (2) The City employees appointed to the planning commission are: Assistant City Manager – Operations, Police Department Chief, Fire Department Chief, and Public Works Director. Each appointed City employee may designate, within their respective department, to serve in their place.
- (3) City resident or business owner members shall be approved by a majority vote of City Council. Such members shall either (i) reside in the City limits, or (ii) own or operate a business within the City limits.

(b) Term

- (1) Resident or business owner members serve at the pleasure of City Council for terms of three (3) years.
- (2) There are no term limits for resident or business owner members.

(c) Removal

The City has the absolute right to remove a resident or business owner member upon a majority vote of City Council.

Sec. 18-23 is added to read as follows:

Sec. 18-23. Chair; Chair Pro Tem; Powers and Duties

- (1) The Chair of the Planning Commission shall be the Assistant City Manager – Operations, or their designee.

- (2) In the absence the Chair at a meeting, the planning commission shall designate one of the employee members to serve as Chair Pro Tem, who shall be granted the rights and privileges of the Chair in the Chair's absence.
- (3) The Chair shall preside at all meetings, see that all meetings are conducted in a parliamentary manner, and preserve order and decorum in such meetings.
- (4) The Chair shall vote, if necessary, to make a quorum at any meeting; and shall vote, if necessary, in the case of a tie vote by the other members.
- (5) The Chair shall have all other powers as prescribed by law, ordinance, or other authority.

SO ORDAINED this the _____ day of _____, 2022.

Approved:

Gary Norton, Mayor

Attest:

Zahnay Smoak, City Clerk

First reading: _____ (date)

Second reading: _____ (date)



City Council
7224 GA Highway 21
Port Wentworth, GA 31407

SCHEDULED

Meeting: 09/22/22 07:00 PM
Department: Development Services
Category: Planning/Zoning Item
Prepared By: Melanie Ellis
Department Head: Brian Harvey

AGENDA ITEM (ID # 2724)

DOC ID: 2724

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

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

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

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

Funding: N/A

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

ATTACHMENTS:

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

CITY OF PORT WENTWORTH

ALCOHOL BEVERAGE LICENSE APPLICATION

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

Phone: 912.964.4379 | Fax: 912.966.7429

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

RECEIVED

JUN 24 2022

By:

LICENSE DETAILS

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

TYPE OF ALCOHOL PERMIT:

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

LICENSE TYPE:

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

TOTAL ALCOHOL PERMIT FEE \$ 3278 14

ALCOHOL LICENSE REGISTRATION:

Georgia Alcoholic Beverage License Number
Issued by the Georgia Department of Revenue

1554
Occupational Tax Number
Issued by the City of Port Wentworth

1579
Alcohol License Number
Issued by the City of Port Wentworth

APPLICANT INFORMATION

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

Ruan, Anlin

ISSUING STATE/DRIVER LICENSE NUMBER:

SOCIAL SECURITY NUMBER:

DATE OF BIRTH (mm/dd/yyyy):

PLACE OF BIRTH (City, State, Country):

RACE:

Asian

SEX:

M

HEIGHT:

5'5

WEIGHT:

150 lbs

HAIR COLOR:

B

EYE COLOR:

B

PHYSICAL HOME ADDRESS:

2 Peaberry Ln

CITY:

Savannah

STATE:

GA

ZIP CODE:

31419

MAILING ADDRESS: (if different)

CITY:

STATE:

ZIP CODE:

HOME PHONE NUMBER:

912-508-1222

MOBILE NUMBER:

912-508-1222

EMAIL ADDRESS:

anlinruan@yahoo.com

RESIDENT STATUS

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

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

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

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

RESIDENTIAL ADDRESSES

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

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

EMPLOYMENT HISTORY

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

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

EDUCATION

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

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

MILITARY SERVICE

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

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

CRIMINAL HISTORY

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

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

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

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

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

BUSINESS INFORMATION

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

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

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

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

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

REFERENCES

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

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

ACKNOWLEDGEMENT

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

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

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

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

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


APPLICANT SIGNATURE

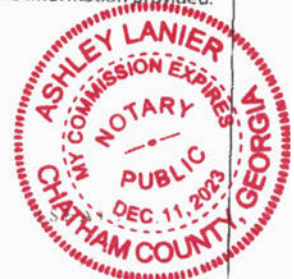
07/12/22
DATE SIGNED BY APPLICANT

SUBSCRIBED AND SWORN BEFORE ME ON THIS THE

12 DAY OF July 20 22


NOTARY PUBLIC

My Commission Expires: December 11, 2023

**OFFICE USE ONLY**

\$ _____
License Fee

\$ _____
Advertising Fee

\$ _____
Total Amount Paid

FORM OF PAYMENT:

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

REVIEW DATES:

____ Date Reviewed by Planning & Zoning ____ Date Reviewed by Council

LICENSE STATUS:

____ Approved
____ Denied
____ Temporary License Issued

APPROVAL SIGNATURES:

____ City Administrator
____ Director of Public Safety
____ Director of Development Services

RECEIVED

GEORGIA CJIS NETWORK POLICY MANUAL CONSENT FORM

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

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

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

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

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

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

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

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

[Signature]
Signature of Authorized Officer or Agent

SUBSCRIBED AND SWORN BEFORE ME THIS

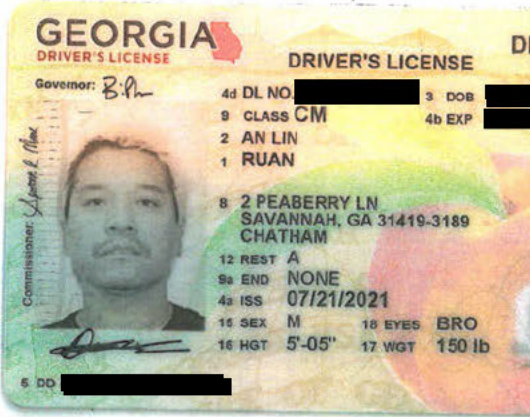
24 DAY OF June, 20 22

Ashley Lanier

NOTARY PUBLIC

My Commission Expires: December 11, 2023





Attachment: Alcohol Beverage License Application 7202 Hwy 21 AUGUST 2022 - Redacted (2724 : Alcohol Beverage License App Pouring

CITY OF PORT WENTWORTH

(912) 964-4379

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

OPER: AL TERM: 005

REF#:

ACCT #: XXXXXXXXXXXXXXXXXXXX

AUTH #: 038385

TRAN #: 000000003798

TYPE: PURCHASE

TRAN: 111.0000 BUSINESS LICENSE

1579-12/31/22 MILAN RUAN INC

POURING BEER/WINE/LIQ 2,705.36CR

ADMINISTRATIVE FEE-AL 100.00CR

SUNDAY SALES 472.78CR

TENDERED: 3,278.14 CREDIT CARD

APPLIED: 3,278.14-

CHANGE: 0.00

Attachment: Alcohol Beverage License



City Council
7224 GA Highway 21
Port Wentworth, GA 31407

SCHEDULED

Meeting: 09/22/22 07:00 PM
Department: Development Services
Category: Planning/Zoning Item
Prepared By: Melanie Ellis
Department Head: Brian Harvey

AGENDA ITEM (ID # 2725)

DOC ID: 2725

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

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

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

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

Funding: N/A

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

ATTACHMENTS:

- Marion Village Apartments 7-1017-01-014 G-Site Plan Sept 2022 - Site Plan Application (PDF)
- Marion Village Apartments 7-1017-01-014 G-Site Plan Sept 2022 - Adj Prop Owners (PDF)
- Marion Village Apartments 7-1017-01-014 G-Site Plan Sept 2022 - Timeline (DOCX)

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

Site Plan Review Application

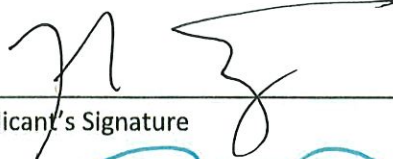
Site Plan Application is required for all new construction in a "P" or "MPO" zone as defined in the Zoning Ordinance of the City of Port Wentworth.

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

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

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

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


 Applicant's Signature

07/20/22
 Date


 Owner's Signature (If Different form Applicant)

07/20/2022
 Date

Please see page 2 for required submittal checklist

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

Site Plan Review Application Submittal Checklist

Documentation below is required for a complete submittal.

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

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

I have read and agree to the above additional fee statement

Applicant's Signature

Date

07/20/22

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

Project Timeline

Project Number: 220399

Project Name: MARION VILLAGE APARTMENTS

Applicant / Engineer: HILLPOINTE, LLC

Owner: AMERIDEVELOPMENT POOLER, LLC

City Review Engineer:

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



City Council
7224 GA Highway 21
Port Wentworth, GA 31407

SCHEDULED

Meeting: 09/22/22 07:00 PM
Department: Development Services
Category: Planning/Zoning Item
Prepared By: Melanie Ellis
Department Head: Brian Harvey

AGENDA ITEM (ID # 2726)

DOC ID: 2726

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

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

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

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

Funding: N/A

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

ATTACHMENTS:

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

SUBDIVISION APPLICATION FORM FOR THE CITY OF PORT WENTWORTH

Application Form Required

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

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

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

- | | |
|--|--|
| A. <input type="checkbox"/> Sketch Plan
<input type="checkbox"/> Master Plan
<input checked="" type="checkbox"/> Preliminary Plat
<input type="checkbox"/> Final Plat
<input type="checkbox"/> Revision to a Recorded Plat | B. <input checked="" type="checkbox"/> Major Subdivision
(4 or more lots or a new road)

<input type="checkbox"/> Minor Subdivision
(3 or less lots & no new road) |
|--|--|

Purpose of Subdivision:

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

Variances: (List all variances being requested)

N/A

Georgia DOT Review

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

Previous Submittal

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

Yes _____ No X

If yes, what name? N/A

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

Number of Required Prints

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

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

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

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

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

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

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

Owner: Forestar (USA) Real Estate Group Inc.

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

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


Date: June 20, 2022

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

See attached.

Certifications:

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


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

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

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

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

CITY OF PORT WENTWORTH
(912) 964-4379

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

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

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

CHANGE: 0.00

WWW.CITYOFPORTWENTWORTH.COM

CITY OF PORT WENTWORTH
(912) 964-4379

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

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

TENDERED: 50.00 CHECK
APPLIED: 50.00-

CHANGE: 0.00

WWW.CITYOFPORTWENTWORTH.COM

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

Owner Name	Mailing Address	PIN #	#
Denise Stone-Raguckas	303 Lakeside Blvd, Port Wentworth GA, 31407	70906A01001	1
Cortice Jackson	305 Lakeside Blvd, Port Wentworth GA, 31407	70906A01002	2
Freddy & Lena Meeks	307 Lakeside Dr, Port Wentworth GA, 31407	70906A01003	3
Derrick Barnes	309 Lakeside Dr, Port Wentworth GA, 31407	70906A01004	4
Kino & Shawndrea Deas	311 Lakeside Dr, Port Wentworth GA, 31407	70906A01005	5
Eugene & Ponda Shwalter	313 Lakeside Blvd, Port Wentworth GA, 31407	70906A01006	6
AMH Development, LLC	315 Lakeside Blvd, Port Wentworth GA, 31407	70906A01007	7
Gary & Patricia Conway	403 Lakeside Blvd, Port Wentworth GA, 31407	70906A02001	8
Irwin Lewis	405 Lakeside Blvd, Port Wentworth GA, 31407	70906A02002	9
Billie & Rod Cassidy	407 Lakeside Blvd, Port Wentworth GA, 31407	70906A02003	10
Herman & Sheree Rogers	409 Lakeside Blvd, Port Wentworth GA, 31407	70906A02004	11
Tiffany Brown-Corbin	503 Lakeside Blvd, Port Wentworth GA, 31407	70906A03001	12
George Bridgewell	505 Lakeside Blvd, Port Wentworth GA, 31407	70906A03002	13
Village Park Homes, LLC	507 Lakeside Blvd, Port Wentworth GA, 31407	70906A03003	14
James Millard	509 Lakeside Blvd, Port Wentworth GA, 31407	70906A03004	15
John Duncan	511 Lakeside Blvd, Port Wentworth GA, 31407	70906A03005	16
Martin Savarese	2 Lakeside Dr, Port Wentworth GA, 31407	70906A05047	17
Guardian DFH III LLC	4 Lakeside Dr, Port Wentworth GA, 31407	70906A05046	18
Cynthia Camp	6 Lakeside Dr, Port Wentworth GA, 31407	70906A05045	19
Cristina & Christopher Pace	8 Lakeside Dr, Port Wentworth GA, 31407	70906A05044	20
AMH Development, LLC	10 Lakeside Dr, Port Wentworth GA, 31407	70906A05043	21
William Benson	12 Lakeside Dr, Port Wentworth GA, 31407	70906A05042	22
Donald Hodges	14 Lakeside Dr, Port Wentworth GA, 31407	70906A05041	23
Phillip Semprungsuk & Slinda Kalasz	16 Lakeside Dr, Port Wentworth GA, 31407	70906A05040	24
David & Sylvia Dix	18 Lakeside Dr, Port Wentworth GA, 31407	70906A05039	25
Village Park Homes, LLC	20 Lakeside Dr, Port Wentworth GA, 31407	70906A05038	26
Michael Bowling	22 Lakeside Dr, Port Wentworth GA, 31407	70906A05037	27
Village Park Homes, LLC	24 Lakeside Dr, Port Wentworth GA, 31407	70906A05036	28
Ralph Duxbury	26 Lakeside Dr, Port Wentworth GA, 31407	70906A05035	29
Richard & Jonnie Gilardi	102 Lakeside Dr, Port Wentworth GA, 31407	70906A11001	30
Daniel O'Connor	104 Lakeside Dr, Port Wentworth GA, 31407	70906A11002	31
Michael Johnson	106 Lakeside Dr, Port Wentworth GA, 31407	70906A11003	32
Jennifer Morgart	108 Lakeside Dr, Port Wentworth GA, 31407	70906A11004	33
Sean & Melanie Muntton	4 Moonlight Trl, Port Wentworth GA, 31407	70906A11005	34
Rice Hope Plantation Community	Night Heron Way, Port Wentworth GA, 31407	70906A11014	35
Joseph Kearns	5 Night Heron Way, Port Wentworth GA, 31407	70906A11013	36
Marcus & Felecia Austin	7 Night Heron Way, Port Wentworth GA, 31407	70906A11012	37
Dustin & Sharon Brown	8 Moonlight Trl, Port Wentworth GA, 31407	70906A11007	38
Phill Hall	6 Moonlight Trl, Port Wentworth GA, 31407	70906A11006	39
Jennifer Whittaker	4 Night Heron Way, Port Wentworth GA, 31407	70906A05034	40
Boyce Slayman SR	233 Clearwater Cir, Port Wentworth GA, 31407	70906A05021	41
John & Esmeralda Adams	231 Clearwater Cir, Port Wentworth GA, 31407	70906A05020	42
Phillip & Amy Emili	229 Clearwater Cir, Port Wentworth GA, 31407	70906A05019	43
Arthur Sanders	227 Clearwater Cir, Port Wentworth GA, 31407	70906A05018	44
Johnny & Marcia Shinsato	225 Clearwater Cir, Port Wentworth GA, 31407	70906A05017	45
Tori Burnette	223 Clearwater Cir, Port Wentworth GA, 31407	70906A05016	46
Rajah Jenkins	221 Clearwater Cir, Port Wentworth GA, 31407	70906A05015	47
Christopher Rodriguez	219 Clearwater Cir, Port Wentworth GA, 31407	70906A05014	48
Kyle & Lizbeth Balk	217 Clearwater Cir, Port Wentworth GA, 31407	70906A05013	49
Jason & Jessica Schneider	215 Clearwater Cir, Port Wentworth GA, 31407	70906A05012	50
John & Kathryn Bohannon	213 Clearwater Cir, Port Wentworth GA, 31407	70906A05011	51
Anna & Enriquez Velazquez	211 Clearwater Cir, Port Wentworth GA, 31407	70906A05010	52
Alan Kennedy	510 Lakeside Blvd, Port Wentworth GA, 31407	70906A05005	53
BEP RH TRACT 2 LLC	Lakeside Blvd, Port Wentworth GA, 31407	70906 04041	54
BEP RICE HOPE LLC	300 Lakeside Blvd, Port Wentworth GA, 31407	70906 04077	55
BEP RH TRACT 2 LLC	Mulberry Ave, Port Wentworth GA, 31407	70906 04063	56
BEP RH TRACT 2 LLC	0 Rice Hope Rd, Port Wentworth GA, 31407	70906 04091	57
John Hill	Rice Hope Rd, Port Wentworth GA, 31407	70906 04012	58
BEP RICE HOPE LLC	Lakeside Blvd, Port Wentworth GA, 31407	70906 04042	59
City of Port Wentworth	Moonlight Trl, Port Wentworth GA, 31407	70906 04081	60
Beacon New Homes, LLC	5 Moonlight Trl, Port Wentworth GA, 31407	70906A09054	61
Beacon New Homes, LLC	7 Moonlight Trl, Port Wentworth GA, 31407	70906A09053	62
Beacon New Homes, LLC	9 Moonlight Trl, Port Wentworth GA, 31407	70906A09052	63

[illegible]

PITTMAN ENGINEERING

2591 Hwy 17S Suite 303
Richmond Hill, GA 31324
912-445-0578
www.PittmanEngineeringCo.com

ADJACENT PROPERTY OWNERS

LAKESIDE PHASE 24
CITY OF PORT WENTWORTH, GEORGIA

Prepared For
DR HORTON, INC.

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

SHEET
1

Project Timeline

Project Number: 220356

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

Applicant / Engineer: Jason Bryant, Pittman Engineering

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

City Review Engineer: NA – City Staff review

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



City Council
7224 GA Highway 21
Port Wentworth, GA 31407

SCHEDULED

Meeting: 09/22/22 07:00 PM
Department: Development Services
Category: Ordinance
Prepared By: Melanie Ellis
Department Head: Brian Harvey

AGENDA ITEM (ID # 2728)

DOC ID: 2728

Zoning Map Amendment Application submitted by Josh Yellin, HunterMaclean, on behalf of Yash Development LLC., for PIN # 7-0976-01-005 (920 Highway 30) to Rezone from RA (Residential Agriculture) to P-C-3 (Planned General Business) Zoning District for the purpose of a Grocery Store / Retail Sales / Fuel Service Station. (2nd Reading)

Issue/Item: Zoning Map Amendment Application submitted by Josh Yellin, HunterMaclean, on behalf of Yash Development LLC., for PIN # 7-0976-01-005 (920 Highway 30) to Rezone from RA (Residential Agriculture) to P-C-3 (Planned General Business) Zoning District for the purpose of a Grocery Store / Retail Sales / Fuel Service Station. (2nd Reading)

Background: The subject property is currently woodland. Part of the property currently has a Verizon Wireless cell tower on it. The 1st reading and public hearing for this application was held at the January 27, 2022 regular City Council Meeting.

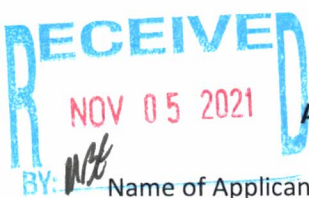
Facts and Findings: The total amount of property to be rezoned is 9.23 acres. The applicant is requesting to rezone for a commercial development that will include a Grocery Store, retail space, fuel station and a potential restaurant location. All projects will also include associated parking, drainage, and water and sewer utilities. The proposed access will be on Highway 30.

Funding: N/A

Recommendation: The Planning Commission will hear this application on Monday, January 10, 2022 at 6:30 PM. / **UPDATE: THE PLANNING COMMISSION VOTED UNANIMOUSLY TO APPROVE THE APPLICATION.**

ATTACHMENTS:

- ZMA 7-0976-01-005 920 HWY 30 RA TO PC3 JAN 22 - Application (PDF)
- ZMA 7-0976-01-005 920 HWY 30 RA TO PC3 JAN 2022 - Timeline (DOCX)
- Rezoning Questions from Ordinances (DOCX)



210458

13.G.a

APPLICATION TO AMEND THE ZONING MAP OF PORT WENTWORTH, GEORGIA

Name of Applicant: Josh Yellin, HunterMaclean Phone #: 912-236-0261Mailing Address: 200 East Saint Julian Street, Savannah, GA 31401Name of Property Owner: Yash Development LLC Phone #: _____
(Use back if more than one owner)Address of Property: 920 Highway 30PIN #: 7097601005 Number of Acres: 9.23Zoning Classification: Present R-A Requested P-C-3
Use of Property: Present Vacant/cell Requested grocery/truck stop/retail sales and services/fuel pump/restau

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

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

Property is larger in size than adjacent properties on Highway 30 and is additionally encumbered by a Verizon cell tower;

Property is of adequate size and shape to provide for limited commercial uses, while maintaining appropriate buffers and setbacks. Use of property would provide benefit to surrounding community.

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 3rd day of November, 2021.Denise Durel
Notary Public

Signature of Applicant

DISCLOSURE OF FINANCIAL INTERESTS

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

Reference: Application filed on November 03, 2021, 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

Attachment: ZMA 7-0976-01-005 920 HWY 30 RA TO PC3 JAN 22 - Application (2728 : Zoning Map Amendment 7-0976-01-005 920 Hwy 30 2nd

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: HunterMaclean (Josh Yellin)

Address: 200 East Saint Julian Street

Savannah, GA 31401

Telephone Number: 912-236-0261

Signature of Owner

Personally appeared before me

Uresh Patel

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

Notary Public

11/3/2021

Date



DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

Reference: Application filed on November 03, 2021, to rezone
real property described as follows:

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.

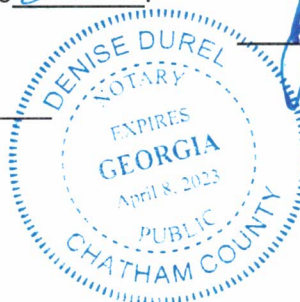
N/A

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

Sworn to and subscribed before me this

3rd day of November, 2021.

Denise Durel
Notary Public



[Signature]
Signature of Applicant

EXHIBIT A LEGAL DESCRIPTION OF PROPERTY

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

TOGETHER WITH

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

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

AND

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

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

LESS AND EXCEPT

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

Name	PIN/Property Address	Mailing Address
Come-A-Long Group, LLC	7097601015 9 Montieth Road	120 TALL PINES TRL GREENWOOD SC 29646
Shirley McGowan	7097601003 930 Montieth Road	302 JAMES RD POOLER GA 31322-2804
William L. Grainger	7097601004 924 Highway 30	P O BOX 7267 GARDEN CITY GA 31418
Janice J. Fulcher	7097601007 840 Highway 30	243 MOCK RD # * SPRINGFIELD GA 31329-4611
Lynwood Hunt	7097601009 Highway 30	265 HORSEPEN RD GUYTON GA 31312 C/O Janice Fulcher
Paulette J. Zettler	7097601008 Highway 30	920 RAHN STATION ROAD RINCON GA 31326
Elizabeth J. Fields	7097601006 844 Highway 30	721 LITTLE NECK ROAD SAVANNAH GA 31419
James and Valerie Williams	7097601010Z Highway 30	7306 GA HWY 21 STE 101 #101 PORT WENTWORTH GA 31407
James and Valerie Williams	7097601010Y 822 Highway 30	PO BOX 328 POOLER GA 31322
Charles E. Maze, II	70978B01019 35 Springwater Drive	35 SPRINGWATER DR PT WENTWORTH GA 31407
Quincy Pullin, Jr.	70978B01018 33 Springwater Drive	33 SPRINGWATER DR PT WENTWORTH GA 31407
Larry W. Hines, Jr.	70978B01017 31 Springwater Drive	31 SPRINGWATER DR PT WENTWORTH GA 31407
Zachery and Contance Holt	70978B01016 29 Springwater Drive	29 SPRINGWATER DR PT WENTWORTH GA 31407
Dedric and Omari Johnson	70978B01015 27 Springwater Drive	27 SPRINGWATER DR PT WENTWORTH GA 31407
Elton Schley	70978B01014 25 Springwater Drive	25 SPRINGWATER DR PT WENTWORTH GA 31407
Sherri Scott	70978B01013 23 Springwater Drive	23 SPRINGWATER DR PT WENTWORTH GA 31407
Anthony and Nicole Spivey	70978B01012 21 Springwater Drive	21 SPRINGWATER DRIVE PORT WENTWORTH GA 31407
Corey and Tamike Townsend	70978B01011 19 Springwater Drive	19 SPRINGWATER DR PT WENTWORTH GA 31407
Uyi Eguasa	70978B01010 17 Springwater Drive	17 SPRINGWATER DR PT WENTWORTH GA 31407
Julie A Henry	70978B01009 15 Springwater Drive	15 SPRINGWATER DR PT WENTWORTH GA 31407
Ronnie White	70978B01008 13 Springwater Drive	1013 HEARN ST SAVANNAH GA 31415-5389
LAKE SHORE HOMEOWNERS ASSOCIATION	70978B01001 Springwater Drive	2680 QUACCO RD POOLER GA 31322
Ramalle and Simone Anderson	70978B01007 11 Springwater Drive	11 SPRINGWATER DR PORT WENTWORTH GA 31407

CITY OF PORT WENTWORTH
(912) 964-4379

REC#: 00334044 11/16/2021 10:58 AM
OPER: ME TERM: 011
REF#: CK 2030

TRAN: 112.0000 BLDG PERMIT
210458 867.50CR
YASH DEVELOPMENT, LLC
920 HIGHWAY 30
DEV-ZMA 867.50CR

TENDERED: 867.50 CHECK
APPLIED: 867.50-

CHANGE: 0.00

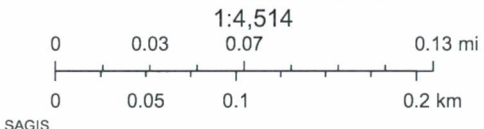
WWW.CITYOFPORTWENTWORTH.COM

SAGIS Map Viewer

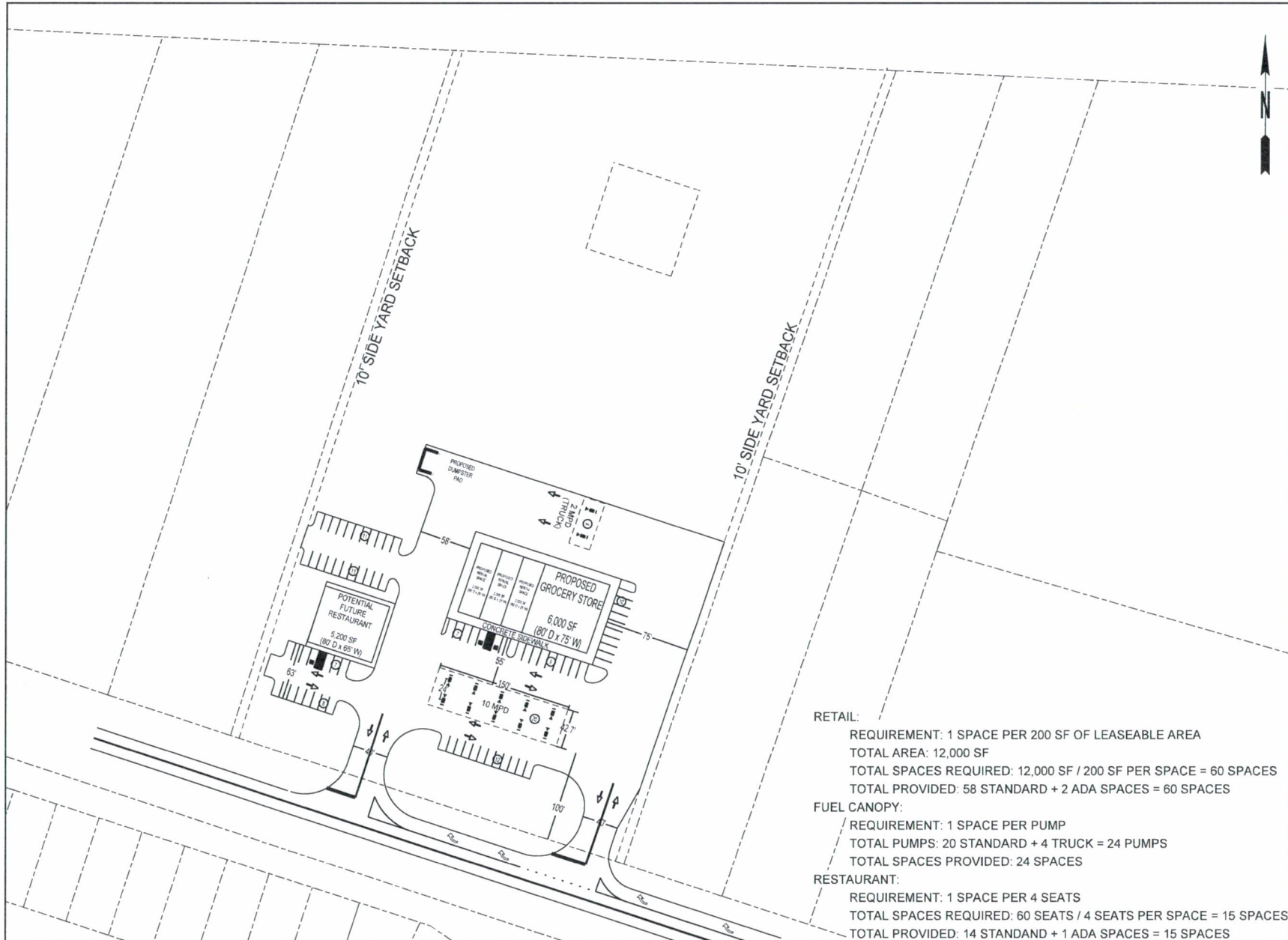


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- | | | | |
|-------------|-------------|-------------|-------------------------------|
| Zoning | Local Roads | Interstate | Parkways |
| Buildings | Major Roads | Local Roads | Interstate |
| Cell Towers | Parkways | Major Roads | Property Boundaries (Parcels) |



Attachment: ZMA 7-0976-01-005 920 HWY 30 RA TO PC3 JAN 22 - Application (2728 : Zoning Map



COASTAL ENGINEERING AND CONSULTING
 6605 ABERCORN STREET, SUITE 2100
 SAVANNAH, GA 31405

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

SHEET NO
EX D

Project Timeline

7-0976-01-005, 920 Highway 30 – ZMA RA to PC3

Applicant: Josh Yellin, HunterMaclean

Owner: Yash Development, LLC

Project #210458

- 11/5/2021—application received- Complete
- 12/16/2021 – Ordered Signs
- 12/23/2021 – ad ran in Savannah Morning News
- 1/4/2022 – Signs posted on property
- 1/6/2022 – GoToMeeting information sent to applicant for Planning Commission meeting.
- 1/10/2022 – Planning Commission voted unanimously to approve the application.

City of Port Wentworth

Code of Ordinances

Appendix B – Zoning

Article IX – Amendments, Section 9.1 e.

Standards and Criteria for Making Zoning Amendments: Prior to making a zoning amendment, the Mayor and Council shall evaluate the merits of a proposed amendment according to the following criteria:

1. Whether the zoning proposal will permit a use that is suitable in view of the use and development of the adjacent and nearby property.
2. Whether the zoning proposal will adversely affect the existing use or a suitability of adjacent or nearby property.
3. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.
4. Whether the zoning proposal will result in a use which will or could cause an excessive burdensome use of existing streets, transportation facilities, or schools.
5. If the local government has an adopted land use plan, whether the zoning proposal is in conformity with the policy and intent of the land use plan.
6. Whether there are existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.



City Council
7224 GA Highway 21
Port Wentworth, GA 31407

SCHEDULED

Meeting: 09/22/22 07:00 PM
Department: Development Services
Category: Planning/Zoning Item
Prepared By: Melanie Ellis
Department Head: Brian Harvey

13.H

AGENDA ITEM (ID # 2727)

DOC ID: 2727

Site Plan Review Application submitted by Katy Parker for PIN # 7-0906-03-019 (302 Rice Hope Plantation Rd) for a General Development Site Plan to allow a Residential Substance Use Recovery Facility in a R-A (Residential Agriculture) Zoning District

Issue/Item: Site Plan Review Application submitted by Katy Parker for PIN # 7-0906-03-019 (302 Rice Hope Plantation Rd) for a General Development Site Plan to allow a Residential Substance Use Recovery Facility in a R-A (Residential Agriculture) Zoning District.

Background: The subject property is currently a existing residence. There are currently an existing home, barn and several accessory buildings on the subject property.

Facts and Findings: The applicant intends to use the property and existing buildings to house clients for substance abuse and mental health treatment.

Funding: N/A

Recommendation: The Planning Commission will hear this application on Monday, June 13, 2022 at 6:30 PM. **/ UPDATE: THE PLANNING COMMISSION VOTED UNANIMOUSLY TO DENY THIS APPLICATION.**

ATTACHMENTS:

- 302 RICE HOPE PLANTATION RD PARKER G-SITE PLAN JUNE 2022 - Application (PDF)
- 302 RICE HOPE PLANTATION RD PARKER G-SITE PLAN JUNE 2022 - Email from Dr. Parker (PDF)
- 302 RICE HOPE PLANTATION RD PARKER G-SITE PLAN JUNE 2022 - Timeline (PDF)

220257

13.H.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: 302 Rice Hope Plantation Rd.
 PIN #(s): 70906 03019
 Zoning: RA Estimated Cost of Construction: \$ 0
 Type of Construction: N/A
 Project Name: _____

Applicant's Name: Katy Parker
 Mailing Address: 302 Rice Hope Plantation Rd.
Port Wentworth GA 31407
 Phone #: 925-948-5027 Email: dr.katyp@gmail.com

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

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

[Signature]
 Applicant's Signature

4/29/22
 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

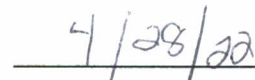
Documentation below is required for a complete submittal.

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

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

I have read and agree to the above additional fee statement


 Applicant's Signature


 Date

CITY OF PORT WENTWORTH
(912) 964-4379

REC#: 00354086 5/10/2022 11:40 AM
OPER: ME TERM: 011
REF#: CK 359

TRAN: 112.0000 BLDG PERMIT
220257 256.00CR
PARKER, KATY
302 RICE HOPE ROAD
DEV-SPR 256.00CR

TENDERED: 256.00 CHECK
APPLIED: 256.00-

CHANGE: 0.00

WWW.CITYOFPORTWENTWORTH.COM

<u>Name</u>	<u>Address</u>	<u>PIN</u>
James and Sylvia Mazza	457 CYPRESS POINT RD SPRINGFIELD, GA, 31329	70906 03020
Paul Herrin	300 Rice Hope Plantation Rd Port Wentworth, GA 31407	70906 03010
Herbert Foster	8164 OLD HIGHWAY 21 Port Wentworth, GA 31407	70906 03018
Robbie Ruth Morgan	PO BOX 15535 SAVANNAH, GA, 31416	70906 03016
James Steele	8168 OLD HIGHWAY 21 Port Wentworth, GA 31407	70906 03025
Jason and Tiffany Todd	118 ARBOR VILLAGE RD POOLER, GA, 31322	70906 03027
Jimmy and Amelia Thompson	8024 OLD HWY 21 SAVANNAH, GA, 31407	70906 03014
Trent and Jeanine Thompson	8140 OLD HIWAY 21 Port Wentworth, GA 31407	70906 03026

From: [Katy Parker](#)
To: [Melanie Ellis](#)
Cc: [Glenn Parker](#)
Subject: Re: Update
Date: Thursday, May 19, 2022 4:37:00 PM

Hi Melanie,

Our project (name: Front Porch {social} club) is for a co-ed (clients 10 maximum, will remain with us during the duration of treatment- from 30-90 days), substance use primary and mental health (co-occurring) treatment program. It will be staffed 24/7 and clients will not have their own vehicles but will be transported solely by staff in a staff vehicle.

We do not want to disturb the residence, the land or the property in totality. We will utilize the residence as is as well as rescued animals as part of therapy (like the horses already on site). Staffing will generally consist of 2 counselors per shift: day 7-3, swing 3-11, overnight 11-7. Overnight staff are awake throughout the shift.

Clients are not allowed to leave the property without staff knowledge and acceptance for any reason, unless they are discharging the program completely.

The immersive program will consist of individual therapy, group therapy, AA/ 12 step based and alternative recovery models. We will provide all food and other essentials to clients during their time with us. Only clients accepted and admitted are allowed on site with the exception of staff.

We will also employ contracted employees to provide certain pieces of the program. For example: (these are a rough outline of what we anticipate but may change depending on the professionals we can locate to hire):

- Chef
- Equine therapist
- Yoga instructor
- Meditation/ mindfulness
- Detox Acupuncture
- Trauma therapist
- First responder/ vet peer assistant
- Eco therapist/ gardening (we will have clients assist with a small garden where fruits, vegetables, lettuces, etc will be grown and used for meals)
- Medical/ Clinical Director

Contracted employees will only be on site for the days/times they are scheduled to provide their speciality.

Please let me know if you have any other questions.

Question for you, will our architect need to be at any of the planned meetings for this project? I assume so, so I just want to give him as much warning as possible so he can arrange his schedule accordingly.

Thanks so much.

Project Timeline

Project Number: 220257

Project Name: 302 Rice Hope Plantation Rd – General Site Plan

Applicant: Katy Parker

Owner: Katy Parker

City Review Engineer: n/a

- 4/29/2022 – application received; complete
- 6/13/2022 – The Planning Commission voted unanimously to deny the application.