



City Council
7224 GA Highway 21
Port Wentworth, GA 31407

SUBMITTED

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 # 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

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
BY: 
APR 29 2022

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.


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.

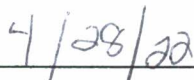
- ☒ Signed and Completed Application
- ☒ 3 Full size sets of site plan civil drawings or concept plan (depending on type of site plan)
- ☒ 15 half size (11" X 17") sets of site plan civil drawings or concept plan (depending on type of site plan)
- ☐ 2 copies of hydrology reports (if applicable)
- ☒ Names, 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

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.
- 6/20/2022 – Katy Parker requested by email to postpone this application until the next Council meeting (7/12/22). The item was removed from the June 23, 2022 City Council meeting.
- 7/1/2022 – Katy Parker requested by email to postpone the application from the 7/12/22 Council meeting to August.
- 8/9/2022 – informed the applicant that they would be placed on the September 22, 2022 City Council meeting.
- 8/22/2022 – Public hearing notice letters mailed
- 8/29/2022 – Public hearing notice sent to Savannah Morning news to be published on 8/30/22.



CITY OF PORT WENTWORTH

PLANNING COMMISSION

JUNE 13, 2022

Council Meeting Room

Regular Meeting

6:30 PM

7224 GA HIGHWAY 21
PORT WENTWORTH, GA 31407

1. CALL MEETING TO ORDER

Vice-Chairman Lauree Morris called the meeting to order.

2. PRAYER AND PLEDGE OF ALLEGIANCE

Commissioner Herrin led the Prayer and Pledge of Allegiance.

3. ROLL CALL - SECRETARY

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

4. APPROVAL OF AGENDA

1. Approval of Agenda

Item 6A was requested to be removed from the agenda by the applicant. The agenda was approved with the requested change.

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

5. ADOPTION OF MINUTES

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

Meeting minutes tabled to next month due to minute corrections requested by Commissioner Hester.

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

6. ZONING MAP AMENDMENTS (REZONING)

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

Application withdrawn by applicant. Agenda correction approved during item 4.1.

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

7. ZONING TEXT AMENDMENTS (ORDINANCES)

8. SITE PLAN/SUBDIVISION APPROVAL

- A. 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

The applicant, Katy Parker, was present. Dr. Parker's architect Chad Lord was also present. Mr. Lord gave a brief overview of the project.

-Public Hearing

--Georgia Benton, 135 Saussy Road - spoke against the application
--Vince Thompson, 8144 Old Hwy 21 - spoke against the application
--Angela Steel Scruggs, 158 Grace Lane, Rincon - spoke against the application
--Thomas Haralson, 100 Roseberry Cir - spoke against the application
--Mrs. Harry Stewart, 502 Rice Hope Plantation Road - spoke against the application
--Toyna Brown, Berrien Road - spoke against the application
--Murray Marshall, 196 Coffee Point Dr, Savannah - spoke against the application
--Trent Thompson, 8140 Old Hwy 21, spoke against the application
--Carol Johnson, 121 Rice Hope Plantation Road, spoke against the application
--Dawn Sample, 920 Meinhard Rd, spoke against the application
--Donna Archer, 125 Rice Hope Plantation Rd, spoke against the application
--Trevor Ferguson, 6 Laurel Ridge Ct, spoke against the application
--Jason Todd, 8142 Old Hwy 21, spoke against the application
--Christine Stewart, 504 Rice Hope Plantation Rd, spoke against the application

After the public hearing was closed, Dr. Parker responded to some of the concerns. Dr. Parker stated that the facility would be staffed 24 hours a day, 7 days a week and she currently resides at the location and intends on moving somewhere nearby. Dr. Parker explained the clients will not be allowed to leave the property without a staff member, the clients will not be allowed to have vehicles, and there is a screening process that each client has to go to before being accepted. Commissioner Morris asked how many vehicles would come and go to the property each day. Dr. Parker responded that there will be around 15 full time staff members and that some outside counselors. Commissioner Hester made the comment that she appreciates what Dr. Parker is trying to do but does not think this the appropriate location for this type of facility. Commissioner Morris asked

if they have approached the Health Department to make sure the septic system would be able to handle the amount of people that would live in the house. Dr. Parker has not. Commissioner Franklin made the motion to Deny the application. Commissioner Herrin seconded the motion to Deny the application. The vote to Deny the application was unanimous.

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

- B. 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

Nikhil Duggiral with Thomas & Hutton, was present and gave an overview of the project. Commissioner Hester asked if the developers/applicants had a community meeting. Mr. Duggiral stated no they have not. Commissioner Morris asked what the buffer between the wetlands and the building. Mr. Duggiral stated a buffer is not required but he believes the closest building is around 30 feet from the wetland. Commissioner Morris asked if a tree survey has been done. Mr. Duggiral stated there was and they would protect any significant trees as designed by City ordinance. Steve Davis stated that he was concerned about the setback only being 20 foot from Highway 30.

-Public Hearing

--Georgia Benton, 135 Saussy Road - spoke against the application.

--Janet Bryant, 154 Berrien Road - spoke against the application

--Vince Thompson, 8104 Old Hwy 21, asked questions about the City tree ordinance

After the public hearing was closed, Mr. Duggiral answered concerns raised. There were several comments made regarding the note on the plans stating "Berrien Road - 30' R/W (This Section Closed)) near phase 1 of the project. Mr. Duggiral explained that the comment was just from the surveyors that the road was closed or impassable when the survey was done and the Developer had no intentions of closing Berrien Road. After several minutes of discussion, Commissioner Morris made motion to approve the application with the condition that a 50 foot buffer between the wetlands and development be implemented and that the setback from Highway 30 be increased. Commissioner Herrin seconded the motion to approve with conditions. Commissioners Herrin, Franklin, and Morris voted Yay. Commissioner Hester voted Nay. The motion was approved 3-1.

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

9. NEW BUSINESS

10. ADJOURNMENT

- A. Adjournment

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

Chairman

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

Secretary

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)

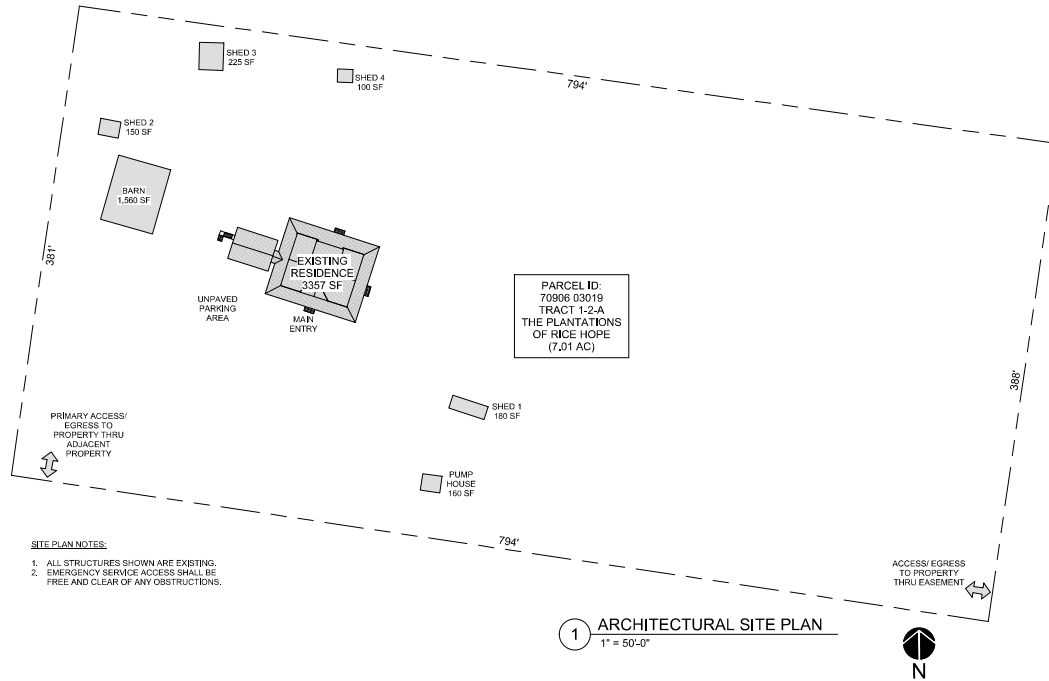
Medical/ Clinical Director

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.



1 ARCHITECTURAL SITE PLAN
1" = 50'-0"

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 II-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: 3

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%

ISSUED FOR PERMIT



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

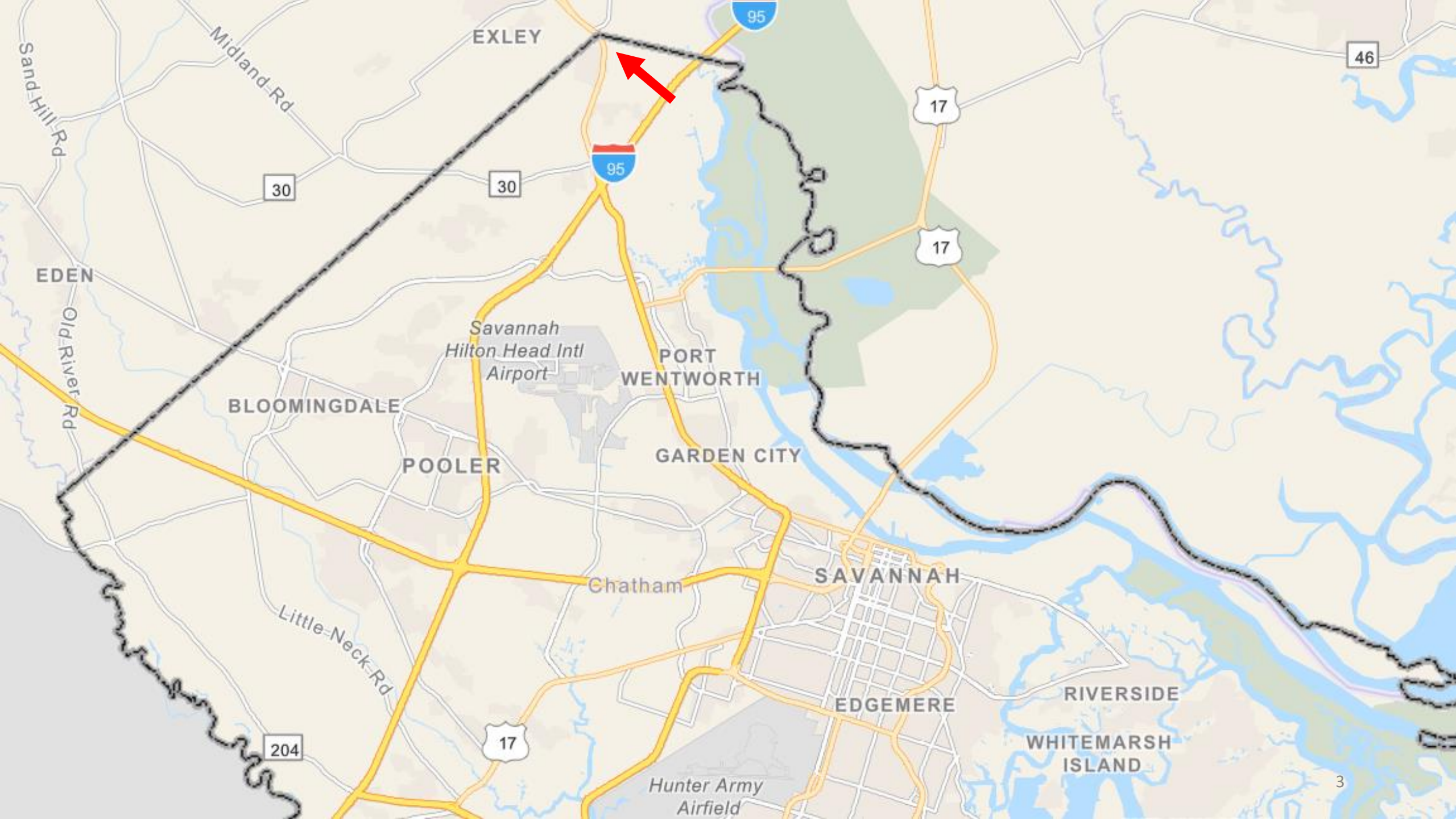
A2.0

Front Porch Recovery



302 Rice Hope Plantation Road

Mission: To provide a local, private option to treat substance use disorders in a small, residential setting utilizing evidence based and best practices. A unique component is the animal assisted therapy that is offered here. To help restore the lives of people and animals in need.





N

W

SR -21

Rice Hope Plantation Rd

E

S

100 m

Camera: 1,117

Background:

After being ambushed at the June 13th Development and Planning meeting, which included a male community member standing up, aggressively pointing at me and demanding that I “stop laughing,” when in fact, I was not laughing at all. It seemed to be a calculated stunt to further persecute me and my project. I was honestly flabbergasted at the amount of erroneous and derogatory comments made and was confused as to what everyone was even talking about because most assumptions and objections weren’t even related to anything I was proposing. Honestly, I am beyond shocked that a committee member verbally commended the community members for voicing their concerns, given how discriminatory and prejudiced the rationale for the objections were. It was painfully clear to me that much more information and clarity was needed around who we are, what we aim to do and the laws in place that are guiding this mission.

No reason was offered as to why it was determined that this program isn’t a “good fit” for Port Wentworth. Although several people pointed out the large amount of liquor stores, which suggests a need, including liquor stores that offer drive thru, that exist in the area. To be exact, there are at least 4 locations within a mile to buy alcohol.

And as I’m sure the city council is well aware of, where the planning and development committee seemed unaware, the Fair Housing Act and the ADA have made laws to prohibit such discrimination against those with diagnosed substance use issues, especially when they are in a recovery program. To discriminate based on the fact that they are people with substance use disorders is against the law. They are a federally protected class.

Background Cont:

I am simply trying to save human lives and animals. Contribute to the community by assisting people in being better fathers, sons, husbands, employees and community members. If the community sees no value in that, I suppose that's unfortunate, but not a reason to deny the project. Addiction does NOT discriminate, neither should we in offering help.

In spite of the various objections made, there are no statistics or reports to validate the concerns regarding increased crime (see planning meeting overview for objection details), or increased incidents in the neighborhood, because these types of incidents simply don't happen. States wouldn't continue to license programs or implement without stiff accountability measures in place. In fact, many community members admitted that they've lived here for however many years and have never encountered this type of program or request. This begs the question, then how are they arriving at their stated fears, assumptions and concerns, without the necessary experience or accurate knowledge? I'm no stranger to how difficult "change" can be, how fearful and uncomfortable it often is, and I also know that if we aren't growing and changing, we are slowly dying. Discomfort is a sign of growth. So, I fully appreciate how difficult it is to request change from a community that has incurred quite a bit of change over the recent history and my proposal is something this community has never had.

Background Cont:

A little about me. I hold a Bachelors in Psychology and a Masters and Doctorate in Clinical Psychology, with the entirety of my professional life working in one aspect or another in the substance use disorder field. I have done everything from building programs to placing people in need into programs. I have held both the clinical director and executive director positions for residential substance use treatment programs as well as working for some of the largest behavioral health companies in the nation. I offer this to demonstrate that I am steeped in this work.

My reputation in this industry is on the line. I have my entire life savings in this venture. This proposed project is the culmination of life's work and passions.

Being an expert in this field and knowing residential programs the way I do, this location was specifically chosen for a number of reasons. Namely, how secluded the house and property is, how little it would impact neighbors, how it had enough space to have animals used in therapy and how the property is easily monitored.

Since zoning is not the issue, we fall to the hearts and minds of the city council and the laws in place to protect those who are being discriminated against, to approve and grant us a change of use (from IBC (International Building Code) R-3 to an R-4). The property will remain as is, we are not building or altering anything, with the exception of whatever is required by the state or city (e.g. Fire Alarm System).

The ADA:

To be protected by the ADA, one must have a disability or have a relationship or association with an individual with a disability. An individual with a disability is defined by the ADA as a person who has a physical or mental impairment that substantially limits one or more major life activities, a person who has a history or record of such an impairment, or a person who is perceived by others as having such an impairment. The ADA does not specifically name all of the impairments that are covered.

Fair Housing Act

The Fair Housing Act, 42 U.S.C. 3601 et seq., prohibits discrimination by direct providers of housing, such as landlords and real estate companies as well as other entities, such as municipalities, banks or other lending institutions and homeowners insurance companies whose discriminatory practices make housing unavailable to persons because of:

race or color

religion

sex

national origin

familial status, or

disability.

Addiction & the ADA

The ADA was enacted on July 26, 1990, and was designed after the Civil Rights Act of 1964.⁶ The ADA prohibits discrimination against persons with disabilities and ensures they have the same opportunities and rights as everyone else to engage in the activities of general society. According to the ADA, a person is recognized as having a disability and protected by the ADA if they have:

A physical or mental impairment that considerably limits one or more of their major life activities, such as caring for themselves, sleeping, eating, learning, thinking, or operating bodily functions such as respiratory, neurological, or brain functioning; or

A history of an impairment that considerably limited one or more of a person's major life activities; or been regarded or labeled as having such an impairment, such as being perceived as having a disability, and is treated negatively based on this assumption.

Some disabilities include but are not limited to:

- SUDs (substance use disorders) that have been diagnosed by a practicing, licensed physician.
- Vision impairments, such as full or partial blindness.
- Hearing impairments, including mild or profound loss.
- Mental health conditions, such as depression, anxiety, or schizophrenia.”

Statistics and Need:

Since 1999 drug overdose deaths have been increasing in Georgia, reaching 47,600 victims in 2017 (a 6% increase). The most significant rise was seen in the overdose with prescription opioids (568 deaths), followed by synthetic opioids (419 deaths) and heroin (263 deaths).

According to substance abuse treatment centers in Georgia, one of the biggest issues that fuels the drug addiction epidemic is opioid prescriptions. Around 70.9 such prescriptions were released per 100 persons in 2017 in the state, a number that surpasses the average of 58.7 prescriptions per 100 persons in the US.

There is a lack of privately run residential treatment programs in this area. NO privately run programs can be found Chatham, Bryan, Effingham, Liberty, to name a few. There are quite a few programs that are county and/or state funded however, private treatment (private insurance and private pay), are slim. The need for this program exists.

Addiction Prevention Programs

The state has already started the war against drug addiction by implementing several laws and acts, such as Georgia's Good Samaritan Law and by extending substance abuse training in Georgia. Also known as the Georgia 911 Medical Amnesty Law, its purpose is to protect the person who calls 911 and ask for an ambulance for someone who has the symptoms of a substance overdose.

Many people who overdose or who witness a person experiencing an overdose hesitate to seek help being afraid that they will be arrested for drug abuse. With these laws, the victim and the caller cannot be prosecuted or arrested for small possession of illegal substances if they seek medical assistance.

Access To Treatment

The government is working on facilitating access to substance abuse programs in Georgia to people who cannot afford the rehab treatment, such as those in the rural areas. The purpose is to offer the needed support to those who are impacted by addiction, their close ones, or family members.

Who we are:

- A Women-Owned, Disadvantaged, Disabled, Small Business Enterprise (WBE/DBE/SBE)
- Zoned properly - change in use only
- Existing 5 bedroom, 5 bath house on 7 acres with only one neighbor (Mr.Herrin at 300 RHPR) able to visually see the house from his home.
- A residential substance use education and treatment program licensed by the state of GA (I will apply for state licensure following the approval from City Council. I cannot apply prior.) ***Residential programs MUST be state licensed to operate.**
- Will have rescued animals on site to help the clients as well as the animals. We currently have 2 horses.
- Will also apply to be certified (must have 3 clients or 6 months of data to apply for certification either by JACHO or CARF)
- Will always adhere to all state, county, city requirements and mandates
- Each drug and alcohol rehab in Georgia must have a special state licensing to offer addiction treatments and several additional regulations... This regulation was implemented to assure that all substance abuse programs in Georgia are to a specific standard.
- **We are held by strict and unwavering standards. We cannot open or operate any other way.
- Green initiatives: catching and utilizing rain water for the garden and animals with future plans for solar to reduce our carbon footprint.

SAGIS MAP



As you can see in the previous slide, out of the 6 properties that surround ours, only 3 have homes, 3 parcels are just land without dwellings. Of those 3 with homes, 2 object without having an accurate understanding of the project. The third home owned by Mr. Herrin does not object and is the only one who can visually see ours.

In next 4 slides, you will be able to see just how secluded this property is and how no one can see us except for Mr. Herrin whose home you can almost make out in the slide “looking south from the house”.



LOOKING NORTH FROM HOUSE



LOOKING SOUTH FROM HOUSE



LOOKING EAST FROM HOUSE



LOOKING WEST FROM HOUSE

In this picture you will see the view from RHPR up the driveway looking towards our home. Mr. Herrin's home has the red roof. Our home is ~375 ft behind that, which as you can see is not visible from the road.



Who we serve:

- 6 adult 18+ men
- Post detox and medically cleared for residential level of care
- Private pay or private insurance (not state or county funded)
- Clients who self select to enter treatment (not court mandated or as diversion)
- Example: Lafayette Mayor Admits, 'I'm an alcoholic' video August 16, 2022 - Admitting a self-truth that landed him in rehab. Guillory and his wife, Jamie, continues to present a united front with him. "I just realized I needed to get some help," said Josh Guillory. "So if that's rock bottom, then I hit rock bottom." more@KLFY

How we operate:

- Screening prior to admission acceptance:** Each potential client goes through an assessment and screening questions to determine goodness of fit for admission.
- Rule outs:** court mandated, state or county provided insurance, severe mental health issues, history of violence, history of animal abuse, sex offenders, felons, etc
- Fully written policies and procedures manual as required by the state.
- Employee handbook as required by the state
- Client handbook/agreement as required by the state.
- Staffed 24/7-** clients are accompanied and driven by staff in a company vehicle whenever off site. (Eg. going to the gym)
- No contraband allowed (nothing with WiFi, no tobacco products if under 21, not prescribed medications, no products containing alcohol I.e., certain shampoos, soaps, cologne, hand sanitizers , etc see what not to bring list)

•**How we operate cont:**

- All clients are tested for the presence of any drugs or alcohol at admission and randomly several times per week through their treatment.
- Clients are always tested for drugs/ alcohol upon returning to the program if offsite, always with staff (gym, outing, etc)
- Clients face discharge if they are confirmed positive during their treatment
- All clients and personal items are thoroughly searched upon arrival and throughout their treatment
- All prescribed / allowed medications are stored in a safe and only accessed by staff - all meds are documented
- Client's valuables, wallet, money, credit cards, phones, keys, etc are stored in a safe only accessed by staff.
- All clients engage in staff supported continued care during treatment to support recovery following

RTC Sample Schedule

Time	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
7:00 AM	Wake up	Wake up	Wake up	Wake up	Wake up	Wake up	Wake up
further time allowed on	gement, check vitals, Work on	gement check vitals, Breakfast,	gement, check vitals, Breakfast,	gement, check vitals, Breakfast,	gement check vitals, Breakfast,	gement, check vitals, Breakfast,	gement check vitals, work on
8:30 - 9:30	Breakfast	Breakfast	Breakfast	Breakfast	Breakfast	Breakfast	Breakfast
10:30a - 1:30p	Conditioning/Social Skills and	Regulation/DBT skills	regulation/emotional regulation.	Mindfulness	awareness/Distress Tolerance.	regulation/DBT skills	Conditioning/Social Skills and
1p - 2:30p	Lunch	Lunch	Lunch	Lunch	Lunch	Lunch	Lunch
2:30p - 3:30p	Family Education	counseling therapy	counseling therapy	counseling therapy	counseling therapy	counseling therapy	Coping /Life Skills
	2:30p - 4:30p: Life Coping Skills	Clinical Director Education /	Case management	Nutrition education Group	Case management	2:30p - 4p: Peer Support	Therapeutic Recreation
4p - 5p	Physical Conditioning	Physical Conditioning	Physical Conditioning	Physical Conditioning	Physical Conditioning	Physical Conditioning	Physical Conditioning
4p - 5p	Family Education	Process Group	Process Group	Process Group	Processing Group	Process Group	Coping /Life Skills
5p - 6p	Dinner	Dinner	Dinner	Dinner	Dinner	Dinner	Dinner
6p - 7p (free time)	Self reflection	Self reflection	Self reflection	Self reflection	Self reflection	Self reflection	Self reflection
7p - 8p	Mindfulness/Education	Life Skills	Relapse Prevention	Self Awareness	Self Regulation	Behavioral Health Education	Process Group
8p - 9p	Coping /Life Skills	Self reflection	Self reflection	Self reflection	Self reflection	Addiction education	Self reflection
8:30p - 11p	Medication /Management	Medication /Management	Medication /Management	Medication /Management	Medication /Management	Medication /Management	Medication /Management
11p	Lights Out	Lights Out	Lights Out	Lights Out	Lights Out	Lights Out	Lights Out

<u>Sample Staff Daily Schedule</u>																															
	12AM	1AM	2AM	3AM	4AM	5AM	6AM	7AM	8AM	9AM	10AM	11AM	12PM	1PM	2PM	3PM	4PM	5PM	6PM	7PM	8PM	9PM	10PM	11PM							
Overnight RA																															
AM Counselor																															
AM RA																															
PM Counselor																															
PM RA																															
Chef																															
Contractor/Therapist			1 hr time slot per day - TBD																												

One average 6-9 staff will utilize the road to arrive and depart from their scheduled shifts. This is scattered throughout a 24hr period and should have little to no impact on traffic.

On the ~ mile long stretch of RHPR, there are 9 other homes. Of the 9, only 3 are passed on the way to our driveway. I simply do not see how this program could have a negative impact on the road or traffic. At one time, the previous owners of the property had 6 people utilizing the road. Our proposed utilization of the road just about matches that. I guess I am unaware as to how our proposed usage is such a disruption to the road or traffic as stated by community members.

Who we are NOT:

- NOT Community substance use treatment
- NOT county funded or state funded
- NOT mandated clients
- NOT a sober living house or half-way house
- Clients are not allowed personal vehicles / modes of transportation on site. (They must have transportation or staff drop them off at admission and picked up upon discharge)
- NOT open to the general public

Overview and Recap of the Development Committee Meeting on June 13:

No reason was provided to me as to why it was determined that this program isn't a good fit for Port Wentworth. No suggestions were made and no revisions recommended. It was simply rejected. Interestingly, while attempting to bolster their objections, people pointed out the amount of liquor stores in the area, including drive through ones. To be exact, there are at least 4 locations within a mile to purchase alcohol.

So, am I to conclude that the city of Port Wentworth is only willing to contribute to the problem, but not the solution? Liquor stores near schools and daycares is a better fit for the city than a place of recovery?

I have included a recap of the concerns and objections extracted from the development committee meeting in June regarding this project. Since I was not afforded the opportunity to respond to every complaint and concern at the meeting, I have taken the time to respond to each objection here. This should demonstrate how off base, incorrect, inflammatory and discriminatory every community member was in their comments.

The recap is who spoke, the concerns they raised and my response to each concern.

Georgia Benton :

1. “this area is not large enough for a facility of this nature”

Response: We are using the existing house and property

2. “ It’s on a dead end road”

Response: the exact secluded location is part of why this location and home were selected

3. “It’s too close to the water over there...it’s a dead end road and the only place you got to go is to water”

Response: I do not understand what she is speaking about as I cannot visually see any “water” that she’s referring to. Perhaps she doesn’t understand where the property is? I can say that staff appropriately monitors all clients on and off the property.

4. “If the road gets blocked, how are you going to get to him”

Response: Again, staff are on site and awake, even overnight, so not clear on what the exact objection was here.

5. “That is too close for comfort”

Response: Again, the location and house was selected because it would have minimal impact on neighbors. Too close to whom and what comfort is being disrupted and how?

6. “Try and send a fire truck back there”

Response: Well, the home was sold to us without any caveat that no emergency vehicles could get to any if us who reside back here. Additionally, much like a single family, the need for emergency vehicles to come to a residential program are slim. Why would any homes get built in areas where emergency services can’t reach?

Vince Thompson:

1. “This application is way off. I have a daughter that lives 200 feet from this house. Has a 12 year old daughter that plays in the backyard. Next to that is my son with a 15 year old .., their property butts the property”

Response: We are secluded and cannot even be seen from anyone’s house with the exception of Mr. Herrin at 300. Additionally, there is clearly a grave misunderstanding about what we are and the clients we serve.

2. “There’s a private road going to these peoples property and they have no easement, no access through our property. You can’t just go and give somebody (inaudible) because the roads private

Response: This is the only access road leading back to our property and we have a legal right to use it. No issues were raised in our closing documents about a private road or the need for an easement. Additionally, the Chatham county tax assessor office says that no taxes are paid on the road, there is no parcel ID, from their records it’s not on anyone’s parcel and consequently, it doesn’t look like it’s privately owned. Private road, according to them, simply means not city/ county maintained. Even if it was owned, everyone who lives back here has the legal right to use that road as it is illegal to land- lock anyone.

3. The proximity to various liquor stores

Response: Yes, people get clean and sober and bars, liquor stores, grocery stores, all still sell liquor. And yes, port Wentworth approved each one of those.

Vince Thompson cont:

4.“Plus, you’ve got a school there”

Response: Again, there’s a grave misunderstanding about the clients that will be served here. Or, there’s blatant prejudice and discrimination regarding people who seek help with substance use issues. That they would steal, harm children, the elderly, etc. I don’t believe Port Wentworth aligns with such inflammatory prejudice and discrimination. Children can also escape from daycare and run out on 21- just as slim and highly unlikely.

5.People will be able to come and go when they like”

Response: Incorrect. No clients can NOT come and go as they wish. No clients will have access to transportation except by staff.

6.“The health department has got to ok this. You can’t put 10 people on a residential septic”

Response: Incorrect. According to the Chatham County Department of Health (spoke to a manager named Steve) they don’t come out and OK these types of things and we are fine to do what we intend. (Although our capacity could go up to 10, we are capping occupancy at 6 clients). They (the health dept.) assume 100 gallons per bed (per person) rather than the claimed assumption, 1 person per bedroom. Steve ALSO said **IF** we run into any issue down the line, we can simply increase the drain field OR repair whatever is needed. Which we would certainly do.

Angela Steel Scrub (lives in Rincon, her dad “lives on the road”)

1. “...it’s a crush and run road, to have emergency vehicles up and down that road. There’s no accessible to it. “

Response: Again, I really have no idea what the concern is here, but the need for emergency vehicles is slim to none. Additionally, homes are sold without disclaimers about homes being inaccessible for emergencies etc., this location and home is no different. Consequently, if this were the case, homes could not be sold in this location.

2. “There’s no drainage system”

Response: I have no idea what she’s referring to, how would she know what’s on our land? There is no water or drainage issue. In fact, according to the previous owners, there has never been an issue, who lived here for 20 years. They lived here with 3 daughters and the wife’s elderly father. That’s a total of 6 living here full time bathing, laundry, driving vehicles, etc.

3. “ADA would not let public transportation down the road”

Response: The ADA wouldn’t weigh in on this however, we never proposed that anything involving the program would need to involve public transportation coming up and down the road.

4. “If two vehicles pass on the road, one would have to stop and let the next vehicle come around”

Response: In the year that we’ve lived on the property, we have passed by a handful of other drivers on the road.

Angela Steel Scrub cont:

5. "...schools, and a recovery center, a recovery center may be needed in Port Wentworth because I see liquor stores opening up, liquor stores all around, but we have an elementary school there and two daycare centers and they are walking distance..."

Response: Not sure what this statement has to do with our staff or clients unless this is a statement of the need for a recovery home in the area. Otherwise, this is insinuating many unfavorable qualities about our clients solely based in prejudice and discrimination simply BECAUSE they are with us to heal from a substance use issue.

6. "Don't uproot those people about a recovery center. Not about now we have mass gun violence going on all around us, in us, all around us. That's what's going to happen.

Response: She seems to be insinuating that because of our clients, there will be more gun violence. Again, incorrect, prejudice, discriminatory

7. "we don't need a recovery center where if they have a headache, they come shoot up the whole neighborhood.,,may not happen now but it's going to happen if it comes on that road "

Response: This is inflammatory, fear based, lacking any evidence and purely based in prejudice and discrimination against a federally protected class

Thomas Harrelson:

1. “Statistically, you shouldn’t have any kind of rehab facility in a residential area, obviously it’s residential for a reason and should be inside a commercial area “

Response: He is misinformed and incorrect. Most residential programs reside in a residential neighborhood or zoned mixed use, hence why they are called residential programs. I’m an expert in this field and have visited, worked in, sent hundreds of clients to programs nationwide, designed and directed residential programs, from coast to coast. From residential programs sitting in Malibu next door (so close they’re almost touching) to multi million dollar homes, and that type of residential program is mirrored throughout the nation and as close by as in Hilton head, Charleston, etc. so he is completely incorrect.

2. “Having a rehab facility in that area will raise crime rates, it will create pollution and obviously with the building they’re building, there’s going to be a lot of problems with sewage and driving.”

Response: There is no evidence, no research and no statistics to substantiate his claims regarding increased crime rates as a result of a program being in an area. Actually, people in a program are not the people to be concerned about. He is incorrect and mis- stating what he is calling statistics. They aren’t available because those issues don’t happen.

Thomas Harrelson cont:

1.“The biggest thing that we see, is why would you put a rehab facility in such close vicinity of everybody, their homes.”

Response: Again, residential level of care is called that because more often than not, they are homes in a residential neighborhood. I selected this home because it is secluded and there is minimal if any potential disturbance to neighboring homes.

2.“Now, I’ve done work across the border in Bluffton, South Carolina, and Hilton Head, where they do have a rehab facility inside a commercial area”

Response: Again, what level of care is he speaking about? Not all rehab facilities are the same level of care, so this is like comparing apples and oranges without clarification.

3.“Now all of those business did report in months of that place opening up, a rate of rise in crime, unsolicited vehicles, and emergency vehicles being having being called out more frequently due to the nature of that facility”

Response: I would like to see where he’s arriving at these definitive comments. What research is he getting his information from? I think to make such biased statements, he should produce the sources he’s citing his information from. In my research, there are not any statistics, research or findings that echo what he’s asserting.

Mary Stewart:

1. “I’m all about helping anybody but our house ...I think it’s a very bad idea to have that facility there. I have a 5 year old granddaughter, a 3 other grandchildren that come in and out”

Response: Again, our clients want help with a substance use issue. They are not pedophiles, criminals, thieves, ex cons, etc.

Tonya Brown

1. “I see where the recovery center would back up into berrien road and close off a portion of it”

Response: She is mistaken on the location

Murray Marshall:

1. “sure plan doesn’t show engineering” etc

Response: He’s pandering to the crowd AND he, like most, aren’t understanding that the house I’m proposing to use is EXISTING and will be used as is. Only a change of us is needed.

Trent Thompson:

1.“..let’s speak plainly about what this is. There’s a nice name of live in drug rehab facility, this is a half - way house for habitual substance abusers and mental health patients”

Response: He is 100% incorrect. The proposed use is for a residential, substance use education program. This is not a half way house or sober living.

2.he covers all the prohibited uses in an RA zone and continues to call this a half way house along with stating that what is shown by our architect isn’t a site plan because it only shows existing structures.

Response: Again, we are only utilizing existing structures and again, this is not a half -way house or sober living. We are zoned to have a recovery home there.

3.“...they don’t reference access because they don’t have legal access”

Response: Incorrect. Again, I have found no evidence that anyone from the Thompson family or anyone else owns the road and if there is any evidence that someone does, we still legally have a right, as everyone who lives on that road does, to use that road if for no other reason but the amount of time it’s already been used. It’s illegal in GA to land-lock anyone.

4. “There’s a big drainage issue that runs right through this property line is a canal that drains like 200 and some odd acre track that we’ve talked about repeatedly.”

Response: The Thompsons drainage issue that is decades old, has nothing to do with this concept and should not have a bearing on our proposal. In consulting the previous owner, our closing attorney, our closing documents on this property, no drainage issue was endorsed or reported. The city seems more than aware of the Thompsons issues and are addressing.

5. “...the driveway to this property goes right over that canal, it is an undersized pipe.”

Response: Again, this has nothing to do with our proposal and the city is well aware of the Thompsons drainage issue.

6....this is an improper use, this is an improper development to go in an RA zone. I challenge you that this is not a allowed use in an RA zone it is just totally against anything that the way your ordinance is defined in RA and what’s supposed to be used in RA, just because it isn’t exactly spelled out, certainly a rooming boarding house shouldn’t be allowed”

Response: Who is he to tell the city what an improper use is? We are legally zoned to do what we aim to do. This is not a “development” and again, he erroneously thinks we are a half-way house.

Donna Archer:

1.“I have a 12 year old, and a 24 year old that lives there with me. I work and with my work, go out of town a lot. So I do not feel comfortable with this coming in. I have pity for people that have these kinds of problems. “

Response: What is she insinuating about potential clients? Danger to her children?

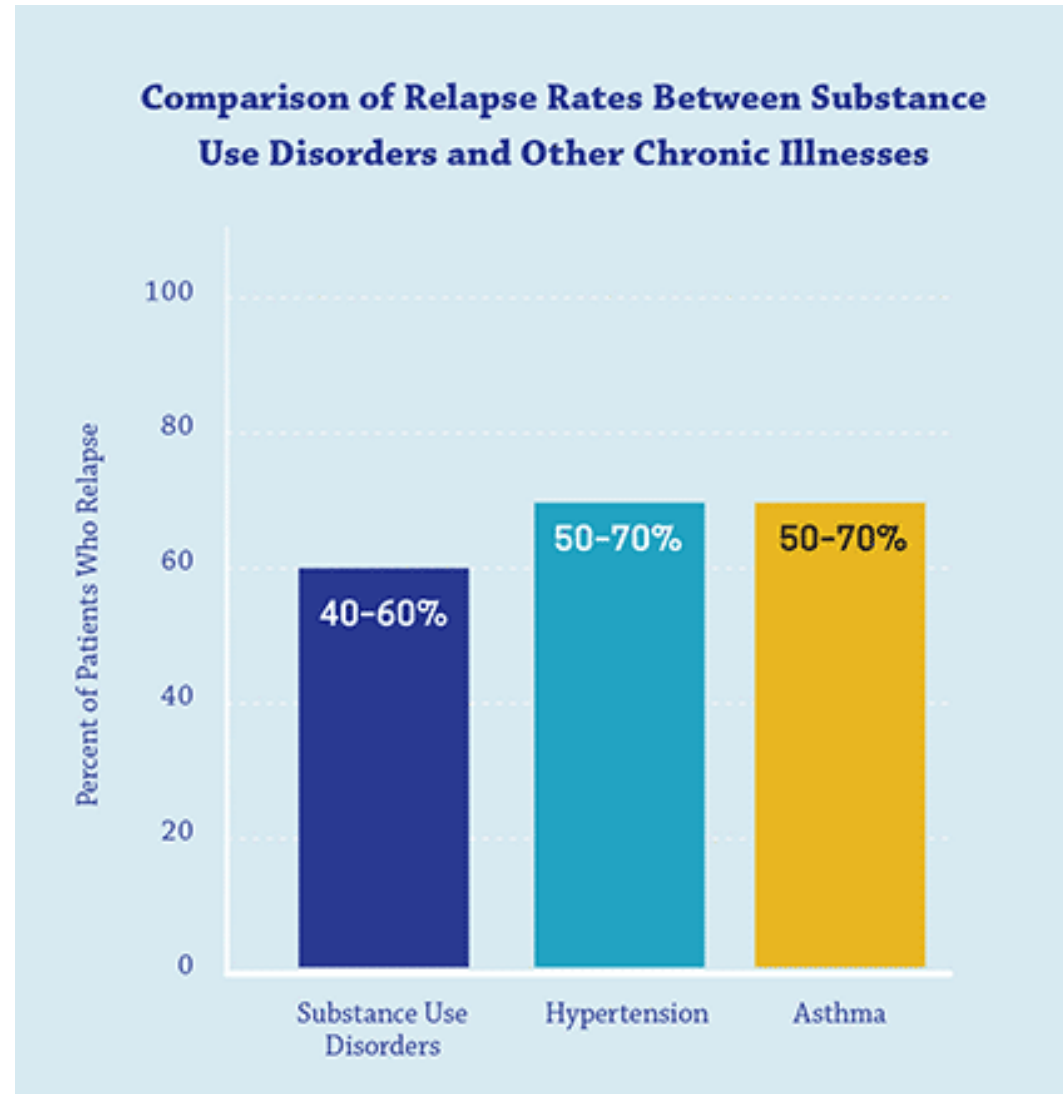
2.“I have a nephew that my brother has tried over and over. He’s probably been in 5 or 6 of these houses that they’re talking about...and guess what, he never changed.

Response: While I’m sorry that her nephew is seemingly continuing to struggle (perhaps I could assist her brother), our project has no bearing on her nephew and we have no understanding of where he’s been. And, one continuing to struggle does not mean we stop trying.

3...."80% of the people never change..."

Response: Incorrect. While relapse can be a part of recovery, lasting change can and does happen. It's why continuing care (post residential) is a vital and part of our offerings.

We only fault those with a substance use issue for relapsing. Part of stigma and what fuels discrimination and prejudice.



4. “They can get away from that place”

Response: Again, we are not a lock down prison-like, type of program. We are voluntary, self-selected, treatment program. Clients want to get help so there’s no need to “escape.” If they wish to leave, staff or a person approved by the program can come on site to transport them.

5. “... I remember seeing at this house, this thing.. . Why don’t we go there one night and you know, steal it”

Response: How dare she say that because someone is in a program to heal from a substance use issue, that they are automatically assumed to be thieves. And how dare the planning committee stand behind her in that. It only fuels more stigma when a committee acting on behalf of the City of Port Wentworth, colludes with this type of rhetoric.

6. “...aunt Amelia, Uncle Neil, the Thompson’s, she’s on a walker, it’s hard for her to get around. All they have to do is break a glass, unlock the door, no telling what they can do to them”

Response: So now the clients who are wanting to get help with their substance use issues are falsely assumed to be the type of people who would not only “escape” treatment that they are paying for either from their funds or from their private insurance that they pay for, to break into homes and hurt people. This is simply a great example, as most objections have been so far, of Discrimination, prejudice, bias, fear based inflammatory injustice at its finest. There is no evidence, statistics or reports to validate these concerns. Evidence is not available because these incidents simply don’t happen.

7. “...I have it in my family and I know what happens”

Response: She only knows what has happened in her family and not what happens in a larger sense. I appreciate the struggle her family has endured, and I am happy to help in any way that I can. There are very clear things that can be implemented to help. With the prevalence of substance use, most if not all families have been touched directly or indirectly by substance use and mental health conditions.

Jason Todd

1. "...I have a 12 year old daughter that plays at Rice Hope driving a golf cart and bikes, all that stuff around the neighborhood. The mental health aspect of it. What does that fully consist of? Does consist of sex addicts? Does that consist of pediphiles? What does this consist of?

Response: No. Residentials would not open if all these issues existed We have strong rule outs and no sex offenders of any kind, including pedophiles, are accepted. Clients must have private insurance or private means to pay for treatment. Those with a conviction record can only access certain types of insurance coverage and we don't accept those policies.

2. "We have a school close by. We've seen some of the dangers that could happen. We're bringing them into our community where honestly, we don't have a lot of police presence in our neighborhoods..."

Response: This is again stating that because clients have a substance use issue that they are getting help for, that they are dangerous to children. Pure discrimination and prejudice. We have a screening and assessment process that weeds out anyone who would be more appropriate for a mental health program.

3. "...the access road is maintained by Mr. Thompson and he won't be able to maintain that at ref rate of traffic that's going to be coming down"

Response: Incorrect. The Thompson's maintain a small portion of the road as you turn onto Rice Hope. The previous owners and now, my husband, take care of the remainder of the road that leads to Mr. Herrin's driveway and easement. Again, just about the same number of cars will be utilizing the road as the previous owners.

Christine Stewart

1. "...I pass this address every day, at least twice a day, sometimes more than twice a day, we alone are enough traffic going in and out of a private road that is not County maintained. It is maintained out of the goodness of their heart (pointing to the Thompson's). Nobody maintains that road. But these nice people right here"

Response: A road that is not County or city maintained, by definition, is a private road. Not a privately owned road. Again, the Thompson's maintain a small section (and claim ownership of the road) and my husband maintains the rest of the road where the Thompson's stop maintaining, all the way to Mr. Herein's driveway (and our easement,) that we also use and maintain.

2. "That road is narrow. You can't pass 2 vehicles by it. Whether it's two compact cars or it's a fire truck and an SUV. This is not an appropriate use for our area. This is meant to be a residential home, for families to grow and live in and prosper. I commend the neighbors for wanting to help people who need help but this is not the right place for it. "

Response: There is precedent in Chatham County established. Ardmore was a sober living in Chatham county that was up a single lane dirt road. It was not a program but a sober living house. It housed up to 15 men who could come and go. They opened.

3. "There are places, Rincon, Savannah, Pooler (people respond by saying- "no, don't put it there, I live there" to her suggested areas), that can appropriately handle a facility of this caliber.

Response: this is yet another example of NIMBY - not in my backyard- which is the typical response as evidenced by most of the aforementioned objections, when opening a program in any city, any state across the country.

Christine Stewart cont:

4. “We are at least 45 minutes, if not more, from any major medical facility. If they were to relapse, an overdose, we know it would be the coroner coming to get them”

Response: With the prevalence of substance use issues nationwide, any neighbor can overdose at anytime. In all my years of working in and around various programs, I have never heard of a client overdosing while in a residential level of care. Unlike the general public, clients have NO access to alcohol and narcotics. Here, all clients are searched, possessions searched, breathalyzer and drug tested upon admission and randomly several times a week. We have strict guidelines and state mandates to prevent these issues.

5. “There are children, there are animals, there are elderly people who cannot defend themselves, against somebody who is strung out on drugs or somebody who is off their mental medication. “

Response: So our clients are again being cast in a defamatory light by falsely accusing them of being harmful to children, the elderly and now animals. Our program focuses on utilizing rescued animals as a major part of treatment. So no one harmful to animals will even be allowed on site.

6. “...it’s not just the alcohol, the mental is a big deal, If not current on medications. They can be very dangerous to everybody. We don’t need somebody in the middle of hwy 21, at 5 o’clock, in the middle of rush hour traffic, having some sort mental breakdown”

Response: This is so far off base from anything rooted in reality, I almost don’t know how to respond. I am aware that fear and a lack of knowledge or understanding about treatment are fueling comments like this but again, it doesn’t justify discrimination and prejudice. Staff monitor and ensure that every client is taking any prescribed medication as indicated by the prescribing physician. This includes ALL medications, psychotropic or not. Also, severe mental health is a rule out.

Vince Thompson #2

1. "...my wife is handicapped. She's 80% blind. She stays in her house by herself, she cannot defend herself and she stays there all the time"

Response: I am dumbfounded and flabbergasted by this. Once again, our clients with substance use issues are again cast in a dark light, making them out to be people who would not only break into someone's home, but would harm them.

2. "...My mom and dad, they're up in age. My dad's 86 and my mom is 85 and in a walker, my dad's with a cane and live all by themselves. There's no way they can defend themselves"

Response: same as above

3. "...that road, there's no lights or nothing, so they're going to be walking up and down the road at night to 21 and be wandering through the neighborhood. And we got a lot of stuff laying outside and it can just disappear. I mean, it just get gone but you know someone walking through my yard at two o'clock in the morning and when they go when they want them to, that ain't gonna do good for somebody"

Response: I'm at a loss but I will reiterate, we have rules and procedures including but not exclusive to: Med monitoring, lights out at 11pm, bed checks every 30 minutes and signed off on throughout the night, etc. again, we will be licensed by the state and I go above and beyond what's required by the state. I run a tight ship.

In Summary:

I was asked only ONE informational question by a committee member. How could the committee rule on something they seemingly didn't understand or had limited understanding about? It seems this is the first time in the city's history to encounter a program of this type. Couldn't the committee have postponed their ruling until they had the opportunity to inquire more and do their due diligence?

I don't fault anyone for not knowing much about this having little interaction with recovery, but I do fault the development committee for making decisions based on limited accurate information and being swayed by fear. They could have gathered more information prior to ruling. We are zoned properly and are requesting a change in use.

The home cannot be seen from the road or any home that has objections. No one would know we were even back here. 3 homes sit on the RHPR from 21 to our driveway. How are we going to supposedly negatively impact the community? I heard many statements of fear but none based on the reality of this project.

In Summary cont:

Committee member: “I appreciate what you’re trying and these issues are great. And folks do need help, I’m just not sure this is where it needs to be.”

Response: Why doesn’t it belong here? Where does it belong? This again, is a NIMBY (Not In My Backyard) response. My heart hurts knowing how many people seeking help are discriminated against and I’m extremely saddened and disappointed that a committee acting on behalf of a city, aligns with such prejudice.

That same committee member actually commended community members for speaking out against us (even though they were speaking out against things that have nothing to do with this proposal and not one community member seemed to read what was posted on the Port Wentworth website leading up to this) but they were still commended. Am I to draw the conclusion that the committee commends prejudice and discrimination?

Precedent

- Ardmore: immersive sober living for 16 men in Chatham County zoned RA located on a single lane unpaved drive.
- Lees House in Statesboro
- Willingway detox, residential and sober living homes Statesboro

Similar substance use programs in residential areas in various US locations:

- Summit Estate- residential on a one lane dirt private road in the mountains of Santa Cruz
 - The Pointe Malibu : two homes on the beach in Malibu CA. Next to multi million dollar homes
 - Hammocks on Edisto Residential : 15 women
 - Bluff Augusta, Augusta, GA
 - Brightlife - Hilton Head
 - Twin Lakes Recovery Center, Monroe, GA
-
- These are just a few amongst hundreds across the country**
 - Contacts at each location can be provided upon request.**

I hear the echoes of Dr. Martin Luther King when he said, “Justice too long delayed is justice denied.”

Sources

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<https://www.justice.gov/crt/fair-housing-act-1>



City Council
7224 GA Highway 21
Port Wentworth, GA 31407

SUBMITTED

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: *[Signature]*

LICENSE DETAILS

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

TYPE OF ALCOHOL PERMIT:

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

LICENSE TYPE:

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

TOTAL ALCOHOL PERMIT FEE \$ 3278 14

ALCOHOL LICENSE REGISTRATION:

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:

SEX:

HEIGHT:

WEIGHT:

HAIR COLOR:

EYE COLOR:

PHYSICAL HOME ADDRESS:

CITY:

STATE:

ZIP CODE:

MAILING ADDRESS: (if different)

CITY:

STATE:

ZIP CODE:

HOME PHONE NUMBER:

MOBILE NUMBER:

EMAIL ADDRESS:

912-508-1222

912-508-1222

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)
<u>2 Peaberry Ln</u>	<u>Savannah, GA 31419</u>	<u>07/2015</u>	<u>PRESENT</u>

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 500B 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 <i>if applicable</i> : 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

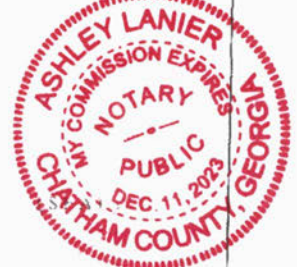
07/12/22
DATE SIGNED BY APPLICANT

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

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

GEORGIA CJIS NETWORK POLICY MANUAL CONSENT FORM

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

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

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

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

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

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

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

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

[Signature]
Signature of Authorized Officer or Agent

SUBSCRIBED AND SWORN BEFORE ME THIS

24 DAY OF June, 20 22

Ashley Lanier

NOTARY PUBLIC

My Commission Expires: December 11, 2023




GEORGIA


DRIVER'S LICENSE

Governor: *B. Perdue*

Commissioner: *James L. Oliver*



DL



4d DL NO [REDACTED]

3 DOB [REDACTED]

9 CLASS **CM**

4b EXP [REDACTED]

2 **AN LIN**

1 **RUAN**

8 **2 PEABERRY LN**
SAVANNAH, GA 31419-3189
CHATHAM

12 REST **A**

9a END **NONE**

4a ISS **07/21/2021**

15 SEX **M**

18 EYES **BRO**

16 HGT **5'-05"**

17 WGT **150 lb**

5 DO [REDACTED]

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

WWW.CITYOFPORTWENTWORTH.COM



City Council
7224 GA Highway 21
Port Wentworth, GA 31407

SUBMITTED

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)

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

Owner's Name (If Different form Applicant): Ameridevelopment Pooler, LLC, ATTN: Roy Patel

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

Date

07/20/22

Owner's Signature (if different form Applicant)

Date

07/20/2022

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 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	NAVKAR 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
- 8/22/22 – Public hearing notice letters mailed, and public hearing notice sent to Savannah Morning News to be published on 8/24/22.
- 8/29/22 – sent email to applicant informing them to be present at the Planning Commission meeting on September 12, 2022.

GENERAL NOTES

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

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

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

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

PREPARED BY:



ROBERTS
CIVIL ENGINEERING

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

PREPARED FOR:



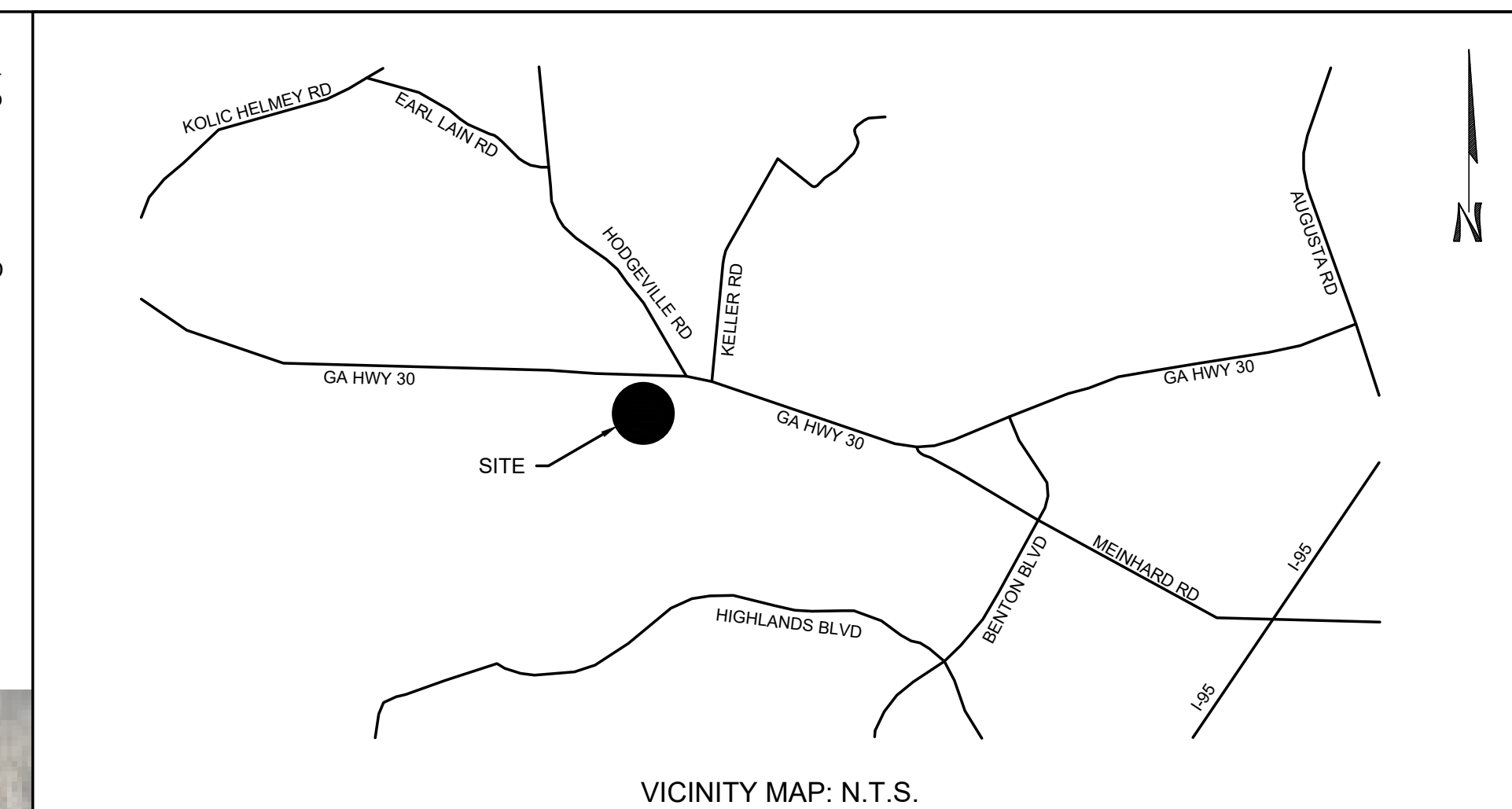
HILLPOINTE, LLC
8830 MACON HWY, BLDG 300
ATHENS, GA 30606
(678) 628-4678

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

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

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

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



VICINITY MAP: N.T.S.

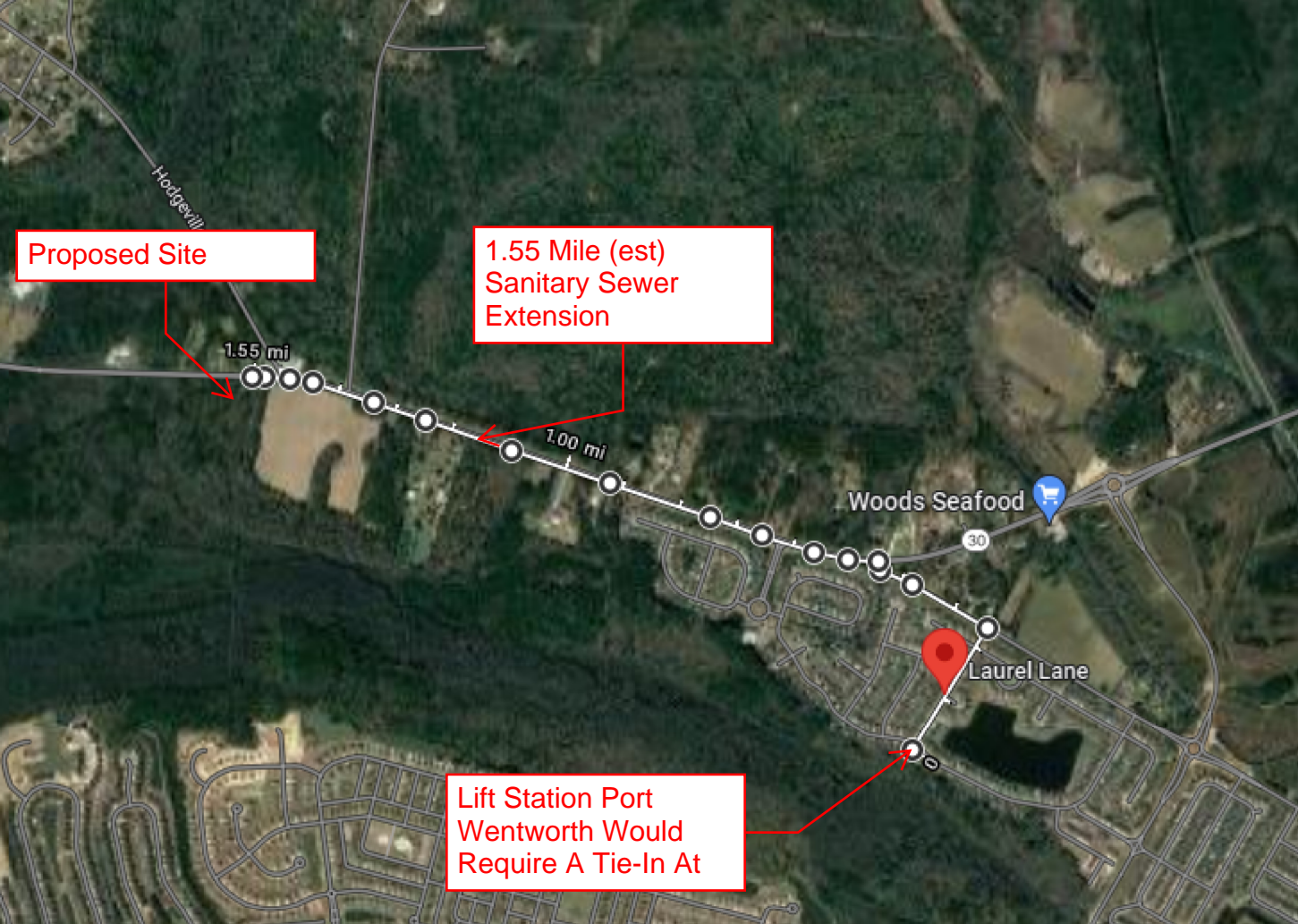


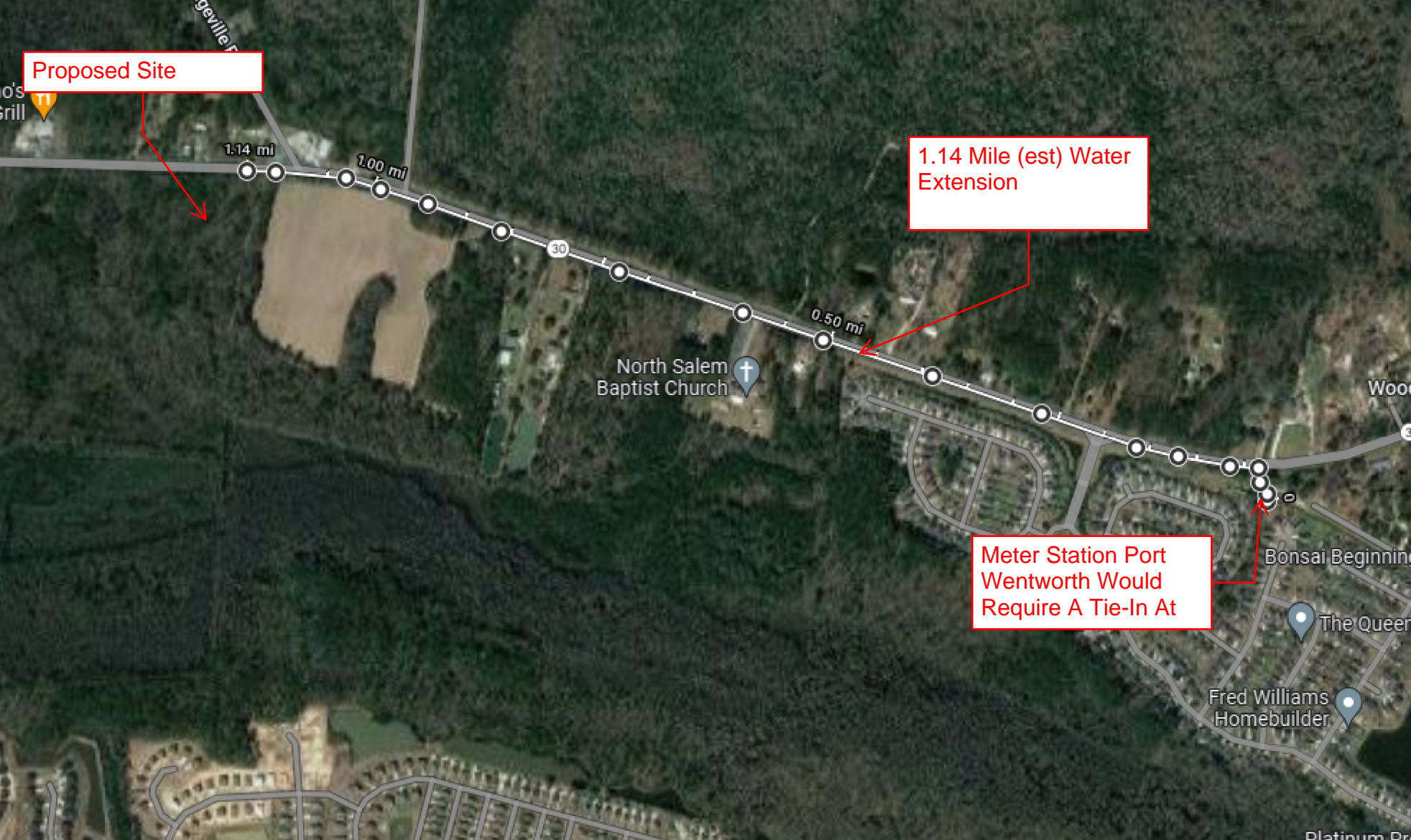
GENERAL DEVELOPMENT PLAN
MARION VILLAGE APARTMENTS
PORT WENTWORTH, GEORGIA

NIF INTERNATIONAL PAPER
REALTY CORPORATION
PIN# 7-1017-01-007

ST. AUGUSTINE CREEK







Proposed Site

1.14 Mile (est) Water Extension

Meter Station Port Wentworth Would Require A Tie-In At

North Salem Baptist Church

Bonsai Beginning

The Queen

Fred Williams Homebuilder

Platinum Pr



City Council
7224 GA Highway 21
Port Wentworth, GA 31407

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

SUBMITTED

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

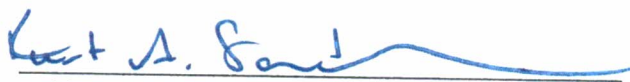
Date: June 20, 2022

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-

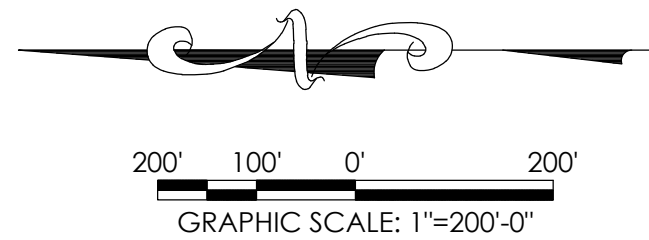
CHANGE: 0.00

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

This is a detailed site plan map for a residential development. The map features several key elements:

- Scale and Orientation:** A graphic scale at the top right indicates distances of 200', 100', 0', and 200'. A north arrow is also present.
- Project Area:** Four distinct areas are labeled "PROJECT AREA" in bold capital letters. These areas are shaded in light gray and are separated by dashed lines.
- Future Development:** Three areas are labeled "FUTURE DEVELOPMENT" in bold capital letters. These areas are also shaded in light gray and are separated by dashed lines.
- Numbered Lots:** The map contains numerous numbered lots, each enclosed in a circle. The numbers range from 1 to 71, with some numbers appearing in multiple circles (e.g., 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71).
- Highway 95:** A road labeled "HIGHWAY 95" runs along the right edge of the map.
- Topography:** Contour lines are shown throughout the map, indicating elevation changes. A large, irregularly shaped area in the center-right is shaded with a stippled pattern, possibly representing a wetland or a specific land use.
- Other Features:** The map includes various other features such as roads, parking areas, and utility lines. A dashed line labeled "P" is visible on the left side.



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

www.FullanEngineeringCo.com

REV.	REVISIONS	BY	DATE
RICE HOPE			

Project Timeline

Project Number: 220356

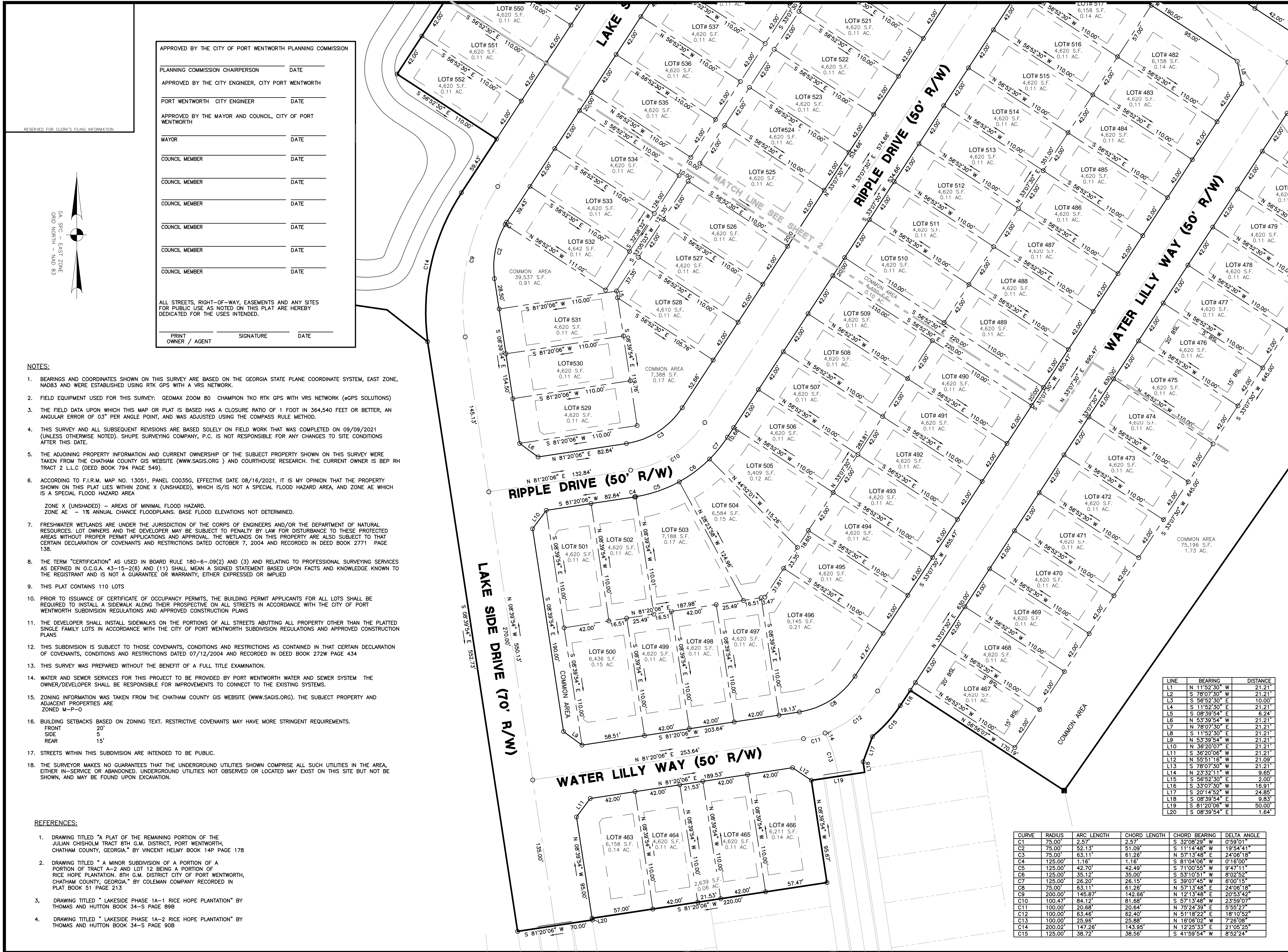
Project Name: Rice Hope Lakeside Phase 24, Preliminary Plat Application

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.
- 6/27/22 – emailed plat to Omar for review
- 7/25/22 – emailed Omar for review update
- 8/1/22 – sent email to Jason Bryant (Pittman) stating that the August 22 planning commission meeting was canceled by the City Manager.
- 8/22/22 – Public hearing notice letters mailed, and public hearing notice sent to Savannah Morning News to be published on 8/24/22.
- 8/29/22 – sent email to applicant informing them to be present at the Planning Commission meeting on September 12, 2022.



APPROVED BY THE CITY OF PORT WENTWORTH PLANNING COMMISSION

PLANNING COMMISSION CHAIRPERSON _____ DATE _____

APPROVED BY THE CITY ENGINEER, CITY PORT WENTWORTH

PORT WENTWORTH CITY ENGINEER _____ DATE _____

APPROVED BY THE MAYOR AND COUNCIL, CITY OF PORT WENTWORTH

MAYOR _____ DATE _____

COUNCIL MEMBER _____ DATE _____

COUNCIL MEMBER _____ DATE _____

COUNCIL MEMBER _____ DATE _____

COUNCIL MEMBER _____ DATE _____

COUNCIL MEMBER _____ DATE _____

COUNCIL MEMBER _____ DATE _____

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

PRINT OWNER / AGENT _____ SIGNATURE _____ DATE _____

NOTES:

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

REFERENCES:

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

THIS DOCUMENT AND ALL REPRODUCIBLE COPIES OF THIS DOCUMENT ARE THE PROPERTY OF SHUPE SURVEYING COMPANY, P.C. REPRODUCTION OF THIS DOCUMENT IS NOT PERMITTED WITHOUT WRITTEN CONSENT OF SHUPE SURVEYING COMPANY, P.C. UNLESS THIS DOCUMENT BECOMES A MATTER OF PUBLIC RECORD. ALTERATIONS TO THIS DOCUMENT ARE NOT PERMITTED.

LEGEND:

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

AREA CHART

COMMON AREA 3.04 ACRES

RIGHT OF WAY 12.13 ACRES

LOTS 4.38 ACRES

TOTAL 19.55 ACRES

SURVEYORS RECORDING CERTIFICATION

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

THOMAS G. GAMMON, GA PLS #3005

NO. _____ REVISION _____ BY _____ DATE _____

SUBDIVISION SURVEY OF

RICE HOPE LAKESIDE PHASE 24 LOTS 436 THRU 533

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

PREPARED FOR: D.R. HORTON

SHUPE SURVEYING COMPANY, P.C.

130 CANAL STREET, SUITE 501
POOLER, GA 31322
912-265-0562

CERTIFICATE OF AUTHORIZATION: LSF317

40 0 20 40 80

SCALE 1" = 40'

DRAWING DATE 04/22/2022

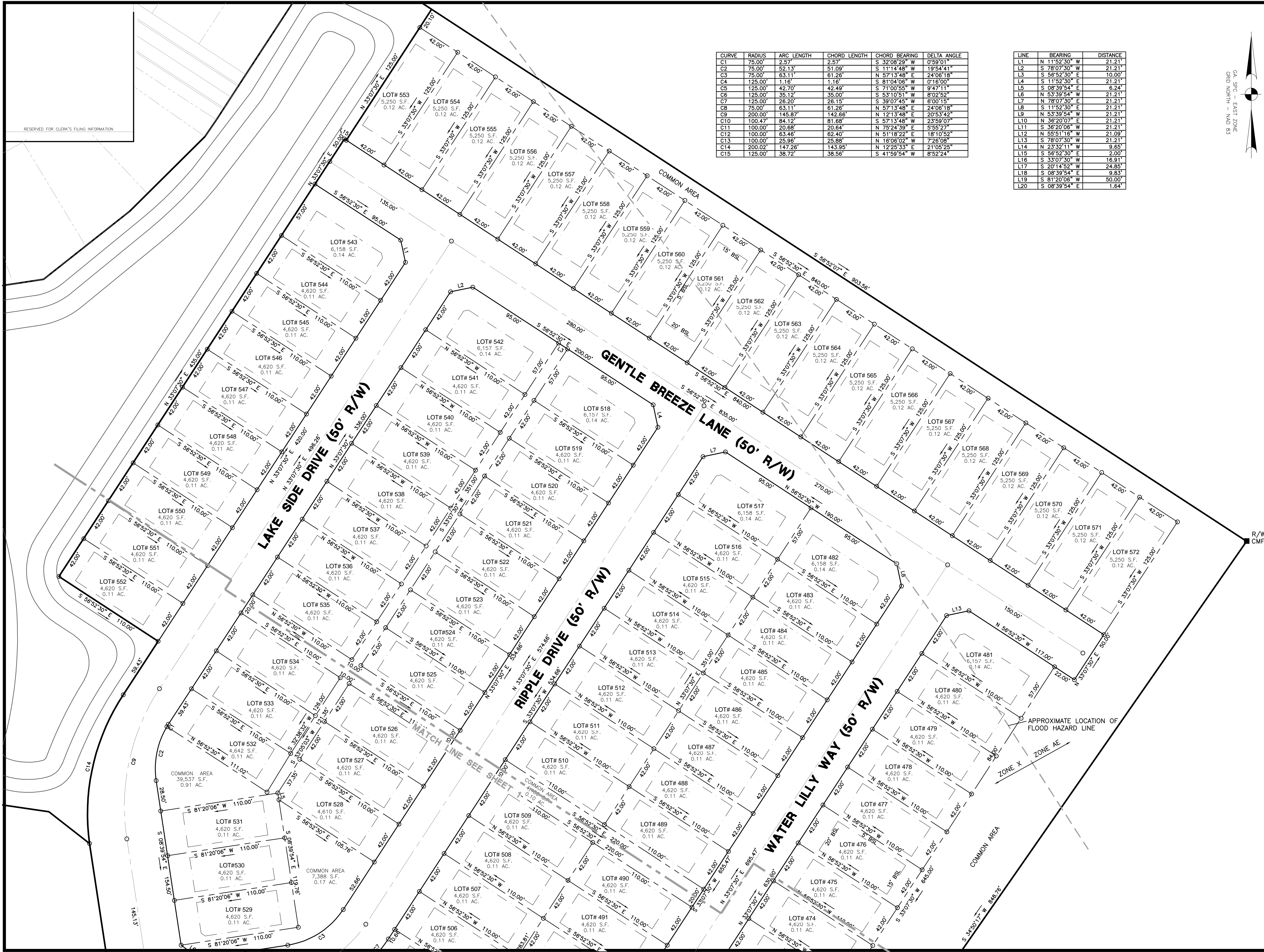
FILE 21436 DRAWN BY DW

DRAWING 21436- PH24 CREW CHIEF PM

SHEET 1 OF 2

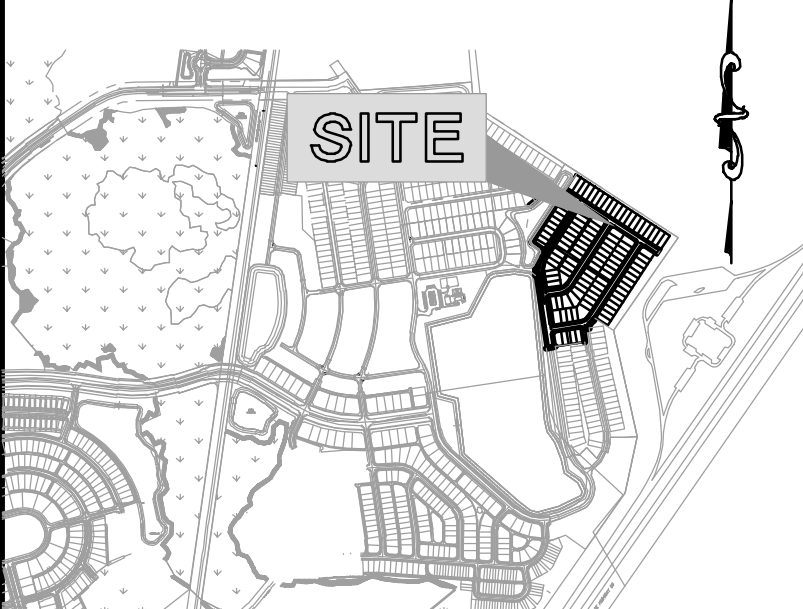
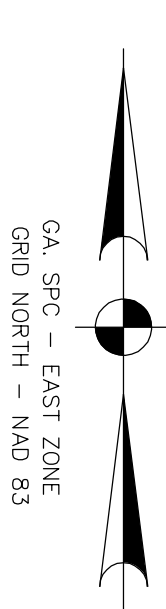
LINE	BEARING	DISTANCE
L1	N 11°52'30" W	21.21'
L2	S 78°07'30" E	21.21'
L3	S 56°52'30" E	10.00'
L4	S 11°52'30" E	21.21'
L5	S 08°39'54" E	6.24'
L6	N 53°39'54" W	21.21'
L7	N 78°07'30" E	21.21'
L8	S 11°52'30" E	21.21'
L9	N 53°39'54" W	21.21'
L10	N 36°20'07" E	21.21'
L11	S 36°20'06" W	21.21'
L12	N 55°51'18" W	21.09'
L13	S 78°07'30" W	21.21'
L14	N 23°32'11" W	9.65'
L15	S 56°52'30" E	2.00'
L16	S 33°07'30" W	16.91'
L17	S 201°43'21" W	24.85'
L18	S 08°39'54" E	9.83'
L19	S 81°20'06" W	50.00'
L20	S 08°39'54" E	1.64'

CURVE	RADIUS	ARC LENGTH	CHORD	BEARING	DELTA ANGLE
C1	75.00'	2.57'	51.09'	S 32°08'29" W	0°59'01"
C2	75.00'	52.13'	61.26'	S 11°14'48" W	19°54'41"
C3	75.00'	63.11'	61.26'	N 57°13'48" E	24°06'18"
C4	125.00'	1.16'	1.16'	S 81°04'06" W	0°16'00"
C5	125.00'	42.70'	42.49'	S 71°00'55" W	9°47'11"
C6	125.00'	35.12'	35.00'	S 53°10'51" W	8°02'52"
C7	125.00'	26.20'	26.15'	S 39°07'45" W	6°00'15"
C8	75.00'	63.11'	61.26'	N 57°13'48" E	24°06'18"
C9	200.00'	145.87'	142.66'	N 12°13'48" E	20°53'42"
C10	100.47'	84.12'	81.68'	S 57°13'48" W	23°59'07"
C11	100.00'	20.68'	20.64'	N 75°24'39" E	5°55'27"
C12	100.00'	63.46'	62.40'	N 51°18'22" E	18°10'53"
C13	100.00'	25.96'	25.88'	N 16°06'02" W	7°26'08"
C14	200.02'	147.26'	143.95'	N 12°25'33" E	21°05'25"
C15	125.00'	38.72'	38.56'	S 41°59'54" W	8°52'24"



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	75.00'	2.57'	2.57'	S 32°08'29" W	0°59'01"
C2	75.00'	52.13'	51.09'	S 11°14'48" W	19°54'41"
C3	75.00'	63.11'	61.26'	N 57°13'48" E	24°08'18"
C4	125.00'	1.16'	1.16'	S 81°04'06" W	0°18'00"
C5	125.00'	42.70'	42.49'	S 11°00'55" W	94°17'11"
C6	125.00'	35.12'	35.00'	S 53°10'51" W	8°02'52"
C7	125.00'	26.20'	26.15'	S 39°07'45" W	6°00'15"
C8	75.00'	63.11'	61.26'	N 57°13'48" E	24°08'18"
C9	200.00'	145.87'	142.86'	N 12°13'48" E	20°53'42"
C10	100.47'	84.12'	81.68'	S 57°13'48" W	23°59'07"
C11	100.00'	20.68'	20.64'	N 75°24'39" E	5°55'27"
C12	100.00'	63.46'	62.40'	N 51°18'22" E	18°10'52"
C13	100.00'	25.96'	25.88'	N 16°06'02" W	7°26'08"
C14	200.02'	147.26'	143.95'	N 12°25'33" E	21°05'25"
C15	125.00'	38.72'	38.56'	S 41°59'54" W	8°52'24"

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



VICINITY MAP (NOT TO SCALE)

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LEGEND:

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

AREA CHART

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

SURVEYORS RECORDING CERTIFICATION

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



THOMAS G. GAMMON, GA PLS #3005

NO.	REVISION	BY	DATE
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SUBDIVISION SURVEY
OF

RICE HOPE LAKESIDE
PHASE 24
LOTS 463 THRU 572

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

PREPARED FOR:
D.R. HORTON



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

CERTIFICATE OF AUTHORIZATION: LSF317



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



City Council
7224 GA Highway 21
Port Wentworth, GA 31407

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

SUBMITTED

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.

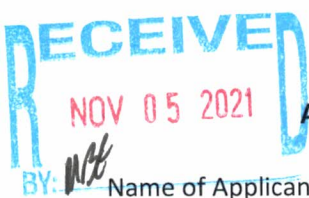
Facts and Findings: The total amount of property to be rezoned is 9.23 acres. The applicant is requesting to rezone for a commercial development that will include a Grocery Store, retail space, fuel station and a potential restaurant location. All projects will also include associated parking, drainage,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

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/restaurant

_____ 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:

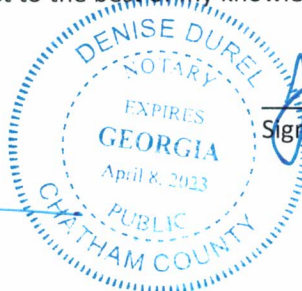
1. Written legal description of the property (e.g. copy of deed) – full metes and bounds description rather than plat reference.
2. Name, PIN #, property address and mailing address of owners of all properties within 250 feet of this property.
3. Plat showing property lines with lengths and bearings, 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]
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

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: Hunter Maclean (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.

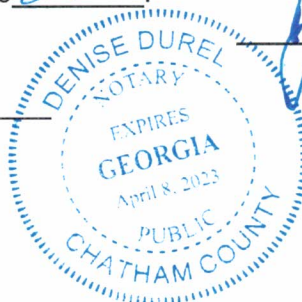
N/A

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

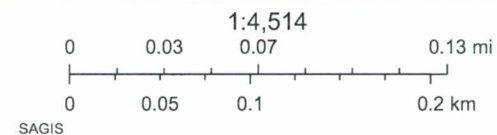
WWW.CITYOFPORTWENTWORTH.COM

SAGIS Map Viewer



10/18/2021 3:54:10 PM

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



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.
- 1/24/2022 – sent email with Council meeting information to Josh Yellin.
- 1/27/2022 – Public hearing and 1st reading of item heard the City Council.
- 8/22/2022 – Josh Yellin requested by email to be placed on the next available City Council meeting for the 2nd reading of this item.
- 8/29/2022 – sent zoning notice to the Savannah Morning news for the 2nd reading on September 22, 2022. Published on September 1, 2022.



CITY OF PORT WENTWORTH

PLANNING COMMISSION

JANUARY 10, 2022

Via Teleconference GoToMeeting

Regular Meeting

6:30 PM

7224 GA HIGHWAY 21
PORT WENTWORTH, GA 31407

1. CALL MEETING TO ORDER

Chairman CJ Neesmith called the meeting to order.

2. PRAYER AND PLEDGE OF ALLEGIANCE

Commissioner Herrin led the Prayer and Pledge of Allegiance.

3. ROLL CALL - SECRETARY

Attendee Name	Title	Status	Arrived
Bill Herrin	Planning Commissioner	Present	
Rosetta Franklin	Planning Commissioner	Late	
Wanda Rolf	Planning Commissioner	Absent	
Lauree Morris	Planning Commissioner	Present	
CJ Neesmith	Planning Commissioner	Present	

4. APPROVAL OF AGENDA

1. Approval of Agenda

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

5. ADOPTION OF MINUTES

A. Planning Commission - Regular Meeting - Dec 13, 2021 6:30 PM

RESULT: ACCEPTED [UNANIMOUS]
MOVER: Bill Herrin, Planning Commissioner
SECONDER: Lauree Morris, Planning Commissioner
AYES: Herrin, Morris, Neesmith
ABSENT: Franklin, Rolf

6. ZONING MAP AMENDMENTS (REZONING)

- A. 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

The applicant, Josh Yellin, was present and gave a brief presentation of the project. Commissioner Herrin asked if they knew what type of restaurant would be put there. Mr. Yellin stated they do not know what restaurant would be there and that the current proposal did not have a drive thru proposed. Commissioner Morris asked if the set back would be cleared land or if there would be vegetation planted in the set back. Scott Burns, engineer on the project, stated that the proposed plan is to have some of the detention in the front of the project. Commissioner Herrin asked how this would affect the traffic and the surrounding neighborhood. Scott Burns stated that at the next phase of the project a traffic study would be completed and they would follow GDOT's requirements. Commissioner Franklin asked if it would be a regular grocery store? Mr. Yellin stated it would be a 8000 square feet grocery store.

-Public Hearing

--Annette Hickey - asked if the project is on the right side or the left side of Highway 30. Mr. Yellin responded that they are on the opposite side of Lakeshore Subdivision. Asked which residents did Mr. Patel speak with about the project. Mr. Yellin stated he was able to speak to the adjacent property owners. Ms. Annette stated she was concerned about the traffic and getting out on Highway 30. Mr. Yellin stated they would follow the recommendation of the traffic study for their entrances and lane changes on Highway 30.

After the public hearing was closed, Commissioner Morris made a motion to approve the application. Commissioner Herrin seconded the motion to approve. The vote was unanimous.

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

7. ZONING TEXT AMENDMENTS (ORDINANCES)

8. SITE PLAN/SUBDIVISION APPROVAL

- A. Alcoholic Beverage License Application submitted by Vijaykumar Dinubhai Patel for a Package Shop and Sunday Sales License for Z. J. Beverages LLC., DBA Port City Spirit (6 Magnolia Blvd, Ste D) located in a M-P-O (Master Plan Overlay) Zoning District

The applicant, Vijaykumar Patel, was present and offered to answer any questions the commission may have. There were no questions from the commission. There were no public comments. Commissioner Morris made a motion to approve the application. Commissioner Franklin seconded the motion to approve. The vote was unanimous.

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

- B. Alcoholic Beverage License Application submitted by Vijaykumar Dinubhai Patel for a Package Shop and Sunday Sales License for Aquarius Bro, LLC., DBA Rice Hope Liquors (7938 Highway 21, Ste 500) located in a M-P-O (Master Plan Overlay) Zoning District

The applicant, Vijaykumar Patel, was present and offered to answer any questions the commission may have. There were no questions from the commission. There were no public comments. Commissioner Morris made a motion to approve the application. Commissioner Herrin seconded the motion to approve. The vote was unanimous.

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

- C. Subdivision Application submitted by Paul Herrin for PIN #: 7-0906-03-010 (300 Rice Hope Plantation Road) located in a R-A (Residential Agricultural) Zoning District for a Final Plat of a Major Subdivision (A Major Subdivision of Tract 1-1, The Plantation of Rice Hope) for the purpose of Single-Family use

The applicant, Paul Herrin, was present and offered to answer any questions the commission may have. Commissioner Morris asked how access will be given to the different tracts. Mr. Herrin responded that there are easements on the plat for the different tracts and they can access off of Rice Hope Plantation Road. Chairman Neesmith asked how many homes would be built. Mr. Herrin responded 3 or 4 for the most and he was subdividing for estate planning for his family.

-Public Hearing

--Trent Thompson, 8140 Old Highway 21, spoke against the application due to drainage concerns and that Rice Hope Plantation Road was a private road and he would have to get access granted from all property owners that own the road.

--Scott DeCain, BEP Rice Hope, stated that the drainage issue has not been resolved and that he does not object to the subdivision but that nothing can be allowed to slow any of the drainage.

--Vince Thompson, 8144 Old Highway 21, spoke against the application due to drainage concerns.

After the public hearing portion was closed, Commissioner Herrin made a motion to approve the application with the condition that the City pursues the drainage issues. Commissioner Franklin seconded the motion to approve with the condition. Commissioner Morris asked to make a counter motion that the application be approved with no conditions. Commissioner Herrin and Franklin voted Yay to the motion to approve with the condition that the City pursues the drainage issues. Commissioner Morris voted Nay. The motion passes 2 to 1.

RESULT:	APPROVED [2 TO 1]
MOVER:	Bill Herrin, Planning Commissioner
SECONDER:	Rosetta Franklin, Planning Commissioner
AYES:	Herrin, Franklin
NAYS:	Morris
ABSENT:	Rollf

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

The applicant, Chuck Singleton, was present and gave a brief overview of the project and offered to answer any questions the commission may have. There were no questions from the commission.

-Public Hearing

--Vince Thompson, 8144 Old Highway 21, spoke stating he has concerns due to the drainage and traffic. Mr. Singleton stated the drainage goes away from Highway 21 and that this facility creates very little additional traffic.

After the public hearing portion was closed, Commissioner Morris made a motion to approve the application. Commissioner Franklin seconded the motion. The vote was unanimous.

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

9. NEW BUSINESS

Chairman Neesmith made an announcement that he would like to delay the elections for officers until the City Council appoints new members to the commission. All Commissioners present agreed with the Chairman.

10. ADJOURNMENT

A. Adjournment

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


Chairman

The foregoing minutes are true and correct and approved by me on this 14 day of February, 2022.


Secretary