



City Council
7224 GA Highway 21
Port Wentworth, GA 31407

SUBMITTED

Meeting: 06/23/22 12:00 AM
Department: Development Services
Category: Planning/Zoning Item
Prepared By: Melanie Ellis
Department Head: Brian Harvey

AGENDA ITEM (ID # 2680)

DOC ID: 2680

Site Plan Review Application submitted by Claret Communities, LLC., of behalf of Simz Investment Company, LLC., for PIN # 7-0976-02-027 (Highway 30) for a General Development Site Plan to allow a multi-family development (Noble Vines Phase II) in a P-RIP (Planned Residential Institutional) Zoning District

Issue/Item: Site Plan Review Application submitted by Claret Communities, LLC., of behalf of Simz Investment Company, LLC., for PIN # 7-0976-02-027 (Highway 30) for a General Development Site Plan to allow a multi-family development (Noble Vines Phase II) in a P-RIP (Planned Residential Institutional) Zoning District

Background: The subject property is currently vacant woodland. There are no buildings or structures on the subject property. The overall concept plan for Phases 1, 2 and 3 of Noble Vines was approved during the regular City Council meeting on April 22, 2021.

Facts and Findings: Noble Vines Phase 2 will consist of 60 townhomes, associated parking, utilities, drainage and infrastructure improvements. There will be two entrances to the development from Highway 30.

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 3-1 TO APPROVE THE APPLICATION WITH THE CONDITION THAT THERE IS A 50 FOOT BUFFER BETWEEN THE WETLANDS AND DEVELOPMENT AND THAT THE SETBACK FROM HIGHWAY 30 BE INCREASED.**

ATTACHMENTS:

- 7-0976-02-027 Noble Vines Ph II G-Site Plan JUNE 2022 - Application (PDF)
- 7-0976-02-027 Noble Vines Ph II G-Site Plan JUNE 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: Hwy 30, Port Wentworth, GA 31407
PIN #(s): 7-0976-02-027
Zoning: P-RIP Estimated Cost of Construction: \$
Type of Construction: Multifamily Residential

Applicant's Name: Claret Communities, LLC
Mailing Address: 5553 Peachtree Road, Suite 170
Chamblee, GA 30341
Phone #: 404-308-5507 Email: mruskin@claretcommunities.com

Owner's Name (If Different from Applicant): Simz Investment Company, LLC
Mailing Address: 554 Suncrest Blvd
Savannah, GA 31410-2215
Phone #: 912-247-1130 Email: danielsham25@gmail.com

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

Lee M. Terry
Applicant's Signature **Lee M. Terry**
Managing Member

11-4-2021
Date

Lee M. Terry
Owner's Signature (If Different from Applicant) **Lee M. Terry**
Managing Member

4-12-2022
Date

Please see page 2 for required submittal checklist

Site Plan Review Application Submittal Checklist

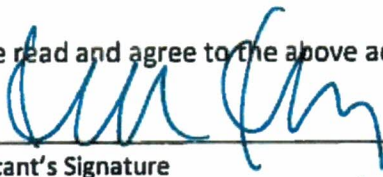
Documentation below is required for a complete submittal.

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



Lee N. Terry
Managing Member

Date

11-4-2021

Port Wentworth – Claret Communities

Properties within 250' of 7-0976-02-027

1. PIN #: 7-0976C-01-004

Owner(s) Name: R&R Property Ventures, LLC

Mailing Address: 9710 Stirling Road, Unit 104, Hollywood, FL 33024-8018

2. PIN #: 7-0976-02-038

Owner(s) Name: Varnedoe, Sam L

Mailing Address: PO Box 2379, Tybee Island, GA 31328-2379

3. PIN #: 7-0976-02-045

Owner(s) Name: Graham, Kevin and Graham, Bryan

Mailing Address: 601 E 7th Street, Vidalia, GA 30474-5316

4. PIN #: 7-0976-02-046

Owner(s) Name: Graham, Rosetta Foreman

Mailing Address: 601 E 7th Street, Vidalia, GA 30474-5316

5. PIN #: 7-0976-02-005

Owner(s) Name: Williams, Alvin

Mailing Address: PO Box 786, Savannah, GA 31402-0786

6. PIN #: 7-0976-02-008

Owner(s) Name: Mucha, Zachary D

Mailing Address: 188 Jamestown Dr., Rincoln, GA 31326-5649

7. PIN #: 7-0976-02-035

Owner(s) Name: Varnedoe, Sam L

Mailing Address: PO Box 2379, Tybee Island, GA 31328-2379

8. PIN #: 7-0976A-01-001

Owner(s) Name: Benton, Georgia W

Mailing Address: 120 E 31st Street, Savannah, GA 31401-7303

9. PIN #: 7-0976A-01-002

Owner(s) Name: McCall, Flossie

Mailing Address: 7412 GA Highway 21, Port Wentworth, GA 31407-9717

10. PIN #: 7-0976A-01-003

Owner(s) Name: Rovolis, William

Mailing Address: PO Box 15054, Savannah, GA 31416-1754

11. PIN #: 7-0976A-01-026

Owner(s) Name: Eason, Freddie Allen

Mailing Address: 665 Sam Smart Rd, Clyo, GA 31303-2827

12. PIN #: 7-0976A-01-027

Owner(s) Name: City of Port Wentworth

Mailing Address: 304 S Coastal Highway, Port Wentworth, GA 31407-2010

13. PIN #: 7-0976A-01-006

Owner(s) Name: Steele, Glenn A and Steele, Anthony

Mailing Address: 207 Stephanie Ave, Rincoln, GA 31326-9666

14. PIN #: 7-0976A-01-007

Owner(s) Name: Steele, Glenn A and Steele, Anthony

Mailing Address: 207 Stephanie Ave, Rincoln, GA 31326-9666

15. PIN #: 7-0976-02-028

Owner(s) Name: City of Port Wentworth

Mailing Address: 305 S Coastal Highway, Port Wentworth, GA 31407-2001

16. PIN #: 7-0976B-01-003

Owner(s) Name: Steele, Elnora Sweet and Steele, Will

Mailing Address: 52 Leon Village Dr, Savannah, GA 31408-2704

17. PIN #: 7-0976B-01-014

Owner(s) Name: Price, Shirley

Mailing Address: 522 W Victory Drive, Savannah GA 31405-1724

18. PIN #: 7-0976-02-034

Owner(s) Name: Brady-Hohnerlein, Colleen Lynette

Mailing Address: 13 Putters Pl, Savannah, GA 31419-6067

19. PIN #: 7-0976-02-033

Owner(s) Name: Floyd, James Hugh

Mailing Address: 744 Omaha Dr, Norcross, GA 30093-4922

20. PIN #: 7-0976-02-026

Owner(s) Name: Paderewski, Jules B

Mailing Address: PO Box 9087, Savannah, GA 31412-9087

21. PIN #: 7-0976-02-025

Owner(s) Name: Coopers Hill, LLC

Mailing Address: Port Wentworth, GA 31407

22. PIN #: 7-0976-02-024

Owner(s) Name: City of Port Wentworth

Mailing Address: 305 S Coastal Highway, Port Wentworth, GA 31407-2001

23. PIN #: 7-0976-02-023

Owner(s) Name: Paderewski, Jules B

Mailing Address: PO Box 9087, Savannah, GA 31412-9087

24. PIN #: 7-0978-05-011

Owner(s) Name: Stop N Store, LLC

Mailing Address: 9100 White Bluff Road, Unit 502, Savannah, GA 31406-4672

25. PIN #: 7-0976C-01-003

Owner(s) Name: Works Inez Keller

Mailing Address: 390 N Orange Ave, Unit 1285, Orlando, FL 32801-1674

CITY OF PORT WENTWORTH
(912) 964-4379

REC#: 00352945 4/29/2022 1:25 PM
OPER: ME TERM: 011
REF#: CK 114061

TRAN: 112.0000 BLDG PERMIT
220210 256.00CR
SIMZ INVESTMENT COMPANY, LLC
7-0976-02-027
DEV-SPR 256.00CR

TENDERED: 256.00 CHECK
APPLIED: 256.00-

CHANGE: 0.00

WWW.CITYOFPORTWENTWORTH.COM



DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS, SAVANNAH DISTRICT
100 W. OGLETHORPE AVENUE
SAVANNAH, GEORGIA 31401-3604

JUNE 28 2017

Regulatory Branch
SAS-2016-00851

Mr. Iraj Shambayati
S & I Cleaning, Inc.
554 Suncrest Boulevard
Savannah, Georgia 31410

Dear Mr. Shambayati:

I refer to a letter dated September, 2016, submitted on your behalf by Ms. Elaine Ceccacci of Environmental Services, Inc., requesting our verification of a delineation of aquatic resources for your site located adjacent to State Route 30 west of State Route 21 in Chatham County, Georgia (Latitude 32.1983, Longitude -81.2056). This project has been assigned number SAS-2016-00851 and it is important that you refer to this number in all communication concerning this matter.

The enclosed exhibit entitled, "Wetlands Plat Heritage Point", dated March 10, 2017, identifies the delineation limits of all aquatic resources within the review area. The wetlands were delineated in accordance with criteria contained in the 1987 "Corps of Engineers Wetland Delineation Manual," as amended by the most recent regional supplements to the manual. This delineation will remain valid for a period of 5 years unless new information warrants revision prior to that date.

Please be advised, aquatic resources that are under the jurisdiction of Section 404 of the Clean Water Act (33 United States Code § 1344) and/or Section 10 of the Rivers and Harbors Act of 1899 (33 U.S.C. 403) may require a permit for the placement of dredged or fill material or mechanized land clearing of those aquatic resources may require prior Department of the Army authorization pursuant to Section 404.

If you intend to sell property that is part of a project that requires Department of the Army Authorization, it may be subject to the Interstate Land Sales Full Disclosure Act. The Property Report required by Housing and Urban Development Regulation must state whether, or not a permit for the development has been applied for, issued or denied by the U.S. Army Corps of Engineers (Part 320.3(h) of Title 33 of the Code of Federal Regulations).

This communication does not convey any property rights, either in real estate or material, or any exclusive privileges. It does not authorize any injury to property, invasion of rights, or any infringement of federal, state or local laws, or regulations. It

does not obviate your requirement to obtain state or local assent required by law for the development of this property. If the information you have submitted, and on which the U.S. Army Corps of Engineers has based its determination is later found to be in error, this decision may be revoked.

A copy of this letter is being provided to the following parties: Ms. Elaine Ceccaci, Environmental Services, Inc., 101 B Estus Drive, Savannah, Georgia 31404.

Thank you in advance for completing our on-line Customer Survey Form located at http://corpsmapu.usace.army.mil/cm_apex/f?p=regulatory_survey. We value your comments and appreciate your taking the time to complete a survey each time you have interaction with our office.

If you have any questions, please call me, at (912) 652-5893.

Sincerely,



William M. Rutlin
Chief, Coastal Plain Field Office

Enclosures

Reference

1. Plat recorded at Subdivision Map Book
28-S, Pg. 21

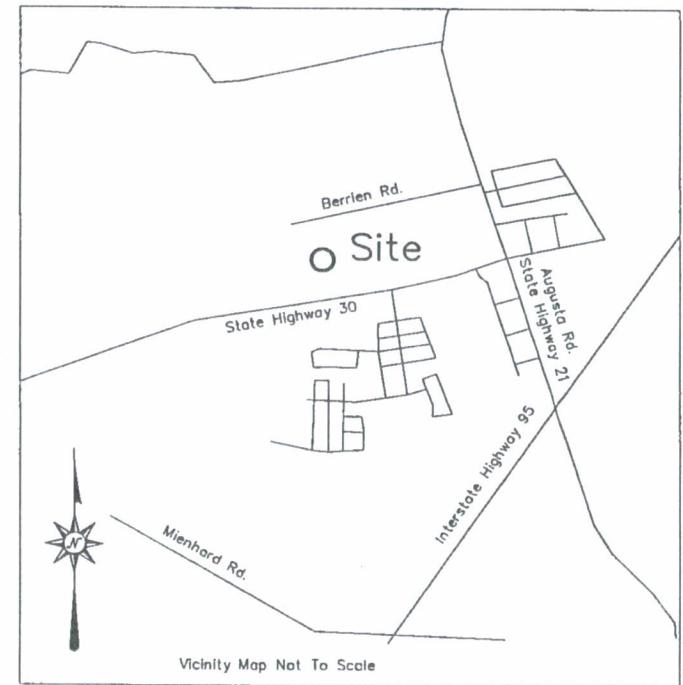
Property Information

Current Zoning: P-RIP

Tax Assessor's Property
Identification Number: 7-0976-02-027

Total Study Area: 33.0 Ac.

See Sheet 2 Of 4 For Study Area Map
See Sheet 3 Of 4 For Wetland Area No. 1
See Sheet 4 Of 4 For Wetland Area No. 2



To the best of my knowledge and belief,
this plat has been prepared in conformity
with the Technical Standards for Property
Surveys in Georgia as set forth in Chapter
180-7 of the Rules of the Georgia Board
of Registration for Professional Engineers
and Land Surveyors and as set forth in
the Georgia Plat Act, O.C.G.A. 15-6-67

Yawn Land Surveys, LLC

Dale E. Yawn, R.L.S.

24 Island Creek Lane
Savannah, Ga. 31410
912-897-6307
yawn2510@bellsouth.net

LSF #000907

Surveyor's Notes

1. This is not a boundary survey of the property. The boundary line information as shown has been taken from a plat of record. (See Reference). The boundary line of this property is the study area limits line. Boundary/Study Area acreage taken from plat of record.
2. The bearings and coordinates as shown on this drawing are based on the Georgia State Plane Coordinate System, East Zone, NAD83. A Topcon GR3 dual frequency GPS receiver using differential corrections obtained from the EGPS RTK network was used to position control points used in the survey.
3. The wetlands areas as shown were delineated by Environmental Services, Inc. in October, 2016.

Wetlands Plat
Heritage Point
Parcel A of a Subdivision
of the Gregg Howze Tract

8th G.M. District
City of Port Wentworth
Chatham County, Georgia

Prepared For:

Iraj Shambayati

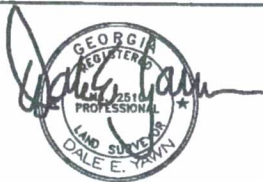
Drawing Date: March 10, 2017
Field Survey Date: March 8, 2017

Sheet 1 of 4

Total Study Area: 33.00 Acres
Wetlands Area 1: 0.27 Acre
Wetlands Area 2: 1.56 Acre

Total Wetlands: 1.83 Acre

Total Uplands: 31.17 Acre



To the best of my knowledge and belief, this plat has been prepared in conformity with the Technical Standards for Property Surveys in Georgia as set forth in Chapter 180-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act, O.C.G.A. 15-6-67

Yawn Land Surveys, LLC

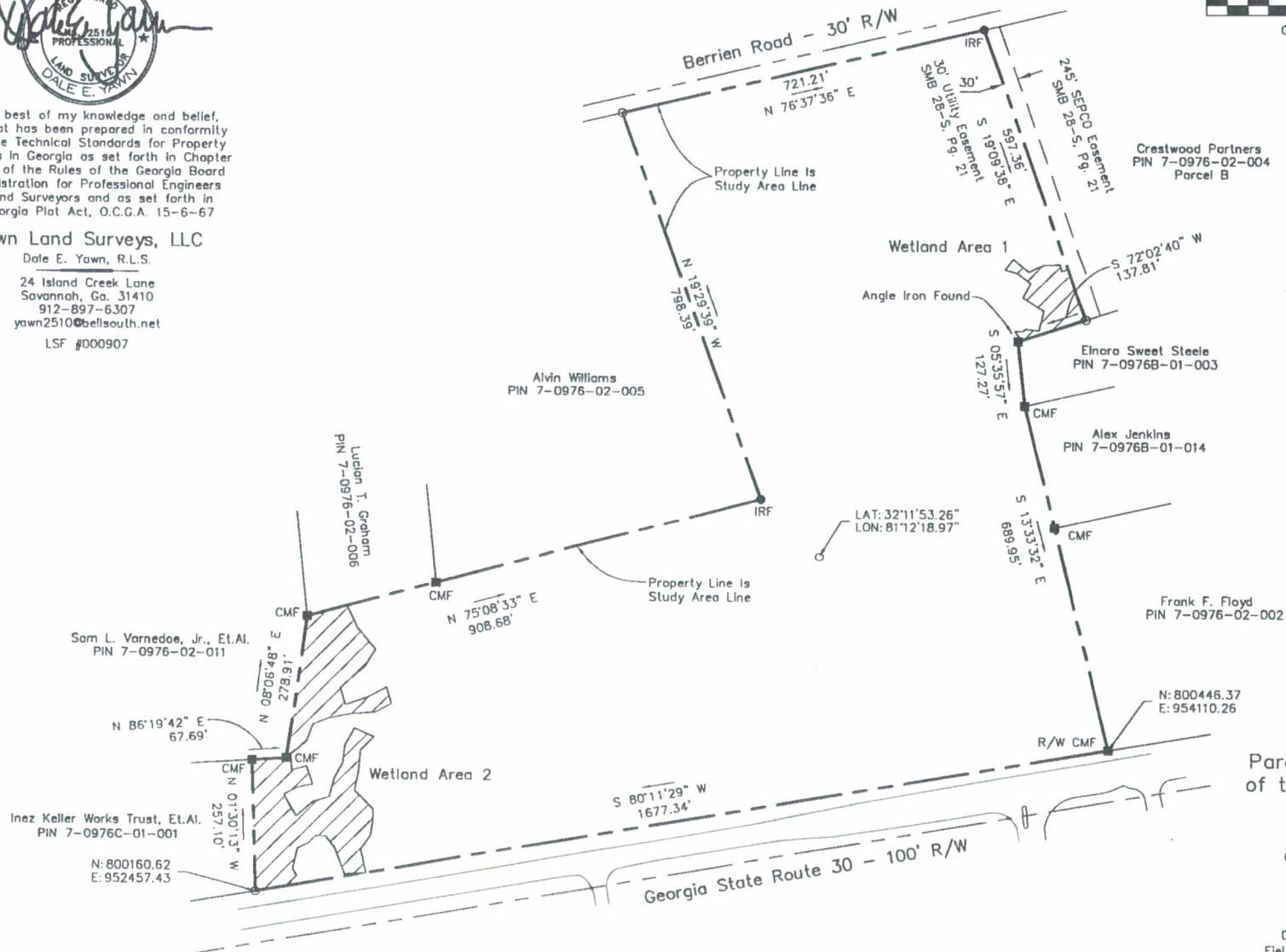
Dale E. Yawn, R.L.S.

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yawn2510@bellsouth.net

LSF #000907

600 400 200 0

Graphic Scale 1" = 200'



Wetlands Plat
Heritage Point
Parcel A of a Subdivision
of the Gregg Howze Tract

8th G.M. District
City of Port Wentworth
Chatham County, Georgia

Prepared For:
Iraj Shambayati
Drawing Date: March 10, 2017
Field Survey Date: March 8, 2017

Sheet 2 of 4

90 60 30 0



Graphic Scale 1" = 30'



Grid North
Ga. East Zone, NAD83



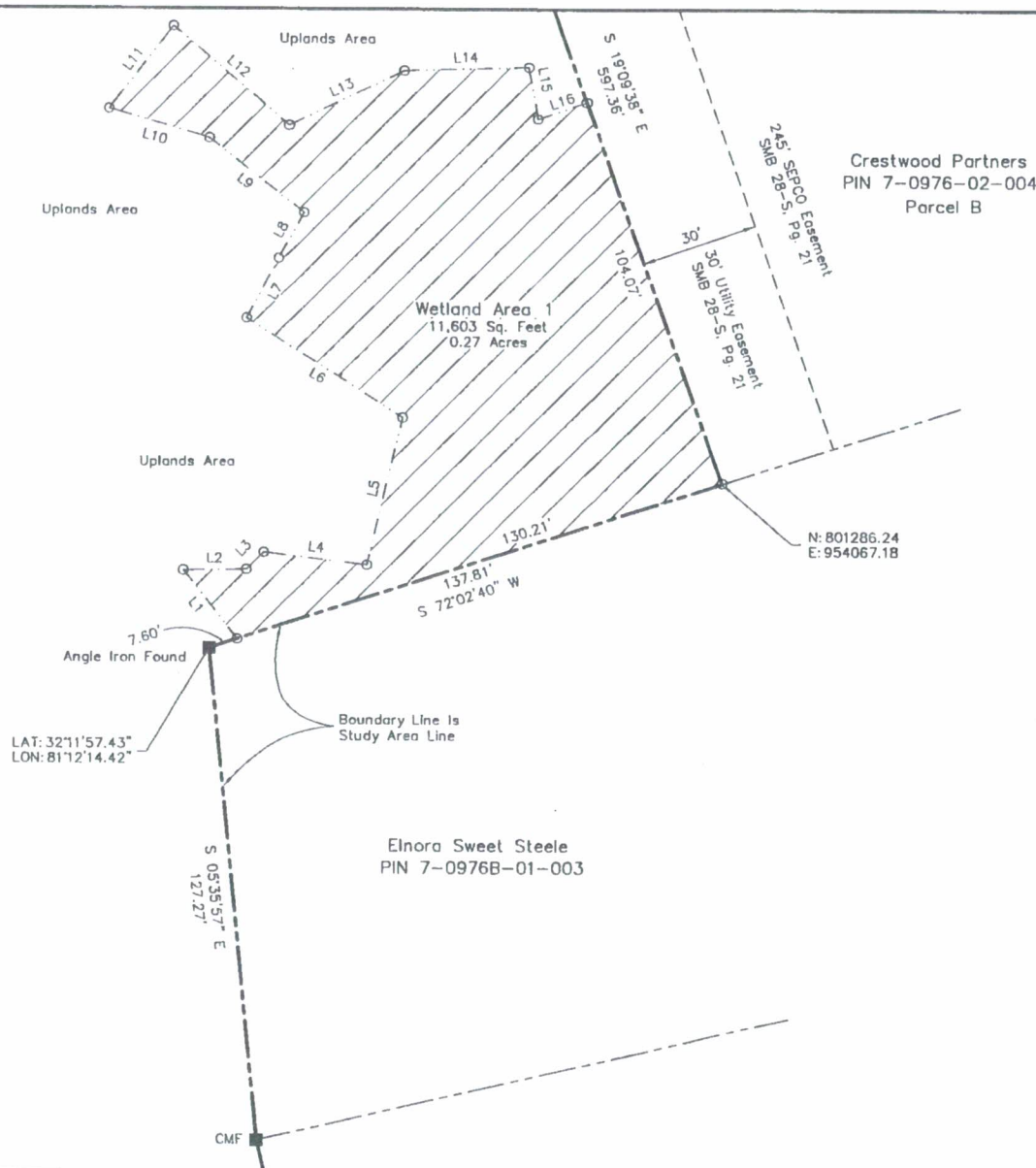
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Dale E. Yawn, R.L.S.

24 Island Creek Lane
Savannah, Ga. 31410
912-897-6307
yawn2510@bellsouth.net

LSF #000907



Line Data Table

LINE	BEARING	DISTANCE
L1	N 38°17'29" W	22.30'
L2	N 89°06'07" E	16.22'
L3	N 45°10'46" E	6.32'
L4	S 83°08'11" E	26.44'
L5	N 13°38'25" E	39.11'
L6	N 57°22'04" W	47.22'
L7	N 28°13'25" E	17.63'
L8	N 28°13'25" E	13.44'
L9	N 51°32'25" W	30.90'
L10	N 73°57'22" W	26.76'
L11	N 37°57'57" E	27.01'
L12	S 49°23'13" E	39.06'
L13	N 64°18'09" E	32.65'
L14	N 88°23'54" E	31.98'
L15	S 09°46'16" E	13.49'
L16	N 70°50'22" E	13.13'

Wetlands Plat
Heritage Point
Parcel A of a Subdivision
of the Gregg Howze Tract

8th G.M. District
City of Port Wentworth
Chatham County, Georgia

Prepared For:

Iraj Shambayati

Drawing Date: March 10, 2017
Field Survey Date: March 8, 2017

Sheet 3 of 4

180 120 60 0



Graphic Scale 1" = 60'



Sam L. Varnedoe, Jr., Et.Al.
PIN 7-0976-02-011

Inez Keller Works Trust, Et.Al.
PIN 7-0976C-01-001

LAT: 32°11'46.85"
LON: 81°12'31.74"

Boundary Line Is
Study Area Line

N 08°06'48" E
278.91'

N 75°08'33" E 908.68'
79.70'

Uplands Area

Wetland Area 2
67865 Sq. Feet
1.56 Acres

Uplands Area

Georgia State Route 30 - 100' R/W

Line Data Table

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S 25°35'46" E	47.46'	L23	N 73°43'25" E	32.68'
L2	S 41°15'29" E	53.33'	L24	N 14°35'44" E	40.33'
L3	S 31°43'39" W	40.48'	L25	N 28°46'55" E	33.38'
L4	S 49°06'32" W	62.09'	L26	N 06°47'47" E	35.57'
L5	S 16°50'13" E	34.48'	L27	N 28°39'27" E	38.21'
L6	N 70°08'37" E	46.30'	L28	S 65°49'18" E	41.29'
L7	N 61°39'55" E	40.62'	L29	S 44°15'08" W	37.61'
L8	S 16°47'42" E	32.96'	L30	S 04°55'14" W	44.21'
L9	S 60°35'44" W	35.12'	L31	S 11°46'10" W	36.01'
L10	S 85°01'49" W	48.49'	L32	S 44°04'28" E	51.36'
L11	S 79°12'05" W	42.26'	L33	S 00°06'53" W	21.33'
L12	S 67°54'39" W	34.21'	L34	S 09°16'23" W	31.52'
L13	S 19°24'49" W	36.61'	L35	S 35°49'13" W	32.63'
L14	S 51°50'15" W	38.45'	L36	S 13°12'46" E	45.35'
L15	S 02°30'49" E	32.34'	L37	S 85°15'05" W	41.53'
L16	N 74°54'24" E	30.29'	L38	N 21°26'01" W	55.74'
L17	S 17°18'50" E	37.94'	L39	S 38°12'31" W	26.60'
L18	S 81°16'21" W	19.17'	L40	N 89°21'48" W	19.07'
L19	S 70°01'13" W	16.31'	L41	S 44°49'51" W	19.58'
L20	S 59°10'52" W	23.42'	L42	S 64°17'24" W	24.26'
L21	S 27°39'35" E	47.42'	L43	S 12°42'40" W	40.08'
L22	N 49°28'28" E	43.80'	L44	S 28°47'35" E	15.29'
			L45	S 40°37'25" W	26.67'



To the best of my knowledge and belief,
this plat has been prepared in conformity
with the Technical Standards for Property
Surveys in Georgia as set forth in Chapter
180-7 of the Rules of the Georgia Board
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and Land Surveyors and as set forth in
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LSF #000907

Wetlands Plat

Heritage Point

Parcel A of a Subdivision
of the Gregg Howze Tract

8th G.M. District
City of Port Wentworth
Chatham County, Georgia

Prepared For:

Iraj Shambayati

Drawing Date: March 10, 2017
Field Survey Date: March 8, 2017

Sheet 4 of 4

Project Timeline

Project Number: 220210

Project Name: Noble Vines Phase 2 General Site Plan

Applicant / Engineer: Claret Communities / Nikhil Duggirala, T&H

Owner: Simz Investment Company, LLC

City Review Engineer: N/A

- 4/11/22 – application received; incomplete – missing PDF, Owners Signature and Check (check received with submittal dated 10/19/2021)
- 4/11/22 – emailed applicant about missing information and pre-development meeting.
- 4/13/22 – received missing information.
- 4/27/22 – Predevelopment meeting.
- 6/13/22 - THE PLANNING COMMISSION VOTED 3-1 TO APPROVE THE APPLICATION WITH THE CONDITION THAT THERE IS A 50 FOOT BUFFER BETWEEN THE WETLANDS AND DEVELOPMENT AND THAT THE SETBACK FROM HIGHWAY 30 BE INCREASED.

SITE INFORMATION TABLE

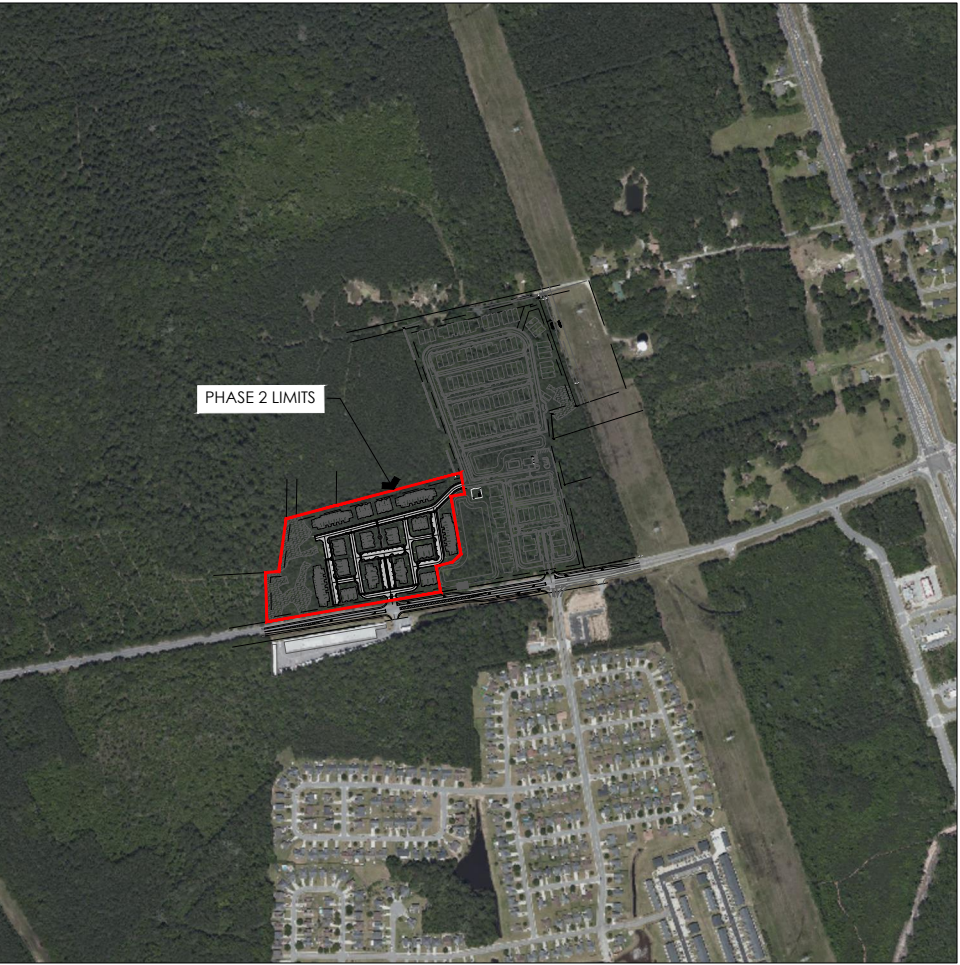
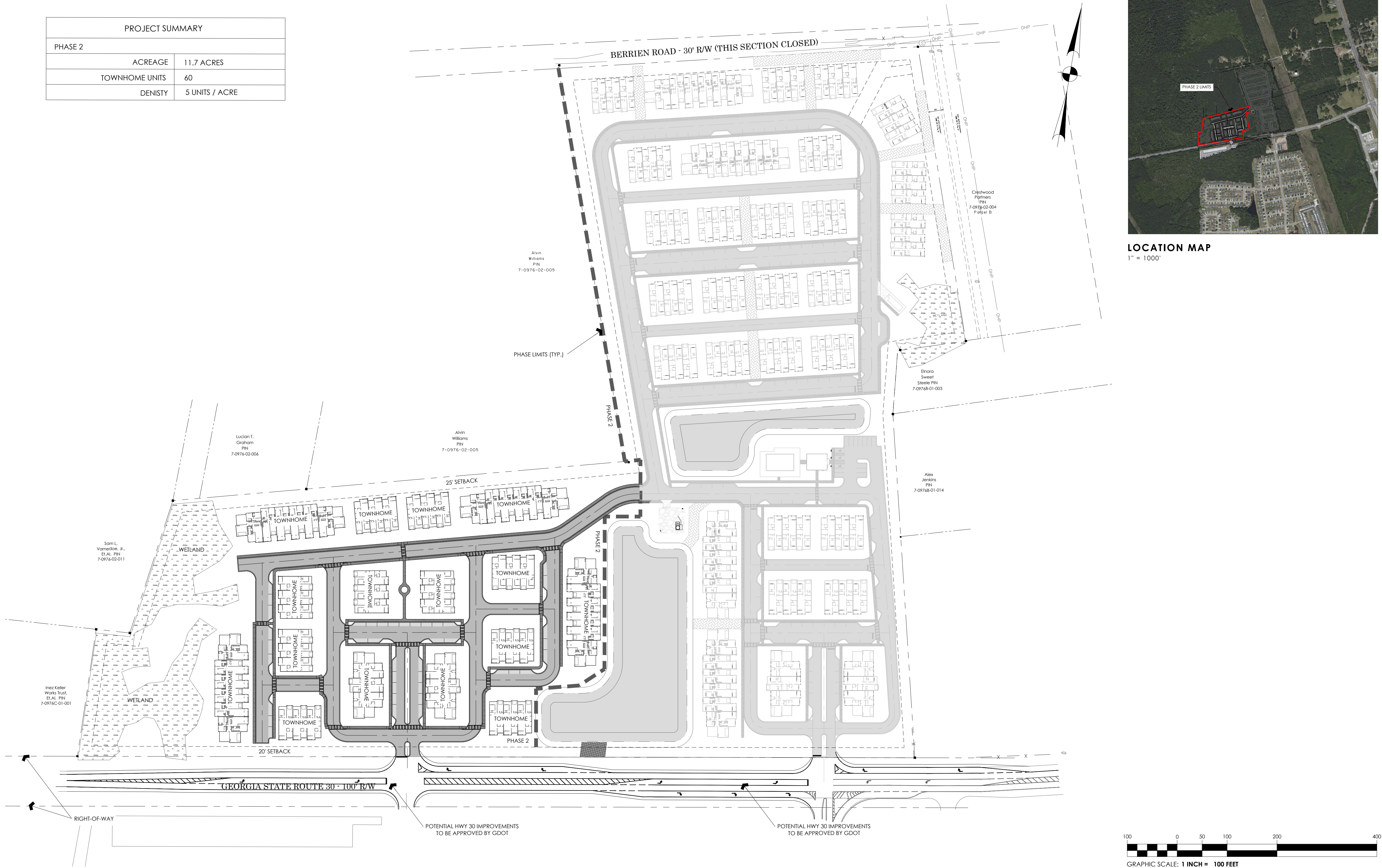
DEVELOPER:	
CLARET COMMUNITIES	
5553 PEACHTREE ROAD, SUITE 170	
CHAMBLEE, GEORGIA 30341	
PARCEL:	
PIN:	7-0976-02-027
ACREAGE:	11.7 AC (PHASE TWO)
ZONING:	
CURRENT:	P-RIP (12 UNITS PER ACRE)
PROPOSED:	P-RIP (5 UNITS PER ACRE)
SETBACKS:	
PROPOSED:	20' MINIMUM FROM PROPERTY LINE
FEMA:	
ZONE:	X
FIRM MAP:	13051C0030G

PARKING

REQUIRED: 102 SPACES (TOWNHOMES)

PROPOSED: 160 SPACES

PROJECT SUMMARY		
PHASE 2		
ACREAGE	11.7 ACRES	
TOWNHOME UNITS	60	
DENISTY	5 UNITS / ACRE	



PREPARED FOR:

CLARET COMMUNITES, LLC

Site Plan Exhibit

Noble Vines - Phase Two

Port Wentworth, Georgia

November 5, 2021



50 Park of Commerce Way
Savannah, GA 31405 • 912.234.5300

www.thomasandhutton.com

This map illustrates a general plan of the development which is for discussion purposes only, does not limit or bind the owner/developer, and is subject to change and revision without prior written notice to the holder. Dimensions, boundaries and position locations are for illustrative purposes only and are subject to an accurate survey and property description.

COPYRIGHT © 2020 THOMAS & HUTTON



City Council
7224 GA Highway 21
Port Wentworth, GA 31407

Meeting: 06/23/22 12:00 AM
Department: Development Services
Category: Planning/Zoning Item
Prepared By: Melanie Ellis
Department Head: Brian Harvey

SUBMITTED

AGENDA ITEM (ID # 2679)

DOC ID: 2679

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 (DOCX)
- Planning Commission Minutes June 13, 2022 DRAFT (PDF)

220257

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.

RECEIVED
APR 29 2022
BY: KS

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

Site Plan Review Application Submittal Checklist

Documentation below is required for a complete submittal.

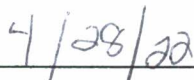
- ☒ Signed and Completed Application
- ☒ 3 Full size sets of site plan civil drawings or concept plan (depending on type of site plan)
- ☒ 15 half size (11" X 17") sets of site plan civil drawings or concept plan (depending on type of site plan)
- ☐ 2 copies of hydrology reports (if applicable)
- ☒ Names, mailing address, and PIN number of all property owners within 250 feet of all property lines
- ☒ 1 8 1/2" X 11" of site plan civil drawings or concept plan (depending on type of site plan)
- ☒ PDF of entire submittal on a flash drive or download link ONLY (NO CD'S)
- ☐ 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

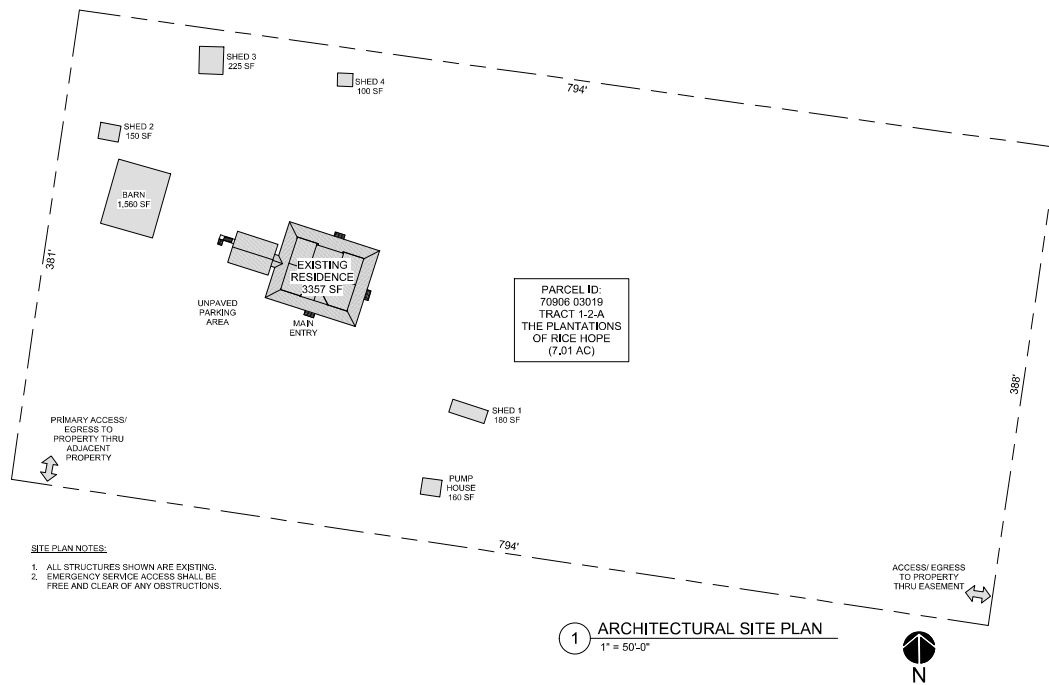
Project Name: 302 Rice Hope Plantation Rd – General Site Plan

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.



PROJECT DATA

LOCATION: 302 RICE HOPE PLANTATION RD.
PORT WENTWORTH, GA 31407

PARCEL ID: 70906 03019

LEGAL DESCRIPTION: TRACT 1-2-A THE PLANTATIONS OF RICE HOPE

LOT SIZE: 305,356 SF (7.01 AC)

EXISTING OCCUPANCY CLASSIFICATION: RESIDENTIAL GROUP R-3

PROPOSED OCCUPANCY CLASSIFICATION: RESIDENTIAL GROUP R-4

SUBCLASSIFICATION: RESIDENTIAL BOARD & CARE FACILITY
CONDITION 1 (310.5.1)

MIXED OCCUPANCY: Yes ☐ No ☒ Separation N/A Hr.

CONSTRUCTION TYPE: I-A II-B IV II-A V-A V-B III-A

MIXED CONSTRUCTION: Yes ☐ No ☒ Type _____

SPRINKLERED: Yes ☐ No ☒

MEZZANINE: Yes ☐ No ☒

HIGH RISE: Yes ☐ No ☒

BUILDING HEIGHT: 4'-34" - 5'

NO STORIES: 2

UNITS: 1

BEDS: 5

BATHS: 5

FLOOD ZONE: X

BASE FLOOD ELEV: N/A

TYPE OF SEWAGE: SEPTIC

FRAME TYPE: WOOD

CONDITIONED AREA:

MAIN RESIDENCE
LOWER FLOOR: 1,895 SF
2ND FLOOR: 1,571 SF

CARRIAGE HOUSE
GARAGE LEVEL: 0 SF
2ND FLOOR: 532 SF

TOTAL CONDITIONED AREA: 3,998 SF

LOT COVERAGE (EXISTING):

MAIN RESIDENCE: 4,350 SF
CARRIAGE HOUSE: 660 SF
BARN: 1,560 SF
PUMP HOUSE: 160 SF
SHED 1: 180 SF
SHED 2: 150 SF
SHED 3: 225 SF
SHED 4: 100 SF

TOTAL IMPERVIOUS: 7,385 SF

% IMPERVIOUS ON LOT = 7,385/305,356 = 2.4%



ARCTURUS UNLIMITED
ARCHITECTURE | REAL ESTATE
CONSTRUCTION
2126 E. Victory Drive #232, Savannah, GA 31404
T 912.662.5454



DESIGNED	DRAWN	CHECKED
N/A	CS	CS
DATE:	09/01/2022	
JOB NO.	21006	
	01/28/19	

A RESIDENTIAL SUBSTANCE USE
RECOVERY FACILITY
302 RICE HOPE PLANTATION RD.
PORT WENTWORTH, GA 31407

SITE PLAN & PROJECT DATA

DRAWING NUMBER
A2.0

ISSUED FOR PERMIT