



CITY OF PORT WENTWORTH

CITY COUNCIL

JANUARY 18, 2024

Council Meeting Room

Regular Meeting

7:00 PM

7224 GA HIGHWAY 21
PORT WENTWORTH, GA 31407

1. CALL MEETING TO ORDER

2. PRAYER AND PLEDGE OF ALLEGIANCE

3. ROLL CALL - CLERK OF COUNCIL

4. APPROVAL OF AGENDA

5. RECOGNITION OF SPECIAL GUESTS

6. PUBLIC COMMENTS - REGISTERED SPEAKERS

7. ELECTIONS & APPOINTMENTS

A. Appointment to Planning Commission and Zoning Board of Appeals

B. Mayor Pro-Tem Appointment

8. ADOPTION OF MINUTES

A. Regular Council Meeting Minutes - December 21, 2023

9. COMMUNICATIONS & PETITIONS

A. 2023 Audit Presentation

10. COMMITTEE REPORTS

11. CONSENT AGENDA

A. Agreement with the Georgia Department of Transportation for Water and Sewer relocation at Bonnybridge Rd.

B. City Council Rules and Regulations

12. UNFINISHED BUSINESS

A. Fee Schedule Amendment

13. NEW BUSINESS

A. Subdivision Application submitted by Forestar (USA) Real Estate Group Inc., for PIN # 7-0906-04-042 (Lakeside Blvd.) located in a M-P-O (Master Plan Overlay) Zoning District (PUD, Planned Unit Development, under Newly Adopted Zoning Ordinance) for a Preliminary Plat of a Major Subdivision (Rice Hope Lakeside Phase 26) for the purpose of a Single-Family Subdivision.

- B. Subdivision Application submitted by Forestar (USA) Real Estate Group Inc., for PIN # 7-0906-04-042 (Lakeside Blvd.) located in a M-P-O (Master Plan Overlay) Zoning District (PUD, Planned Unit Development, under Newly Adopted Zoning Ordinance) for a Preliminary Plat of a Major Subdivision (Rice Hope Lakeside Phase 28) for the purpose of a Single-Family Subdivision.
- C. Subdivision Application submitted by Forestar (USA) Real Estate Group Inc., for PIN # 7-0906-04-042 (Lakeside Blvd.) located in a M-P-O (Master Plan Overlay) Zoning District (PUD, Planned Unit Development, under Newly Adopted Zoning Ordinance) for a Preliminary Plat of a Major Subdivision (Rice Hope Lakeside Phase 30) for the purpose of a Single-Family Subdivision.
- D. Port Wentworth Limited Construction Administration Services Proposal- New Fire Station
- E. Budget Amendment For The Years Ending 6/30/2023 and 6/30/2024
- F. Budget Amendment For The Years Ending 6/30/2024
- G. Condemnations
- H. Ghost Pirate Development Agreement

14. RESOLUTIONS/ORDINANCES/PROCLAMATIONS

15. EXECUTIVE SESSION

- A. Litigation
- B. Personnel
- C. Real Estate

16. ADJOURNMENT



City Council
7224 GA Highway 21
Port Wentworth, GA 31407

SCHEDULED

AGENDA ITEM (ID # 2934)

Meeting: 01/18/24 07:00 PM
Department: All
Category: Appointment
Prepared By: Zahnay Smoak
Department Head: Steve Davis

7.A

DOC ID: 2934

Appointment to Planning Commission and Zoning Board of Appeals

Issue/Item: The Planning and Zoning Board and Zoning Board of Appeals has had several vacant positions arise in the past several months. The Planning Commission needs a citizen member as does the Zoning Board of Appeals which has previously been filled with Planning Commission members.

Background: The Planning Commission and Zoning Board of Appeals meet as needed on the Second Monday each month. The Planning Commission is made up of 5 staff members and 4 citizen members. The Board of Zoning Appeals has typically been filled by citizens from the Planning Commission.

Facts and Findings:

Name being considered:

Adrianna Howard-resident

Funding: NA

Recommendation: Approve the names submitted for both Planning Commission and the Zoning Appeals Board.



City Council
7224 GA Highway 21
Port Wentworth, GA 31407

SCHEDULED

Meeting: 01/18/24 07:00 PM
Department: Public Services
Category: Agreement
Prepared By: Omar Senati-Martinez
Department Head: Omar Senati-Martinez

11.A

AGENDA ITEM (ID # 2936)

DOC ID: 2936

Agreement with the Georgia Department of Transportation for Water and Sewer relocation at Bonnybridge Rd.

Issue/Item:

Agreement with the Georgia Department of Transportation for Water and Sewer relocation at Bonnybridge Rd.

Background:

The drainage cover that crosses Bonnybridge Rd between Warren Dr and Chiswick St needs to be replaced due to flooding issues during heavy rain.

Facts and Findings:

This agreement is between the City and GDOT through which the City agreed to reimburse GDOT for construction costs for the utilities relocation impacted by this project. As outlined on the attachment the pre-let estimate not including betterment for this work is \$139,802.00.

Recommendation:

Approval

ATTACHMENTS:

- PI 0019665 - Chatham - City of Port Wentworth WS Facilities - REVISED Undated Contract Item Agm Pkg (PDF)



Russell R. McMurry, P.E., Commissioner
One Georgia Center
600 West Peachtree Street, NW
Atlanta, GA 30308
(404) 631-1000 Main Office

11.A.a

January 5, 2024

Honorable Mayor Gary Norton
City of Port Wentworth
7224 GA Highway 21
Port Wentworth, GA 31407

Subject: **P.I. No.: 0019665, Chatham County
Contract Item Agreement Undated – Water & Sewer Facilities**

Dear Mayor Norton:

In accordance with your request, the adjustment of lighting facilities belonging to the City of Port Wentworth is being included in the Department's contract for the roadway work on the above numbered project.

We are transmitting three counterparts of an undated Contract Item Agreement which sets forth the conditions under which the State agrees to have its Contractor perform the work and by which the City of Port Wentworth will reimburse the Department for this work. As outlined in Article 8, the non-binding Pre-let estimate not including betterment for this work is **\$139,802.00** of which the Department will bear **0% or \$0.00** and the City of Port Wentworth will bear **100% or \$139,802.00**. Also, attached is a cost estimate supporting the Agreement.

If the Agreement meets with your approval, please handle for execution on behalf of the City of Port Wentworth and return all three (3) counterparts to the State of Georgia, Office of Utilities, One Georgia Center, 600 West Peachtree Street, 10th Floor, Atlanta, Georgia 30308, for execution on behalf of the Department. In this connection, be sure to have a notary public sign the Agreements. Please be certain that the notary public affixes his/her seal alongside their signature. Also, complete the attached resolution form and insert the date of resolution on page 5 of the Agreement. The Official Seal of the City of Port Wentworth is also required to be affixed to each counterpart in compliance with instructions from our Attorney General's Office.

Also, please include the City of Port Wentworth's Federal Employee Identification Number (FEIN) shown on page 4 of the Agreement.

In accordance with Articles 8, 9, and 10 of the Agreement, the Department shall notify the City of Port Wentworth in writing the amount due the Department based upon the aforementioned commitment letter at the time of execution. At that time a check for the amount required to Perform the work will be requested as outlined in the Agreement.

Attachment: PI0019665 - Chatham - City of Port Wentworth WS Facilities - REVISED Undated Contract Item Agm Pkg (2936 : Agreement with

Honorable Mayor Gary Norton
PI No. 0019665, Chatham County
Contract Item Agreement Undated – Water & Sewer Facilities
January 5, 2024; Page 2 of 2

The Department will refund any overpayment or request in writing that the City of Port Wentworth pay the Department the revised amount as determined by the aforesaid method.

If you have any questions or need further information, please contact Frantz Boileau at 404-347-0605 or by email at fboileau@dot.ga.gov. Please send correspondence by mail addressed to State of Georgia, Office of Utilities, One Georgia Center, 600 West Peachtree Street, 10th Floor, Atlanta, Georgia 30308 for execution on behalf of the Department.

Very truly yours,



Shajan Joseph, P.E.
Assistant State Utilities Administrator

For: Nicholas Fields
State Utilities Administrator

NF: SPJ: MCG: FB

Attachments (Agreement and Estimate)

cc: Troy Pittman, District 5 Engineer
Greg Wasdin, District 5 Utilities Manager
Danah Bonny, Utility Coordinator
Darrius Lee, Project Manager
Abdulahid Munshi, Utility Coordinator

Account No. – Class: 733005- 309

Department ID: 4848010000

Program No.: 4181401

STANDARD UTILITY AGREEMENT CONTRACT ITEM AGREEMENT

Georgia Project No.: N/A, Chatham County

G.D.O.T. P.I. No.: 0019665

THIS AGREEMENT, made this _____, by and between the Department of Transportation, an agency of the State of Georgia, hereinafter called the DEPARTMENT, first party, and **City of Port Wentworth**, hereinafter called the COMPANY, second party; and

WITNESS that:

WHEREAS, the DEPARTMENT proposes under the above numbered project to replace a culvert at SR 25/SR 30 @ CS 656/Brownnybridge Road in Chatham County Georgia; and

WHEREAS, due to the construction of this project, it will become necessary to make certain adjustments or additional installation of utility facilities of the COMPANY, the cost of which shall be determined in accordance with Articles 8, 9, & 10 below; and

WHEREAS, the COMPANY has requested that the DEPARTMENT include the adjustment or installation of water and sewer facilities in its highway construction contract as shown on the attached plans; and

WHEREAS, this Agreement being for the sole purpose of providing a contractor for work performed on the COMPANY'S water and sewer facilities, the COMPANY shall bear the cost of said work to be determined as hereinafter set forth;

WHEREAS, the preliminary engineering, including preparation of detailed plans and contract estimate for adjustment of the utilities described above have been accomplished by the COMPANY;

WHEREAS, the DEPARTMENT has relied on the COMPANY'S design in the plans for the utility work, which has been approved by the COMPANY and accepted by the DEPARTMENT prior to commencing work;

NOW THEREFORE, in consideration of the premises and the mutual covenants of the parties hereinafter set forth, it is agreed:

1. All construction engineering and contract supervision shall be the responsibility of the DEPARTMENT and the DEPARTMENT shall be responsible to assure that all utility work is accomplished in accordance with plans and specifications and to consult with the COMPANY or COMPANY'S Consultant before authorizing any changes or deviations which affect the COMPANY'S facility.

STANDARD UTILITY AGREEMENT
CONTRACT ITEM AGREEMENT

2. The COMPANY or the COMPANY'S Consultant shall have the right to visit and inspect the work at any time and advise the DEPARTMENT'S Engineer of any observed discrepancies or potential problems. The DEPARTMENT agrees to notify the COMPANY when all utility work is completed and ready for final inspection by the COMPANY.

3. It is specifically understood that the project number shown above is for the DEPARTMENT'S identification purposes only and may be subject to change by the DEPARTMENT. In the event it becomes necessary for the DEPARTMENT to assign a different project number, the DEPARTMENT shall notify the COMPANY of the new project designation. Such change in project designation shall have no effect whatsoever on any of the other terms of this Agreement.

4. The DEPARTMENT shall include in its contract for this project all work necessary to accomplish the adjustment of the COMPANY'S facilities as shown on the highway plans along with the necessary specifications to assure that the work conforms to sound construction practices.

5. In the event it becomes necessary to add pay items that are not provided for in the contract, the DEPARTMENT shall negotiate prices with the contractor and enter into a supplemental agreement with the contractor for completion of the additional items. Upon notification, the COMPANY shall furnish a check for the additional cost as determined in Article 8 below.

6. The DEPARTMENT shall furnish on the project the construction engineering inspection and testing by its own forces required to assure that the work is done in accordance with the plans, specifications and Special Provisions.

7. Upon completion of the work and upon certification by the DEPARTMENT'S engineers that the work has been completed in accordance with the aforesaid plans and specifications, the COMPANY shall accept the adjusted and additional facilities and shall thereafter operate and maintain the adjusted and additional facilities without further cost to the DEPARTMENT or its contractor. Such maintenance and all operations and activities shall be subject to the DEPARTMENT'S rules, policies and procedures as contained in its Utility Accommodation Policy and Standards, current edition. The DEPARTMENT, its employees, officers, consultant, and officials shall have no liability stemming from the DEPARTMENT'S reliance upon the COMPANY'S design plans for the utility relocation.

8. The DEPARTMENT shall include in its highway contract those items shown as "materials" for permanent installation on the aforesaid plans. The price bid for the appropriate items shall include all labor, materials and incidentals necessary to complete the work. The cost of the requested work shall be determined from unit quantities and unit prices as shown in the DEPARTMENT'S tabulation of bids. The approximate non-binding pre-let estimate, not including betterment, is **\$139,802.00** based on the COMPANY'S estimate attached hereto of which the Department shall bear **\$0.00 or 0% and the COMPANY shall bear \$139,802.00 or 100%.**

STANDARD UTILITY AGREEMENT
CONTRACT ITEM AGREEMENT

9. It is mutually agreed that as soon as practicable after the opening of bids and acceptance of a bid by the DEPARTMENT, the DEPARTMENT shall notify the COMPANY in writing of the amount due the DEPARTMENT. The COMPANY shall pay to the DEPARTMENT the amount due within sixty (60) days.

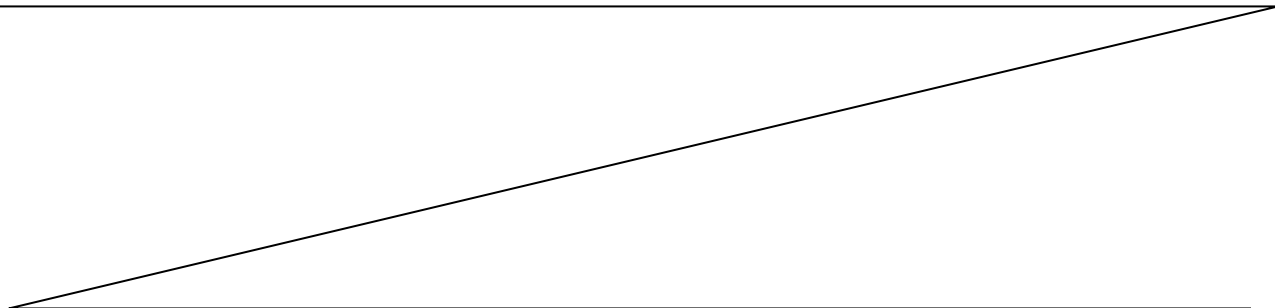
10. It is further mutually agreed that the final cost of the work performed on behalf of the COMPANY shall be determined by measurement of the actual quantities of installed materials, including added items under Article 5, multiplied by the actual bid prices. Accordingly, after the project has been completed, the DEPARTMENT shall determine the final cost to be borne by the COMPANY and, as the case may be, shall refund to the COMPANY or shall request of the COMPANY an additional payment in the amount of the difference between the final cost to be borne by the COMPANY and the amount which the COMPANY has previously paid to the DEPARTMENT. In the event additional payment is due to the DEPARTMENT, the COMPANY agrees to pay same within sixty (60) days after the statement is received from the DEPARTMENT. In the event a refund is due the COMPANY, the DEPARTMENT agrees to pay the COMPANY within sixty (60) after the refund amount is determined or final acceptance is made by the DEPARTMENT.

11. The covenants herein contained shall, except as otherwise provided, accrue to the benefit of and be binding upon the successors and assigns of the parties hereto.

12. Pursuant to O.C.G.A. Sec. 50-5-85, COMPANY hereby certifies that it is not currently engaged in, and agrees that for the duration of this contract, it will not engage in a boycott of Israel.

13. It is mutually agreed between the parties hereto that this document shall be deemed to have been executed in the Fulton County, Georgia, and that all questions of interpretation and construction shall be governed by the laws of the State of Georgia.

14. This Agreement may be executed in any number of counterparts, each of which so executed shall be deemed to be an original, and such counterparts shall together constitute but one and the same Agreement. The parties shall be entitled to sign and transmit an electronic signature of this Agreement (whether by facsimile, PDF or other email transmission), which signature shall be binding on the party whose name is contained therein. Any party providing an electronic signature agrees to promptly execute and deliver to the other parties an original signed Agreement upon request.



STANDARD UTILITY AGREEMENT
CONTRACT ITEM AGREEMENT

IN WITNESS WHEREOF, the parties hereto have set their hands and affixed their seals, caused this Agreement to be executed in three counterparts, each to be considered as original by their authorized representative the day and date hereinabove written.

CITY OF PORT WENTWORTH

BY: _____
MAYOR

APPROVED TO FORM

BY: _____
ASST. CITY ATTORNEY

I attest to the genuineness of the COMPANY Seal and I further attest that the above named Officer is duly authorized to execute this document.

Signed on behalf City of Port Wentworth pursuant to resolution dated _____.

FEIN 58-6010560

BY: _____
CITY CLERK
(OFFICIAL SEAL)

RECOMMENDED:

BY: _____
STATE UTILITIES ADMINISTRATOR

ACCEPTED:
DEPARTMENT OF TRANSPORTATION

BY: _____
COMMISSIONER

PROJECT NO.: N/A
COUNTY: CHATHAM
GDOT P.I. NO.: 0019665
DATE: January 5, 2024, FB

Signed sealed and delivered this _____
day of _____, 20____,

(OFFICIAL SEAL OF THE DEPARTMENT)

I attest that the seal imprinted herein is the Official Seal of the DEPARTMENT.

BY: _____
TREASURER
(OFFICIAL CUSTODIAN OF THE SEAL)

STANDARD UTILITY AGREEMENT
CONTRACT ITEM AGREEMENT

RESOLUTION

STATE OF GEORGIA

CITY OF PORT WENTWORTH

BE IT RESOLVED by the MAYOR of the CITY OF PORT WENTWORTH, and it is hereby resolved, that the foregoing attached Agreement, relative to project N/A, CHATHAM COUNTY, P.I. No. 0019665 Culvert replacement at SR 25/SR 30 @ CS 656/Bonny Bridge Road in Chatham County and that the Honorable Gary Norton as Mayor and _____, as City Clerk, be and they are, thereby authorized and directed to execute the same for and in behalf of said by the Mayor of the CITY OF PORT WENTWORTH.

Passed and adopted, this the _____ day of _____, 20__.

ATTEST:

CITY CLERK

BY: _____
MAYOR

STATE OF GEORGIA,

CITY OF PORT WENTWORTH

I _____, as City Clerk, do hereby certify that I am custodian of the books and records of the same, and that the above and foregoing copy of the original is now on file in my office, and was passed by the MAYOR of the CITY OF PORT WENTWORTH WITNESS my hand and official signature, this the _____ day of _____,

20_____.

BY: _____
CITY CLERK



GEORGIA SECURITY AND IMMIGRATION COMPLIANCE ACT AFFIDAVIT

| | |
|--|---|
| Contractor's Name: | CITY OF PORT WENTWORTH |
| Solicitation/Contract No./ Call No. or Project Description: | Project No. N/A, PI No. 0019665, Chatham County, Culvert replacement on SR 25/SR 30 @ CS 656/Bonny Bridge Road. |

CONTRACTOR AFFIDAVIT

By executing this affidavit, the undersigned contractor verifies its compliance with O.C.G.A. § 13-10-91, stating affirmatively that the individual, entity or corporation which is engaged in the physical performance of services on behalf of the Georgia Department of Transportation has registered with, is authorized to use and uses the federal work authorization program commonly known as E-Verify, or any subsequent replacement program, in accordance with the applicable provisions and deadlines established in O.C.G.A. § 13-10-91.

Furthermore, the undersigned contractor will continue to use the federal work authorization program throughout the contract period and the undersigned contractor will contract for the physical performance of services in satisfaction of such contract only with subcontractors who present an affidavit to the contractor with the information required by O.C.G.A. § 13-10-91(b). Contractor hereby attests that its federal work authorization user identification number and date of authorization are as follows:

150377

Federal Work Authorization User Identification Number
(EEV/E-Verify Company Identification Number)

09-08-2008

Date of Authorization

Name of Contractor

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

Printed Name (of Authorized Officer or Agent of Contractor)

Title (of Authorized Officer or Agent of Contractor)

Signature (of Authorized Officer or Agent)

Date Signed

SUBSCRIBED AND SWORN BEFORE ME ON THIS THE

____ DAY OF _____, 20____

[NOTARY SEAL]

Notary Public

My Commission Expires: _____

[illegible]



City Council
7224 GA Highway 21
Port Wentworth, GA 31407

DRAFT

Meeting: 01/18/24 07:00 PM
Department: All
Category: Resolution
Prepared By: Zahnay Smoak
Department Head: Steve Davis

11.B

AGENDA ITEM (ID # 2937)

DOC ID: 2937

City Council Rules and Regulations

Issue/Item: Pursuant to the City Charter, the Mayor and City Council shall approve procedural and parliamentary rules for official meetings.

Background: City Charter Sec. 2.14 states at the “first City Council meeting in January” after each general municipal election, “the City Council shall consider and approve procedural and parliamentary rules for all official meetings to be conducted by the City Council for the next two-year term.”

The attached Rules and Procedures have been updated, pursuant to Mayor and Council’s comments and suggestions. Some of those changes include:

Facts and Findings: N/A

Funding: N/A

Recommendation: Approve Rules and Procedures

ATTACHMENTS:

- 24.01.18 - 2024 CC Rules (DOCX)

RULES OF PROCEDURE FOR CITY COUNCIL MEETINGS

City of Port Wentworth

SECTION 1

1.1 Open Meetings. All meetings of the Port Wentworth Mayor and City Council shall be held in accordance with the provisions of the Open Meetings Laws, specifically Title 50, Chapter 14 of the Official Code of Georgia Annotated. The public shall be afforded access to meetings in compliance with Georgia Law.

1.2 Regular Meetings. The Mayor and City Council shall meet at least once a month. The Mayor and City Council may approve a calendar for the year, and the City Clerk distribute and publish such calendar.

1.3 Special Called Meetings and Emergency Meetings. The Mayor and City Council may call Special Called Meetings and Emergency Meetings, pursuant to the City Charter, City Ordinances, and State law.

1.4 Public Notice. The City Clerk shall follow all State laws, rules, regulations, and City ordinances and regulations with respect to public notices.

1.5 Executive Session. The Mayor and City Council may meet in Executive Session, pursuant to the Georgia Open Meetings Act. Such session(s) and action(s) shall comply with the Georgia Open Meetings Act.
[Cross Reference O.C.G.A. § 50-14-1]

SECTION 2

2.1 Quorum. The Mayor and City Council is comprised of one (1) Mayor and six (6) City Council members, for a total of seven (7) members. Four (4) members shall constitute a quorum. In the event the number of active Mayor and Council members is less than four (4) then all remaining members shall constitute a quorum.

2.2 Remote Participation. The Mayor or members of the City Council may participate in meetings remotely via audio, visual, or audio and visual means. Such participation may contribute towards a quorum, and any member so participating shall have full voting rights and may participate fully in all discussion(s). Any member so participating shall have their attendance recorded accordingly by the City Clerk in the meeting's Minutes. Remote participation shall not be allowed in Executive Session.

2.3 Voting. Under normal circumstances, passage of a motion shall require the affirmative vote of a majority of the quorum present. Every member present or remotely participating shall vote either "Aye" or "Nay," except those excused for

conflicts of interest. After the result is announced, a member may not change their vote. The Mayor shall only have a vote to break a tie of City Council votes. The Mayor Pro Tem or other member acting as presiding officer during a meeting shall not be given an additional vote, and shall follow normal voting rules for City Council members.

2.4 Voice Votes. Voting shall be by voice vote and each vote shall be recorded. The Mayor or any City Council member shall have the right to request a roll-call vote, and such vote shall be recorded.

2.5 Conflict of Interest. It is the Mayor or individual Council member's sole responsibility to self-identify conflicts of interest. A member who recuses themselves due to a conflict of interest shall come down from the dais during the debate and shall neither participate in the discussion nor vote on the matter. It is the responsibility of each member to comply with State law and City rules and regulations regarding conflicts of interest.

2.6 Roberts Rules of Order. The most recent edition of Roberts Rules of Order shall govern the proceedings of the Mayor and City Council Meetings, except when those rules directly conflict with these Rules and Procedures.

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

2.7 Decorum of Members. The Mayor and City Council members shall always conduct themselves in a professional and respectful manner. Personal remarks are inappropriate and may be ruled out of order. All comments made by members shall address the motion or matter that is being discussed. The Mayor or presiding member shall enforce these rules of decorum. If a member believes that a rule has been broken, then they may raise a point of order; a second is not required for such action. The Mayor or presiding officer may rule on the question or may allow the Council to debate the issue and decide by a majority vote.

SECTION 3

3.1 Presiding Officer. The presiding officer shall be the Mayor. Upon the absence, refusal, or request of the Mayor then the Mayor Pro Tem shall act as the presiding officer; if the Mayor Pro Tem is absent, then another member shall be designated as presiding officer.

3.2 Preservation of Order. The presiding officer shall preserve order and decorum. If a member moves to enforce the rules, then the presiding officer shall enforce compliance with the rules.

3.3. Removal of the Presiding Officer. If the presiding officer refuses to follow the rules of procedure, then any member may move to remove such presiding officer. A motion made in accordance to this provision shall not be subject to debate by the whole council and shall take precedence over any other motion. The member making the motion shall state the alleged violation(s) and request the removal of the presiding officer. The presiding officer may respond to the motion with their defense or explanation. Such motion is serious in nature and should be used exceedingly rarely. If a majority of members, not including the presiding officer, votes affirmatively to remove the presiding officer, then such presiding officer must immediately vacate their chair and leave the council chambers.

SECTION 4

4.1 Order of Business. All regular meetings shall substantially follow an established order of business. The order shall be substantially as follows:

1. Call to Order
2. Prayer and Pledge of Alliance
3. Roll Call
4. Approval of Agenda
5. Recognition of Special Guests
6. Public Comments – Registered Speakers
7. Elections and Appointments
8. Adoption of Minutes
9. Communications and Petitions
10. Committee Reports
11. Consent Agenda
12. Unfinished Business
13. New Business
14. Ordinances/Resolutions
15. Executive Session
16. Adjournment

SECTION 5

5.1 Decorum of Public Speakers. Individuals making public comment at a meeting shall always conduct themselves in a professional and respectful manner. Personal remarks are inappropriate and may be ruled out of order. All comments made by individuals shall be addressed to the Mayor or presiding officer. Individuals may not question city staff, other city officials, presenters, members of the public, or anyone other than the Mayor or presiding officer.

5.2 Enforcement of Decorum of Public Speakers. The Mayor or presiding officer shall enforce these rules of decorum. If a member believes that a rule has been

broken, then they may raise a point of order; a second is not required for such action. The Mayor or presiding officer may rule on the question or may allow the Council to debate the issue and decide by a majority vote. If an individual is found to be out of order, then the Mayor or presiding officer may forfeit their remaining time to comment, or other appropriate remedy.

5.3 Recognition of Public Speakers. Individuals making public comment shall be recognized by the Mayor or presiding officer. Such individuals shall come to the podium for all comments; outbursts or comments not at the podium may be ruled out of order.

5.4 Public Comments. Individuals desiring to make public comments shall register prior to speaking. Public Comments are not designed to be a back-and-forth, it is designed as a time for City officials to listen to the comments, concerns, and news of the citizens of the community. Public comments are not limited to only items on the agenda. Public comment time is separate and distinct from any public hearings that may take place at a meeting. Individuals desiring to speak to an item that has a public hearing are asked to please make those comments during the item's public hearing time. Each public commenter gets three (3) minutes to speak. The City maintains a times and will inform you when your time is up. When your time is up, please be respectful to the other people and the City and take your seat back in the audience.

5.5 Public Hearings. Individuals desiring to speak at a public hearing shall receive recognition from the Mayor or presiding officer before speaking. Public Hearings are not designed to be a back-and-forth, it is designed as a time for your City officials to listen to the comments, concerns, and views of the citizens and the community on a specific topic. At the public hearing: first staff will present; then the applicant may make a presentation, and any member may ask questions of the applicant at this time; the public hearing will then be opened for individuals to speak in favor or opposition of the item; then the applicant may offer rebuttal to any points brought up in the hearing, and any member may ask questions of the applicant at this time; and finally the public hearing will be closed. For each public hearing, proponents and opponents will be afforded equal time; if a public hearing is over a zoning matter, then each side will receive not less than ten (10) minutes per side. Each individual speaking gets three (3) minutes to speak; if there is time remaining in the ten (10) minute block and there are no additional persons wishing to speak, then someone may speak for an additional three (3) minute time period. The City maintains a times and will inform you when your time is up. When your time is up, please be respectful to the other people and the City and take your seat back in the audience.

5.6 Publication of Rules. The City Manager is directed to publish these rules regarding Public Comments and Public Hearings at City Council meetings. Such publication shall constitute notice for each public speaker regarding same.

5.7 Visual and Sound Recordings. Visual, sound, and visual and sound recordings shall be permitted for all public hearings, as long as such recordings are in accordance with State law and applicable rules of decorum.

Section 6

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

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

6.3 Conflict with Rules. If a conflict exists with these rules and State law, the City Charter or Ordinances then State law, the City Charter or Ordinance shall control in such situation.

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



City Council
7224 GA Highway 21
Port Wentworth, GA 31407

SCHEDULED

AGENDA ITEM (ID # 2927)

Meeting: 01/18/24 07:00 PM
Department: All
Category: Amendment
Prepared By: Zahnay Smoak
Department Head: Brian Harvey

12.A

DOC ID: 2927

Fee Schedule Amendment

Issue/Item: Amendment of the fee schedule for Fiscal Year 2023-2024

Background: The City approved the Fee Schedule on August 24, 2023. Staff has continued to research and analyze the cost of delivering Water/Sewer and Sanitation Rates for the Collection and Disposal of Solid Waste as those costs relate to the billed services.

Facts and Findings:

1. The rates for Water/Sewer and Sanitation have not been adjusted since August 2018.
2. The cost-of-service has increased annually and has far exceeded the billed services.
3. The revenue shortfall has been absorbed since 2018 by the General Fund for Sanitation and by the Water Fund "Aid to Construction" for Water/Sewer delivery of services.
4. Water/Sewer rates will increase from \$1.53 to \$1.83 for water consumed ranging between 0-500 cubic feet of water per 100 cubic feet, which is an increase of \$.30 per cubic feet.
5. Sanitation rates such as "Residential Carts", consisting of trash and recycle carts picked up one day per week for the month will increase from \$21.14 to \$ 25.37 which is an increase of \$ 4.23 per monthly pick up. Commercial will also have increases.
6. The current fee schedule will be adjusted for each Water/Sewer and Sanitation rate category this year and annually adjust rates based on contractual increases in water, maintenance and infrastructure repairs for Water/Sewer and contractual adjustments for both the pickup and disposal of Solid Waste/Recycling.

Funding:

The proprietary fund group should be self-sustainable and based on the actual cost of those services billed to consumers. The recommended one-time increase will align the billed service revenue with the actual cost of those services and not General Fund or Water Fund balances will be utilized going forward. The rate changes for both Water/Sewer and Solid Waste disposal will be effective February 1, 2024.

Recommendation: Approve

ATTACHMENTS:

- FY24 FEE SCHEDULE DRAFT 1.18.24 v4 (PDF)



FY2024 Fee Schedule

Proposed Revision 01/18/2024 v4

UTILITY INITIAL SERVICE FEE

| Utility Fees (non-refundable) | | |
|----------------------------------|-------------------|------------------------------|
| Type of Service | Type of Applicant | Fee |
| Water/Sewer | Residential | \$100.00 |
| Water/ Sewer | Commercial | Please see Commercial packet |
| Fire Hydrant | Commercial | \$3,000.00 |
| Sanitation | Residential | \$100.00 |
| Sanitation | Commercial | Please see Commercial packet |

WATER RATES

| Water Rates FY23 | | | | |
|---|-----------|-----------------------------|----------------------------------|-----------------------------|
| Description | Base Rate | 0-500 cu ft. per 100 cu ft. | 501- 1,000 cu ft. per 100 cu ft. | 1,001 and above, per cu ft. |
| Residential | 14.00 | 1.83 | 2.19 | 2.58 |
| Mobile Homes/ Apartments | 14.00 | 1.83 | 2.19 | 2.58 |
| Restaurants | 90.00 | 3.05 | 3.34 | 3.83 |
| Hotels/Motels (Per Room) | 5.00 | 3.05 | 3.34 | 3.83 |
| Warehousing | 112.00 | 3.05 | 3.34 | 3.83 |
| Other Commercial | 40.00 | 3.05 | 3.34 | 3.83 |
| Residential Out of City | 25.00 | 2.29 | 3.00 | 3.53 |
| Mobile Homes/ Apartments Out of City (Per Room) | 25.00 | 2.29 | 3.00 | 3.53 |



FY2024 Fee Schedule

Proposed Revision 01/18/2024 v4

| Continued Water Rates | | | | |
|---|--------|------|------|------|
| Hotels/Motels Out of City (Per Room) | 9.00 | 3.81 | 3.71 | 4.35 |
| Warehousing Out of City | 120.00 | 3.81 | 3.71 | 4.35 |
| Other Commercial Out of City | 60.00 | 3.81 | 3.71 | 4.35 |
| Water – Irrigation Commercial | 35.00 | 3.19 | 3.49 | 4.00 |

SEWER RATES

| Sewer Rates FY23 | | |
|---------------------------------|------------------|-------------------------|
| Sewer Rate | Base Rate | Consumption Rate |
| Residential (10-unit cap) | 14.00 | 4.01 |
| Mobile Home/Apartment | 14.00 | 4.01 |
| Restaurants | 90.00 | 4.19 |
| Hotel/Motels (Per Room) | 5.00 | 4.19 |
| Warehousing | 112.00 | 4.21 |
| Other Commercial | 40.00 | 4.19 |
| Residential Out of City | 25.00 | 5.77 |
| Mobile Homes/Apt Out of City | 25.00 | 5.77 |
| Hotels/Motels Out of City | 9.00 | 6.71 |
| Warehousing Out of City | 120.00 | 6.71 |
| Other Commercial Out of City | 60.00 | 6.71 |
| Water- Irrigation Commercial | 35.00 | 2.74 |

1 cubic foot = 7.48 Gallons
Residential Base Rate = \$47.40 Billed
in 100 cubic feet.

Attachment: FY24 FEE SCHEDULE DRAFT 1.18.24 v4 (2927 : Fee Schedule Amendment)



FY2024 Fee Schedule

Proposed Revision 01/18/2024 v4

SANITATION RATES – Monthly

| Sanitation Rates FY23 | | |
|------------------------|-----------|---------|
| Description | Serviced | Rate |
| Residential Carts | 1x a Week | 25.37 |
| Commercial Carts | 1x a Week | 55.19 |
| Residential X- Trash | 1x a Week | 12.68 |
| Residential X- Recycle | 1x a Week | 7.20 |
| Dumpster 4- Yard | 1x a Week | 87.23 |
| Dumpster 4- Yard | 2x a Week | 171.93 |
| Dumpster 4- Yard | 3x a Week | 251.04 |
| Dumpster 4- Yard | 5x a Week | 409.27 |
| Dumpster 6- Yard | 1x a Week | 134.81 |
| Dumpster 6- Yard | 2x a Week | 251.04 |
| Dumpster 6- Yard | 3x a Week | 369.73 |
| Dumpster 6- Yard | 5x a Week | 676.26 |
| Dumpster 8- Yard | 1x a Week | 171.29 |
| Dumpster 8- Yard | 2x a Week | 330.14 |
| Dumpster 8- Yard | 3x a Week | 498.30 |
| Dumpster 8- Yard | 4x a Week | 658.06 |
| Dumpster 8- Yard | 5x a Week | 814.80 |
| Dumpster 8 – Yard | 6x a Week | 1007.11 |
| Commercial Recycle | 1x a Week | 119.31 |
| Commercial Recycle | 2x a Week | 238.65 |
| Commercial Recycle | 3x a Week | 357.97 |

Attachment: FY24 FEE SCHEDULE DRAFT 1.18.24 v4 (2927 : Fee Schedule Amendment)



FY2024 Fee Schedule

Proposed Revision 01/18/2024 v4

COMMERCIAL PACKET

| Commercial Sanitation Initial Fee & Monthly Rates | | | |
|---|-----------|----------|----------|
| Description | Serviced | Fee | Rate |
| Commercial Carts (96 Gal) | 1x a Week | 110.37 | 55.19 |
| Dumpster 4- Yard | 1x a Week | 174.46 | 87.23 |
| Dumpster 4- Yard | 2x a Week | 343.85 | 171.93 |
| Dumpster 4- Yard | 3x a Week | 502.09 | 251.04 |
| Dumpster 4- Yard | 5x a Week | 818.53 | 409.27 |
| Dumpster 6- Yard | 1x a Week | 269.62 | 134.81 |
| Dumpster 6- Yard | 2x a Week | 502.09 | 251.04 |
| Dumpster 6- Yard | 3x a Week | 739.47 | 369.73 |
| Dumpster 6- Yard | 5x a Week | 1352.52 | 676.26 |
| Dumpster 8- Yard | 1x a Week | 342.58 | 171.29 |
| Dumpster 8- Yard | 2x a Week | 660.27 | 330.14 |
| Dumpster 8- Yard | 3x a Week | 996.61 | 498.30 |
| Dumpster 8- Yard | 4x a Week | 1,316.12 | 658.06 |
| Dumpster 8- Yard | 5x a Week | 1,629.60 | 814.80 |
| Dumpster 8 – Yard | 6x a Week | 2,014.22 | 1,007.11 |
| Commercial Recycle 8 - Yard | 1x a Week | 238.63 | 119.31 |
| Commercial Recycle 8 - Yard | 2x a Week | 477.31 | 238.65 |
| Commercial Recycle 8 - Yard | 3x a Week | 715.94 | 357.97 |

Attachment: FY24 FEE SCHEDULE DRAFT 1.18.24 v4 (2927 : Fee Schedule Amendment)



FY2024 Fee Schedule

Proposed Revision 01/18/2024 v4

COMMERICAL - Water Initial Service Fee

| Description | Rate – determined by City Ordinance |
|--|---|
| Warehousing | Based on Square footage of building |
| Apartments | Based on number of apartments 1- Bedroom 2- Bedroom 3- Bedroom |
| Barber Shop & Beauty Parlor | Based on number of chairs |
| Car Wash | Based on square footage |
| Gas Station (full service) | Based on number of pumps |
| Grocery Store | Based on Square footage |
| Hotel- Motel | Based on number of rooms |
| Laundry Self Service | Based on number of machines |
| Office | Based on square footage |
| Restaurants | Based on number of seats |
| <i>The fee is calculated by the City Clerk at the time the application is submitted.</i> | |

Attachment: FY24 FEE SCHEDULE DRAFT 1.18.24 v4 (2927 : Fee Schedule Amendment)



FY2024 Fee Schedule

Proposed Revision 01/18/2024 v4

MISCELLANEOUS Utility Fees

| Description | Rate | Fee |
|--------------------|--------------|---------|
| Late Fees | % of Balance | 10% |
| Returned Check Fee | Flat | \$25.00 |
| Disconnection Fee | Flat | \$50.00 |
| Meter Check Fee | Flat | \$35.00 |

Fees Relating to Theft/damages of Services.

| Description | Rate | Fee |
|------------------------------------|----------------|-----------------|
| Meter Tampering Fee | Citation Fines | Up to \$1000.00 |
| Stolen Meter Fee | Flat | \$855.42 |
| Meter Cost** | Flat | \$148.00 |
| MXU Cost** | Flat | \$155.00 |
| Meter Box** | Flat | \$322.10 |
| Water Meter Cable** | Flat | \$20.42 |
| Administrative Fee for Replacement | Flat | \$200.00 |

** These costs are determined by the vendor and are subject to change



FY2024 Fee Schedule

Proposed Revision 01/18/2024 v4

ALCOHOL BEVERAGE LICENSE FEES

| Description | Rate | Fee |
|---|-------------|-------------------------------|
| Distilled Spirits consumption on premises within the Central Business District | Annual | \$1,537.50 |
| Distilled Spirits consumption on premises outside the Central Business District | Annual | \$4,100.00 |
| Distilled Spirits – Wholesale | Annual | \$2,050.00 |
| Distilled Spirits – Manufacturer | Annual | \$4,100.00 |
| Distilled Spirits by the package Retail | Annual | \$5,125.00 |
| Wine Package Retail | Annual | \$512.50 |
| Wine consumption on premises | Annual | \$307.50 |
| Wine – Wholesale | Annual | \$256.25 |
| Wine – Manufacturer | Annual | \$256.25 |
| Wine – Importer | Annual | \$205.00 |
| Malt Beverage Package Retail | Annual | \$512.50 |
| Malt Beverage consumption on premises | Annual | \$512.50 |
| Malt Beverage – Wholesale | Annual | \$ 256.25 |
| Malt Beverage – Manufacturer | Annual | \$768.75 |
| Advertisement Fee | Initial Fee | Varies (contact clerk) |
| Returned Check | Each | \$25.00 |
| Administrative Fee | Flat | \$50.00 |

Attachment: FY24 FEE SCHEDULE DRAFT 1.18.24 v4 (2927 : Fee Schedule Amendment)



FY2024 Fee Schedule

Proposed Revision 01/18/2024 v4

OCCUPATIONAL TAXES

| Number of Employees | Rate Calendar Year 2023 Paid Before January 31,2023 <i>\$50.00 Administrative Fee included</i> | Rate Calendar Year 2023 paid After January 31,2023 <i>20% penalty included</i> |
|---------------------|---|---|
| 1 | \$190.19 | \$217.98 |
| 2 | \$233.37 | \$269.79 |
| 3 | \$276.38 | \$321.40 |
| 4 | \$327.72 | \$383.02 |
| 5 | \$336.50 | \$393.57 |
| 6 | \$380.01 | \$445.77 |
| 7 | \$406.04 | \$477.00 |
| 8 | \$416.25 | \$489.25 |
| 9 | \$431.98 | \$508.13 |
| 10 to 99 | \$431.98 +43.93 per employee in excess of 9 | \$508.13 +43.93per employee in excess of 9 |
| 100 to 499 | \$4,389.74 +34.56 per employee in excess of 99 | \$5,257.45 +34.56 per employee in excess of 99 |
| 500 and over | \$18,218.07 +27.81 per employee in excess of 499 | \$21,851.44 +27.81 per employee in excess of 499 |
| Unrestricted | Insurance Company (Flat) | \$75.00 |

Attachment: FY24 FEE SCHEDULE DRAFT 1.18.24 v4 (2927 : Fee Schedule Amendment)



FY2024 Fee Schedule

Proposed Revision 01/18/2024 v4

SPECIAL EVENT FEES

| Description | Rate | Fee |
|--|------|-------------------------------------|
| Permit Filing Fee | Flat | \$25.00 |
| Beverage Caterers - Beer & Wine | Flat | \$30.00 |
| Beverage Caterers – Distilled Spirits | Flat | \$50.00 |
| Temporary for Special Event with sales | Each | \$50.00 per day up to \$2000.00 Max |
| Temporary for Special Event without sales | Each | \$50.00 per day up to \$2000.00 Max |
| *Certification of Liability must be provided along with application. | | |

FILM PRODUCTION FEES

| Description | Rate | Fee |
|---|------|---------|
| Film Permit – Professional | Flat | \$25.00 |
| Film Permit - Student | Flat | \$0.00 |
| *Professional Productions Registration Form must be complete with the Savannah Regional Film Commission | | |



FY2024 Fee Schedule

Adopted by the City Council on 08/24/2023
Effective 08/24/2023

LEISURE SERVICES

| FACILITY RENTAL FEES | | | |
|--|--|---------------------------------------|---|
| Description | Current Resident | Non-Resident | Deposit |
| Community House | \$150.00 a day | N/A | \$50.00 |
| P.B. Edwards, JR. Gym | \$65.00 per hour | \$85.00 | \$50.00(resident)/\$100.00 (non-resident) |
| | \$170.00 full day | \$310.00 full day | \$50.00(resident)/\$100.00 (non-resident) |
| | \$500.00 Weekend rental | | \$150.00 |
| Houston Church | \$150.00 a day | \$250.00 a day | \$50.00 |
| Lewis Mobley Park | \$60 per hour includes lights (2-hr minimum) | \$85.00 per hour (2-hr minimum) | |
| | \$500.00 1-day rental | | \$200.00 |
| | \$200.00 rent concessions per day | | \$200.00 |
| Lions Ball Park / Sonny Dixon Field | \$65.00 per hour (2-hr minimum) | \$85.00 per hour | \$50.00 |
| | \$500.00 – 1 day rental | | \$250.00 |
| | \$200.00 rent concessions | | \$250.00 |
| | \$75.00 club house only (2-hr minimum) | \$95.00 per hour (2-hr minimum) | \$250.00 |
| | \$100.00 per hour to rent Park & Club | \$175.00 per hour to rent Park & Club | |
| HEALTH WELLNESS & RECREATION SESSIONS | | | |
| Yoga, Fitness, Aerobics & Zumba etc. | \$50.00 a session/class | \$65.00 a session/class | \$20.00 |
| CURRENT SPORTS AND LEISURE PROGRAMS | | | |
| Basketball, Baseball, Softball, Football, Cheer and Soccer | \$65.00 per season | \$85 per season | \$30.00 |



FY2024 Fee Schedule

Adopted by the City Council on 08/24/2023
Effective 08/24/2023

| <i>Continued Leisure Services</i> | | | |
|--|-------------------------------|-------------------------------|-------------------------------|
| INDIVIDUAL AND DUAL SPORTS & ACTIVITIES | | | |
| Gymnastics, Dance and Camps | Prices determined by Director | Prices determined by Director | Prices determined by Director |
| Summer Clinics and Camps | Prices determined by Director | Prices determined by Director | Prices determined by Director |

Attachment: FY24 FEE SCHEDULE DRAFT 1.18.24 v4 (2927 : Fee Schedule Amendment)



FY2024 Fee Schedule

Adopted by the City Council on 08/24/2023
Effective 08/24/2023

DEVELOPMENT SERVICES

| DEVELOPMENT SERVICES | | |
|--|--------------------------------------|--|
| Description | | Rate |
| Administrative Fee | | \$75.00 |
| Re-inspection Fee – Building Inspector | First | \$50.00 |
| | Second | \$75.00 |
| | Third | \$100.00 |
| Re-Inspection Fee – Fire Marshal | | \$50.00 |
| Permits not completed by original applicant | Per inspection | \$50.00 |
| CDM | | \$100.00 |
| Expired Permit Re-approval | | \$100.00 |
| Development Fees | | |
| Master Plan Review | (Major Subdivision) | \$300.00 |
| Preliminary Plan | (Major Subdivision) | \$500.00 |
| | Plus, per lot | \$50.00 |
| Preliminary Plan | (Minor Subdivision) | \$400.00 |
| Final Plat | (Major or Minor Subdivision) | \$400.00 |
| | per page | \$10.00 |
| | per lot | \$50.00 |
| Site Plan | Revision to PUD Specific Development | \$1000.00 |
| Site Plan | Revision to PUD General/Concept | \$300.00 |
| Zoning Map Amendment | | \$500.00 |
| | Plus, per acre | \$50.00 |
| Text Amendment | | \$300.00 |
| Copy of Zoning Ordinance | | \$100.00 |
| Copy of Zoning Ordinance Map | | \$100.00 |
| | Per Page | |
| Engineering Fees | Varies by Bill | |
| BUILDING PERMIT FEES (Vertical Construction) | | |
| Permit fees | | |
| Project Valuation \$1.00 - \$200,000 | | \$10 per thousand |
| Project Valuation \$200,001 - \$500,000 | First 200,000 | \$2,000.00 |
| | | Plus \$9.00 for each additional thousand |
| <i>Continued next page</i> | | |

Attachment: FY24 FEE SCHEDULE DRAFT 1.18.24 v4 (2927 : Fee Schedule Amendment)



FY2024 Fee Schedule

Adopted by the City Council on 08/24/2023
Effective 08/24/2023

| | | |
|---|--------------------------------|---|
| Project Valuation \$500,001 and up | First 500,000 | \$4,700.00 Plus \$3.50 for each additional thousand |
| Plan Check Fee | | One half of building fee |
| Residential pools | (Single-family) | \$100.00 |
| Multifamily or public pools | | \$200.00 |
| Docks | Single Family | \$100.00 |
| Docks | Multifamily and Commercial | \$175.00 |
| Permanent Sign | Per square foot | \$7.00 per square foot or 200 minimum |
| Billboard Sign | | \$1,500.00 |
| Temporary Sign | | \$200.00 |
| Sign Electrical Fee | | \$100.00 |
| Moving of building or structures | | \$300.00 |
| Demolition of building or structures | Less than 400 square feet | \$100.00 |
| Demolition of building or structures | Greater than 400 square feet | \$200.00 |
| Well installation | Shallow well less than 44 ft | \$100.00 |
| Well installation | Deep Well | \$100.00 |
| Landfills, mining, ponds | | \$200.00 |
| Fence | | \$100.00 |
| Driveway Pipe Application | | \$50.00 |
| | Plus, per square foot for pipe | \$25.00 |
| Electrical | | \$100.00 |
| Plumbing | | \$100.00 |
| Mechanical | | \$100.00 |
| New Underground tank installation per tank inspection | Per tank inspection | \$50.00 |
| Leak detection system installation, per inspection | Per inspection | \$50.00 |
| New integral piping system installation, | Per inspection | \$50.00 |
| Zoning Verification Letter | | \$100.00 |
| Permit Contractor Change | | \$75.00 |
| Stop work order fee | | \$500.00 |



FY2024 Fee Schedule

Adopted by the City Council on 08/24/2023
Effective 08/24/2023

| <i>Continued Building Permit Fees</i> | | |
|---|------------------------------|------------|
| Work with no permit fee | | \$500.00 |
| Extend permit for (6) six months fee | | \$250.00 |
| Occupancy Change Permit | | \$300.00 |
| Fire Marshal Review | All Projects | \$250.00 |
| Occupy Building without a Certification of Occupancy fee | | \$500.00 |
| 1 ¾ inch water meters from public works | Each | \$650.00 |
| Zoning Board of Appeals Application | | \$300.00 |
| Public Hearing schedule change request | | \$250.00 |
| TAP FEES | | |
| Hotel, Motels, Inns | Initial Connection Expansion | \$6,750.00 |
| Office, retail shops, commercial, and industrial | | |
| Three-fourths inch by five-eighths inch meter | | \$450.00 |
| One-inch meter | | \$562.00 |
| Two-inch meter | | \$750.00 |
| Three-inch meter | | \$1,875.00 |
| Four-inch meter | | \$3,750.00 |
| Six-inch meter | | \$7,050.00 |
| Eight-inch meter | | \$8,700.00 |
| FIRE PROTECTION TAP – Any residential, commercial, institutional/industrial structure | | |
| Three-inch meter | | \$1,875.00 |



FY2024 Fee Schedule

Adopted by the City Council on 08/24/2023
Effective 08/24/2023

| <i>Continued Fire Protection Tap</i> | | |
|--|---------|------------|
| Four-inch meter | | \$3,750.00 |
| Six-inch meter | | \$7,050.00 |
| Eight-inch meter | | \$8,700.00 |
| Locate, initial open trench and final | | \$75.00 |
| Omni Marker | | \$12.50 |
| AID TO CONSTRUCTION | | |
| City of Port Wentworth | Per ERU | \$4,340.63 |
| Georgia Highway 21 / Crossgate | Per ERU | \$6,219.85 |
| I-95 and Highway 21 | Per ERU | \$7,415.85 |
| Rice Hope Service District | Per ERU | \$7,451.52 |



FY2024 Fee Schedule

Adopted by the City Council on 08/24/2023
Effective 08/24/2023

TECHNOLOGY DEPARTMENT

| CLIC – CONFERENCE SPACE | | |
|--|---|--|
| Description | | Rate |
| CLIC – Conference Room 2600 sq ft. Up to 32 guests 16 computers (2) 4k Projector w/Screens Wireless Internet Coffee Bar Available (must supply coffee) | Public Government Entities Full Day | \$150.00 (3-hr minimum) \$100.00 \$600.00 + 75.00 per hour (afterhours) |
| Cleaning Fee | Full Day Booking Only | \$280.00 |



City Council
 7224 GA Highway 21
 Port Wentworth, GA 31407

SCHEDULED

Meeting: 01/18/24 07:00 PM
 Department: Development Services
 Category: Planning/Zoning Item
 Prepared By: Stephanie Cook
 Department Head: Melanie Ellis

AGENDA ITEM (ID # 2928)

DOC ID: 2928

Subdivision Application submitted by Forestar (USA) Real Estate Group Inc., for PIN # 7-0906-04-042 (Lakeside Blvd.) located in a M-P-O (Master Plan Overlay) Zoning District (PUD, Planned Unit Development, under Newly Adopted Zoning Ordinance) for a Preliminary Plat of a Major Subdivision (Rice Hope Lakeside Phase 26) for the purpose of a Single-Family Subdivision.

Issue/Item: Subdivision Application has been submitted by Forestar (USA) Real Estate Group Inc., for PIN # 7-0906-04-042 (Lakeside Blvd.) located in a M-P-O (Master Plan Overlay) Zoning District (PUD, Planned Unit Development, under Newly Adopted Zoning Ordinance) for a Preliminary Plat of a Major Subdivision (Rice Hope Lakeside Phase 26) for the purpose of a Single-Family Subdivision.

Background: This is the preliminary plat application for Lakeside Phase 26 in the Rice Hope Subdivision. Lakeside Phase 26 includes sixty-three (63) single family lots on 10.2 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 have received concurrence from City Engineer's Thomas & Hutton. This project is located in Council District 4. The parcel is located in the Suburban character area as defined in the 2021-2041 City of Port Wentworth Comprehensive Plan.

Funding: N/A

Recommendation: The Planning Commission will hear this application on Monday, January 8, 2024 at 3:30 PM. **/ UPDATE: The Planning Commission voted unanimously to recommend approval of the application.**

ATTACHMENTS:

- Maj Subdiv Prelim Plat RH LS Ph 26 7-0906-04-042 2023-Application (PDF)
- Maj Subdiv Prelim Plat RH LS Ph 26 7-0906-04-042 2023-APO (PDF)
- Maj Subdiv Prelim Plat RH LS Ph 26 7-0906-04-042 2023-Plat (PDF)

SUBDIVISION APPLICATION FORM FOR THE CITY OF PORT WENTWORTH

Application Form Required

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

| | |
|--|-----------------------|
| Subdivision Name: Rice Hope Lakeside Phase 26 | |
| Location: Lakeside Blvd., Port Wentworth, GA 31407 | |
| Number of Lots: 63 | Number of Acres: 10.2 |
| PIN #'s: 70906 04042 | Current Zoning: M-P-O |

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

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

Purpose of Subdivision:

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

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.

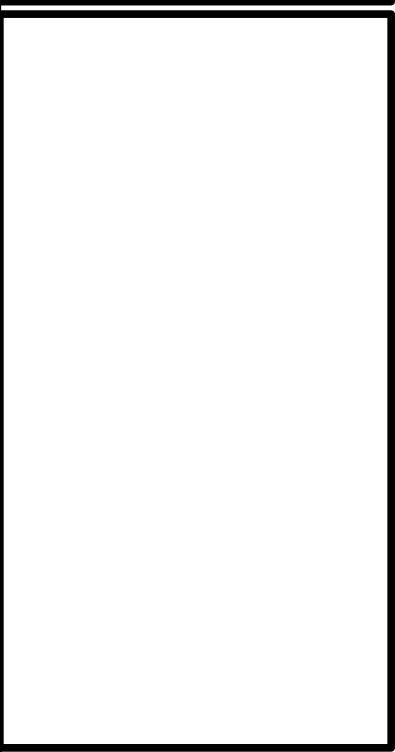
Address: 2221 E. Lamar Blvd. Suite 790 City, State Zip: Arlington, TX 76006

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

Date: May 26, 2023

Phase 26

| Owner Name | Mailing Address | Pin Number | Parcel # |
|--|---|------------|----------|
| Buck Island, LLC and BEP Land Investors, LLC | 100 Lakeside BLVD. Port Wentworth GA, 31407 | 7090604041 | 41 |
| Buck Island, LLC and BEP Land Investors, LLC | 100 Lakeside BLVD. Port Wentworth GA, 31407 | 7090604063 | 63 |
| Buck Island, LLC and BEP Land Investors, LLC | 100 Lakeside BLVD. Port Wentworth GA, 31407 | 7090604052 | 52 |
| Buck Island, LLC and BEP Land Investors, LLC | 100 Lakeside BLVD. Port Wentworth GA, 31407 | 7090604091 | 91 |
| Buck Island, LLC and BEP Land Investors, LLC | 100 Lakeside BLVD. Port Wentworth GA, 31407 | 7090604054 | 54 |

[illegible]

ADJACENT PROPERTY OWNERS EXHIBIT

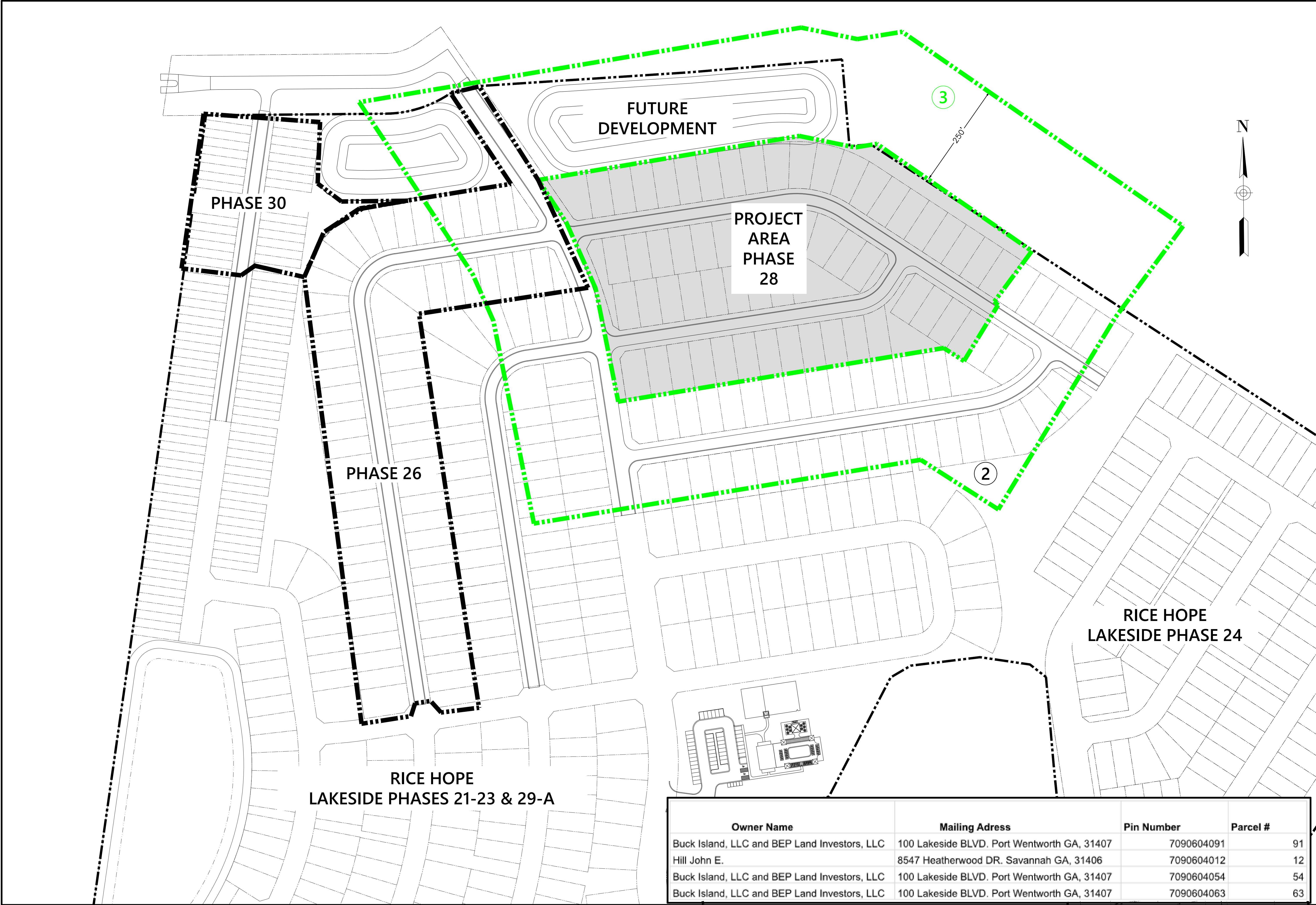
RICE HOPE LAKESIDE PHASE 26
CITY OF PORT WENTWORTH, GEORGIA

Prepared For
FORESTAR (USA) REAL ESTATE GROUP, INC.

SHEET
EXHIBIT

Phase 28

| Owner Name | Mailing Address | Pin Number | Parcel # |
|--|---|------------|----------|
| Buck Island, LLC and BEP Land Investors, LLC | 100 Lakeside BLVD. Port Wentworth GA, 31407 | 7090604091 | 91 |
| Hill John E. | 8547 Heatherwood DR. Savannah GA, 31406 | 7090604012 | 12 |
| Buck Island, LLC and BEP Land Investors, LLC | 100 Lakeside BLVD. Port Wentworth GA, 31407 | 7090604054 | 54 |
| Buck Island, LLC and BEP Land Investors, LLC | 100 Lakeside BLVD. Port Wentworth GA, 31407 | 7090604063 | 63 |



| REV. | REVISIONS | BY | DATE |
|------|-----------|----|------|
| | | | |
| | | | |
| | | | |
| | | | |

| |
|--|
| |
|--|

Pittman Engineering Co., LLC

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

ADJACENT PROPERTY OWNERS EXHIBIT

RICE HOPE LAKESIDE PHASE 28
CITY OF PORT WENTWORTH, GEORGIA

Prepared For
FORESTAR (USA) REAL ESTATE GROUP, INC.

| Owner Name | Mailing Address | Pin Number | Parcel # |
|--|---|------------|----------|
| Buck Island, LLC and BEP Land Investors, LLC | 100 Lakeside BLVD. Port Wentworth GA, 31407 | 7090604091 | 91 |
| Hill John E. | 8547 Heatherwood DR. Savannah GA, 31406 | 7090604012 | 12 |
| Buck Island, LLC and BEP Land Investors, LLC | 100 Lakeside BLVD. Port Wentworth GA, 31407 | 7090604054 | 54 |
| Buck Island, LLC and BEP Land Investors, LLC | 100 Lakeside BLVD. Port Wentworth GA, 31407 | 7090604063 | 63 |

Project No. 21-255
Drawn By: JJB
Designed By: JJB
Checked By: JJB
Scale: 1"=100'
Date: 4/21/23

SHEET

EXHIBIT

Phase 30

| Owner Name | Mailing Address | Pin Number | Parcel # |
|--|---|-------------|----------|
| | | | |
| Buck Island, LLC and BEP Land Investors, LLC | 100 Lakeside BLVD. Port Wentworth GA, 31407 | 7090604063 | 63 |
| Buck Island, LLC and BEP Land Investors, LLC | 100 Lakeside BLVD. Port Wentworth GA, 31407 | 7090604091 | 91 |
| Abshire Steven L & Kathy D | 10 Silk Way Port Wentworth GA, 31407 | 70906D03001 | 1 |

[illegible]

| |
|--|
| |
|--|

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

ADJACENT PROPERTY OWNERS EXHIBIT

RICE HOPE LAKESIDE PHASE 30
CITY OF PORT WENTWORTH, GEORGIA

Prepared For
FORESTAR (USA) REAL ESTATE GROUP, INC.

Project No. 21-255
 Drawn By: JJB
 Designed By: JJB
 Checked By: JJB
 Scale: 1"=100'
 Date: 4/21/23

SHEET
EXHIBIT

FOR REVIEW

RESERVED FOR CLERK'S FILING INFORMATION

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, CITY OF PORT WENTWORTH

MAYOR DATE

REFERENCES:

1. 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
2. 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

NOTES:

1. 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.
2. FIELD EQUIPMENT USED FOR THIS SURVEY: GEOMAX ZOOM 90 CARLSON 7X GPS WITH VRS NETWORK (eGPS SOLUTIONS)
3. THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE RATIO OF 1 FOOT IN XXXXX FEET OR BETTER, AN ANGULAR ERROR OF 03" PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE METHOD.
4. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN XXXXX FEET.
5. THIS SURVEY AND ALL SUBSEQUENT REVISIONS ARE BASED SOLELY ON FIELD WORK THAT WAS COMPLETED ON XX/XX/XXXX (UNLESS OTHERWISE NOTED). SHUPE SURVEYING COMPANY, P.C. IS NOT RESPONSIBLE FOR ANY CHANGES TO SITE CONDITIONS AFTER THIS DATE.
6. 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 L.L.C (DEED BOOK 794 PAGE 549).
7. 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.
ZONE X (UNSHADED) - AREAS OF MINIMAL FLOOD HAZARD.
8. 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.
9. 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
10. THIS PLAT CONTAINS 63 LOTS
11. 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
12. 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
13. 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
14. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A FULL TITLE EXAMINATION.
15. 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.
16. ZONING INFORMATION WAS TAKEN FROM THE CHATHAM COUNTY GIS WEBSITE (WWW.SAGIS.ORG). THE SUBJECT PROPERTY AND ADJACENT PROPERTIES ARE ZONED M-P-O
17. BUILDING SETBACKS BASED ON ZONING TEXT. RESTRICTIVE COVENANTS MAY HAVE MORE STRINGENT REQUIREMENTS.
FRONT 20'
SIDE 5'
REAR 15'
18. STREETS WITHIN THIS SUBDIVISION ARE INTENDED TO BE PUBLIC.

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

FUTURE DEVELOPMENT PHASE 23

MATCHLINE

COMMON AREA
24,953 S.F.
0.57 AC.

FUTURE DEVELOPMENT PHASE 23

HAWKINS PASS (50' R/W)

COLD CREEK DRIVE (50' R/W)

FINDLAY TRAIL (50' R/W)

SEE SHEET 2

GA SP-1 - EAST ZONE
GRID NORTH - NAD 83

SITE

VICINITY MAP (NOT TO SCALE)

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:

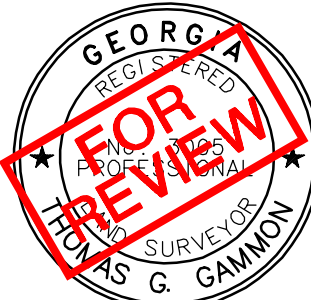
- CIRS 1/2" CAPPED IRON REBAR SET (SSC PC, LSF 317)
- CMS CONCRETE MONUMENT SET
- CIRC CAPPED IRON REBAR FOUND
- CIPF CAPPED IRON PIPE FOUND
- 415 LOT NUMBER
- #15 ADDRESS
- XX BSL BUILDING SET BACK LINE

AREA CHART

COMMON AREA 0.81 ACRES
RIGHT OF WAY 1.67 ACRES
LOTS 7.17 ACRES
TOTAL 9.65 ACRES

SURVEYORS RECORDING CERTIFICATION

AS REQUIRED BY SUBSECTION (d) 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 26
LOTS 758 THRU 820

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

PREPARED FOR:
FORESTAR (USA)
REAL ESTATE GROUP INC.



SHUPE SURVEYING COMPANY, P.C.

3837 DARIEN HIGHWAY
BRUNSWICK, GA 31525
912-265-0562

CERTIFICATE OF AUTHORIZATION: LSF317



SCALE 1" = 40'
FILE 21436A
DRAWING 21436-PH 26
DRAWING DATE 05/22/2023
DRAWN BY DW
CREW CHIEF PM

SHEET 1 OF 2

FOR REVIEW

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

RESERVED FOR CLERK'S FILING INFORMATION

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, CITY OF PORT WENTWORTH

MAYOR DATE

LAKE SIDE DRIVE (70' R/W)

STRIKER ROAD (60' R/W)

EXISTING LAAGOON

FUTURE DEVELOPMENT PHASE 30

FUTURE DEVELOPMENT PHASE 27

COLD CREEK DRIVE (50' R/W)

FUTURE DEVELOPMENT PHASE 29

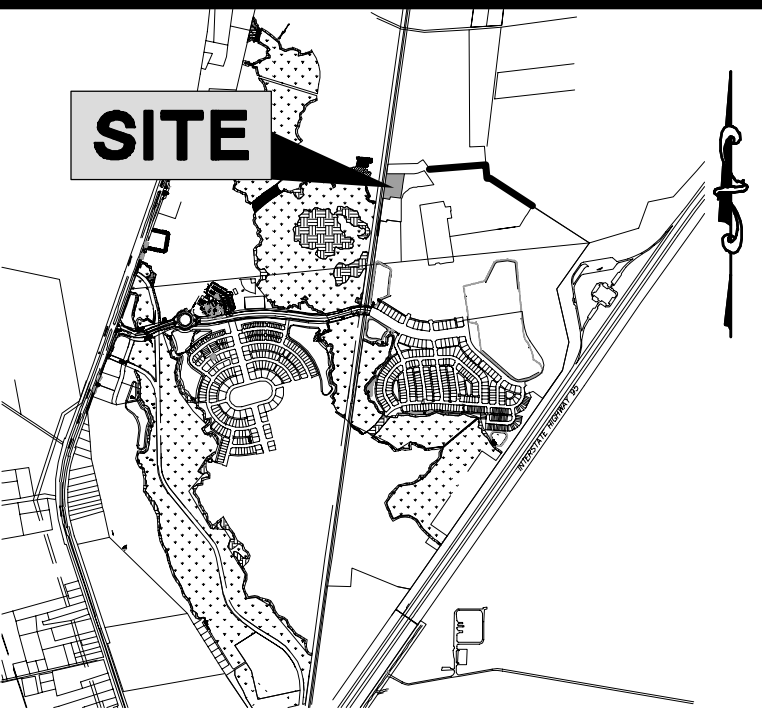
FLAT ROCK TRACE (50' R/W)

LAKE SIDE DRIVE (70' R/W)

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | S 23°20'14" W | 15.26' |
| L2 | N 53°39'54" W | 21.21' |
| L3 | S 81°20'06" W | 50.00' |
| L4 | S 36°20'06" W | 21.21' |
| L5 | N 89°23'54" E | 6.32' |
| L6 | N 00°11'26" W | 17.88' |
| L7 | N 05°14'40" E | 22.40' |
| L8 | N 05°14'40" E | 33.43' |
| L9 | N 20°16'53" E | 32.81' |
| L10 | N 20°34'50" E | 41.74' |
| L11 | N 44°32'32" E | 25.44' |
| L12 | N 35°38'44" E | 28.23' |
| L13 | N 53°06'09" E | 38.33' |
| L14 | N 51°12'48" E | 34.19' |
| L15 | N 70°22'15" E | 32.76' |
| L16 | N 71°23'58" E | 32.51' |
| L17 | N 79°04'19" E | 24.18' |
| L18 | N 84°33'29" E | 3.05' |
| L19 | N 84°33'29" E | 18.15' |
| L20 | N 84°26'24" E | 23.92' |
| L21 | N 82°20'35" E | 42.01' |
| L22 | S 81°20'06" W | 12.03' |
| L23 | S 08°39'54" E | 5.12' |
| L24 | S 28°18'16" E | 66.83' |

| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|-------|----------|------------|--------------|---------------|-------------|
| C1 | 1000.00' | 75.94' | 75.92' | N 52°23'41" W | 210°32' |
| C2 | 1000.00' | 113.69' | 113.63' | N 23°07'57" W | 315°25' |
| C3 | 125.00' | 30.84' | 30.76' | N 01°35'52" W | 704°01" |
| C4 | 125.00' | 35.12' | 35.00' | N 13°31'02" E | 8°02'52" |
| C5 | 125.00' | 35.12' | 35.00' | N 29°36'46" E | 8°02'52" |
| C6 | 125.00' | 35.12' | 35.00' | N 45°42'31" E | 8°02'52" |
| C7 | 125.00' | 35.12' | 35.00' | N 61°48'15" E | 8°02'52" |
| C8 | 125.00' | 25.05' | 25.01' | N 75°35'37" E | 5°44'30" |
| C9 | 75.00' | 58.90' | 57.40' | N 58°50'06" E | 22°30'00" |
| C10 | 75.00' | 58.90' | 57.40' | N 13°50'06" E | 22°30'00" |

SITE



VICINITY MAP (NOT TO SCALE)

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 PG. LSF 317)
- CMS CONCRETE MONUMENT SET
- CIRC CAPPED IRON REBAR FOUND
- CIPF CAPPED IRON PIPE FOUND
- 415 LOT NUMBER
- #15 ADDRESS
- XX BSL BUILDING SET BACK LINE

AREA CHART

| | |
|--------------|------------|
| COMMON AREA | 0.81 ACRES |
| RIGHT OF WAY | 1.67 ACRES |
| LOTS | 7.17 ACRES |
| TOTAL | 9.65 ACRES |

SURVEYORS RECORDING CERTIFICATION

AS REQUIRED BY SUBSECTION (d) 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 LAKE SIDE PHASE 26 LOTS 758 THRU 820

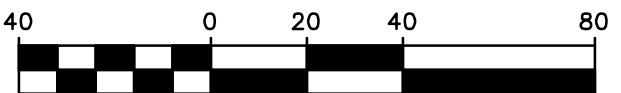
8TH G.M.D. CITY OF PORT WENTWORTH CHATHAM COUNTY, GEORGIA

PREPARED FOR: FORESTAR (USA) REAL ESTATE GROUP INC.



SHUPE SURVEYING COMPANY, P.C. 3837 DARIEN HIGHWAY BRUNSWICK, GA 31525 912-265-0562

CERTIFICATE OF AUTHORIZATION: LSF317



| | | | |
|---------|-------------|--------------|------------|
| SCALE | 1" = 40' | DRAWING DATE | 05/22/2023 |
| FILE | 21436A | DRAWN BY | DW |
| DRAWING | 21436-PH 26 | CREW CHIEF | PM |



City Council
 7224 GA Highway 21
 Port Wentworth, GA 31407

SCHEDULED

Meeting: 01/18/24 07:00 PM
 Department: Development Services
 Category: Planning/Zoning Item
 Prepared By: Stephanie Cook
 Department Head: Melanie Ellis

AGENDA ITEM (ID # 2930)

DOC ID: 2930

Subdivision Application submitted by Forestar (USA) Real Estate Group Inc., for PIN # 7-0906-04-042 (Lakeside Blvd.) located in a M-P-O (Master Plan Overlay) Zoning District (PUD, Planned Unit Development, under Newly Adopted Zoning Ordinance) for a Preliminary Plat of a Major Subdivision (Rice Hope Lakeside Phase 28) for the purpose of a Single-Family Subdivision.

Issue/Item: Subdivision Application has been submitted by Forestar (USA) Real Estate Group Inc., for PIN # 7-0906-04-042 (Lakeside Blvd.) located in a M-P-O (Master Plan Overlay) Zoning District (PUD, Planned Unit Development, under Newly Adopted Zoning Ordinance) for a Preliminary Plat of a Major Subdivision (Rice Hope Lakeside Phase 28) for the purpose of a Single-Family Subdivision.

Background: This is the preliminary plat application for Lakeside Phase 28 in the Rice Hope Subdivision. Lakeside Phase 28 includes fifty-six (56) single family lots on 10.4 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 have received concurrence from City Engineer's Thomas & Hutton. This project is located in Council District 4. The parcel is located in the Suburban character area as defined in the 2021-2041 City of Port Wentworth Comprehensive Plan.

Funding: N/A

Recommendation: The Planning Commission will hear this application on Monday, January 8, 2024 at 3:30 PM. **/ UPDATE: The Planning Commission voted unanimously to recommend approval of the application.**

ATTACHMENTS:

- Maj Subdiv Prelim Plat RH LS Ph 28 7-0906-04-042 2023-Application (PDF)
- Maj Subdiv Prelim Plat RH LS Ph 28 7-0906-04-042 2023-APO (PDF)
- Maj Subdiv Prelim Plat RH LS Ph 28 7-0906-04-042 2023-Plat (PDF)

SUBDIVISION APPLICATION FORM FOR THE CITY OF PORT WENTWORTH

Application Form Required

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

| | |
|--|-----------------------|
| Subdivision Name: RICE HOPE LAKESIDE PHASE 28 | |
| Location: Lakeside Blvd., Port Wentworth, GA 31407 | |
| Number of Lots: 56 | Number of Acres: 10.4 |
| PIN #'s: 70906 04042 | Current Zoning: M-P-O |

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

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

Purpose of Subdivision:

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

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.

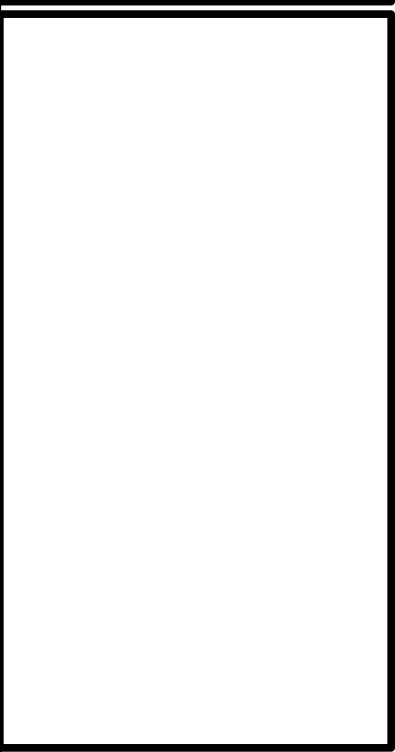
Address: 2221 E. Lamar Blvd. Suite 790 City, State Zip: Arlington, TX 76006

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

Date: May 26, 2023

Phase 26

| Owner Name | Mailing Address | Pin Number | Parcel # |
|--|---|------------|----------|
| Buck Island, LLC and BEP Land Investors, LLC | 100 Lakeside BLVD. Port Wentworth GA, 31407 | 7090604041 | 41 |
| Buck Island, LLC and BEP Land Investors, LLC | 100 Lakeside BLVD. Port Wentworth GA, 31407 | 7090604063 | 63 |
| Buck Island, LLC and BEP Land Investors, LLC | 100 Lakeside BLVD. Port Wentworth GA, 31407 | 7090604052 | 52 |
| Buck Island, LLC and BEP Land Investors, LLC | 100 Lakeside BLVD. Port Wentworth GA, 31407 | 7090604091 | 91 |
| Buck Island, LLC and BEP Land Investors, LLC | 100 Lakeside BLVD. Port Wentworth GA, 31407 | 7090604054 | 54 |

[illegible]

ADJACENT PROPERTY OWNERS EXHIBIT

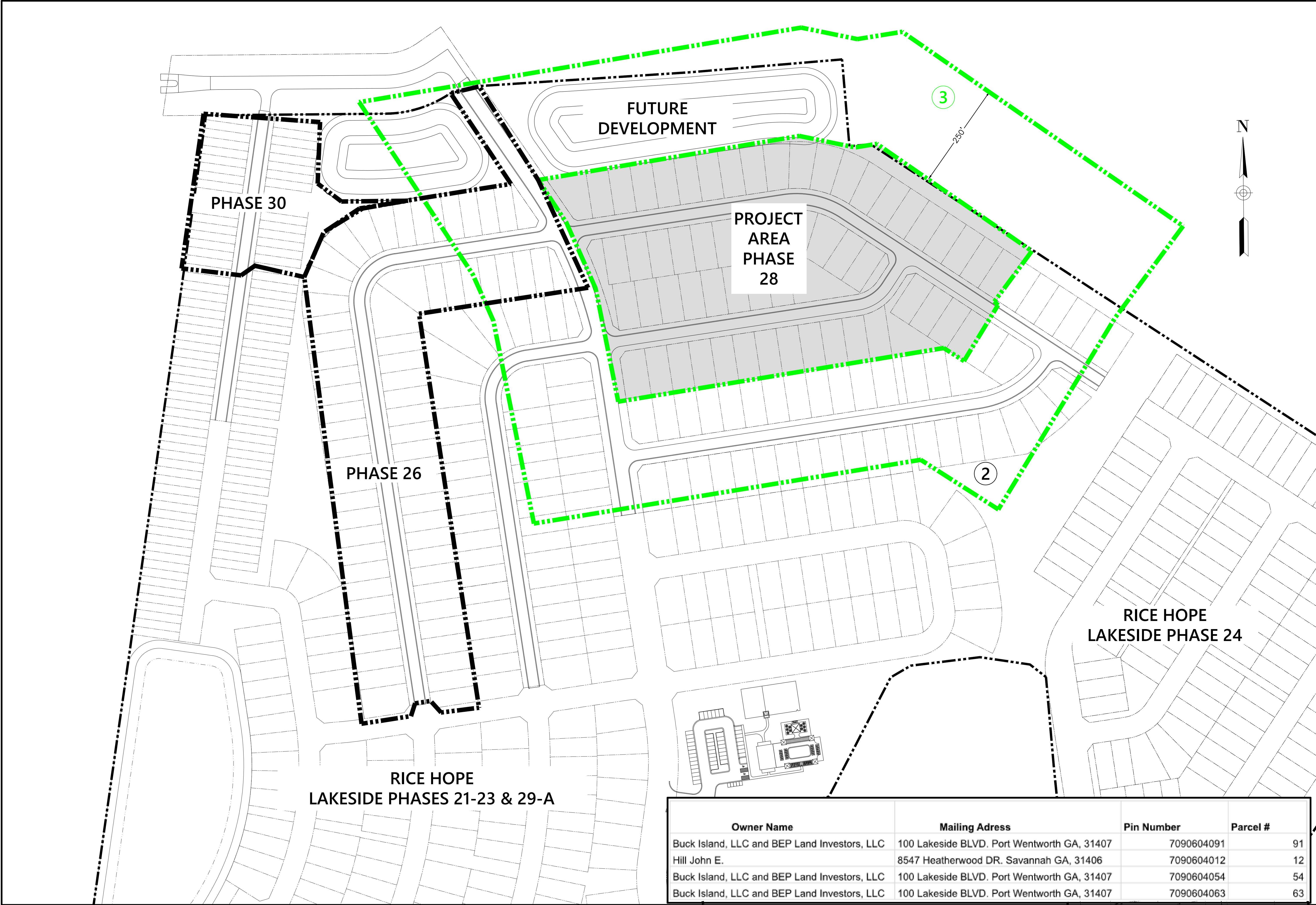
RICE HOPE LAKESIDE PHASE 26
CITY OF PORT WENTWORTH, GEORGIA

Prepared For
FORESTAR (USA) REAL ESTATE GROUP, INC.

SHEET
EXHIBIT

Phase 28

| Owner Name | Mailing Address | Pin Number | Parcel # |
|--|---|------------|----------|
| Buck Island, LLC and BEP Land Investors, LLC | 100 Lakeside BLVD. Port Wentworth GA, 31407 | 7090604091 | 91 |
| Hill John E. | 8547 Heatherwood DR. Savannah GA, 31406 | 7090604012 | 12 |
| Buck Island, LLC and BEP Land Investors, LLC | 100 Lakeside BLVD. Port Wentworth GA, 31407 | 7090604054 | 54 |
| Buck Island, LLC and BEP Land Investors, LLC | 100 Lakeside BLVD. Port Wentworth GA, 31407 | 7090604063 | 63 |



| REV. | REVISIONS | BY | DATE |
|------|-----------|----|------|
| | | | |
| | | | |
| | | | |
| | | | |

| |
|--|
| |
|--|

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

ADJACENT PROPERTY OWNERS EXHIBIT
RICE HOPE LAKESIDE PHASE 28
CITY OF PORT WENTWORTH, GEORGIA
Prepared For
FORESTAR (USA) REAL ESTATE GROUP, INC.

| Owner Name | Mailing Address | Pin Number | Parcel # |
|--|---|------------|----------|
| Buck Island, LLC and BEP Land Investors, LLC | 100 Lakeside BLVD. Port Wentworth GA, 31407 | 7090604091 | 91 |
| Hill John E. | 8547 Heatherwood DR. Savannah GA, 31406 | 7090604012 | 12 |
| Buck Island, LLC and BEP Land Investors, LLC | 100 Lakeside BLVD. Port Wentworth GA, 31407 | 7090604054 | 54 |
| Buck Island, LLC and BEP Land Investors, LLC | 100 Lakeside BLVD. Port Wentworth GA, 31407 | 7090604063 | 63 |

Project No. 21-255
Drawn By: JJB
Designed By: JJB
Checked By: JJB
Scale: 1"=100'
Date: 4/21/23

SHEET
EXHIBIT

Phase 30

| Owner Name | Mailing Address | Pin Number | Parcel # |
|--|---|-------------|----------|
| | | | |
| Buck Island, LLC and BEP Land Investors, LLC | 100 Lakeside BLVD. Port Wentworth GA, 31407 | 7090604063 | 63 |
| Buck Island, LLC and BEP Land Investors, LLC | 100 Lakeside BLVD. Port Wentworth GA, 31407 | 7090604091 | 91 |
| Abshire Steven L & Kathy D | 10 Silk Way Port Wentworth GA, 31407 | 70906D03001 | 1 |

[illegible]

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

ADJACENT PROPERTY OWNERS EXHIBIT

RICE HOPE LAKESIDE PHASE 30
CITY OF PORT WENTWORTH, GEORGIA

Prepared For

FORESTAR (USA) REAL ESTATE GROUP, INC.

Project No. 21-255
 Drawn By: JJJ
 Designed By: JJJ
 Checked By: JJJ
 Scale: 1"=100'
 Date: 4/21/23

SHEET
EXHIBIT

FOR REVIEW

APPROVED BY THE CITY OF PORT WENTWORTH PLANNING COMMISSION

PLANNING COMMISSION CHAIRPERSON DATE

APPROVED BY THE CITY ENGINEER, CITY OF PORT WENTWORTH

PORT WENTWORTH CITY ENGINEER DATE

APPROVED BY THE MAYOR, CITY OF PORT WENTWORTH

MAYOR 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

| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|-------|----------|------------|--------------|---------------|-------------|
| C1 | 225.00' | 15.14' | 15.13' | S 83°15'44" W | 1°50'58" |
| C2 | 225.00' | 49.77' | 49.68' | N 88°58'27" W | 6°20'11" |
| C3 | 225.00' | 49.78' | 49.68' | N 75°47'58" W | 6°20'18" |
| C4 | 225.00' | 49.43' | 49.33' | N 63°10'09" W | 6°17'59" |
| C5 | 225.00' | 49.43' | 49.33' | N 63°10'09" W | 6°17'59" |
| C6 | 175.00' | 77.79' | 77.19' | N 85°55'49" W | 12°44'08" |
| C7 | 175.00' | 49.89' | 49.69' | N 65°02'07" W | 9°09'57" |
| C8 | 75.00' | 63.11' | 61.26' | N 57°13'48" E | 24°06'18" |
| C9 | 125.00' | 40.32' | 40.14' | N 42°15'52" E | 9°14'22" |
| C10 | 125.00' | 64.88' | 64.14' | N 66°28'10" E | 14°52'54" |
| C11 | 125.00' | 54.86' | 54.42' | N 64°10'38" E | 12°34'24" |
| C12 | 1070.00' | 10.00' | 10.00' | N 79°02'34" E | 2°17'32" |
| C13 | 1070.00' | 34.14' | 34.14' | N 09°35'44" W | 0°54'50" |
| C14 | 1070.00' | 50.08' | 50.08' | N 11°01'02" W | 1°20'27" |
| C15 | 1000.00' | 85.38' | 85.38' | N 13°41'14" W | 0°29'45" |
| C16 | 1000.00' | 113.69' | 113.63' | N 23°07'57" W | 3°19'25" |
| C17 | 1000.00' | 75.94' | 75.92' | N 32°23'41" W | 2°10'32" |
| C18 | 1070.00' | 111.59' | 111.54' | N 31°54'56" W | 2°39'15" |

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | S 63°36'19" E | 17.92' |
| L2 | N 81°20'06" E | 36.41' |
| L3 | N 77°18'39" E | 34.85' |
| L4 | N 89°08'36" E | 30.20' |
| L5 | N 89°08'36" E | 30.20' |
| L6 | N 87°32'42" E | 30.85' |
| L7 | S 84°17'27" E | 33.58' |
| L8 | S 81°10'48" E | 34.70' |
| L9 | S 70°11'52" E | 30.53' |
| L10 | S 70°11'52" E | 30.53' |
| L11 | S 71°06'00" E | 32.21' |
| L12 | S 58°53'54" E | 32.91' |
| L13 | S 58°59'52" E | 31.82' |
| L14 | N 61°39'56" W | 52.18' |
| L15 | S 56°52'30" E | 14.97' |
| L16 | N 81°20'06" E | 9.98' |
| L17 | S 68°01'43" E | 37.74' |
| L18 | S 65°02'07" E | 18.45' |
| L19 | S 75°49'01" W | 70.00' |
| L20 | N 65°25'47" E | 70.00' |
| L21 | N 28°18'16" W | 66.83' |

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 90 CARLSON 7X GPS WITH VRS NETWORK (eGPS SOLUTIONS)
- THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE RATIO OF 1 FOOT IN XXXXX FEET OR BETTER, AN ANGULAR ERROR OF 03" PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE METHOD.
- THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN XXXXX FEET.
- THIS SURVEY AND ALL SUBSEQUENT REVISIONS ARE BASED SOLELY ON FIELD WORK THAT WAS COMPLETED ON XX/XX/XXXX (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 L.L.C. (DEED BOOK 794 PAGE 549).
- ACCORDING TO F.I.R.M. MAP NO. 13051, PANEL C00356, 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.

ZONE X (UNSHADED) - AREAS OF MINIMAL FLOOD HAZARD.
- 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 GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED
- THIS PLAT CONTAINS 56 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.

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

NOW OR FORMERLY
JOHN E. HILL
(DEED BOOK 1845, PAGE 694)

NOW OR FORMERLY
BEP RICE HILL TRACT 2 L.L.C.
C/O HIGHBROOK INVESTORS
(DEED BOOK 2664, PAGE 301)

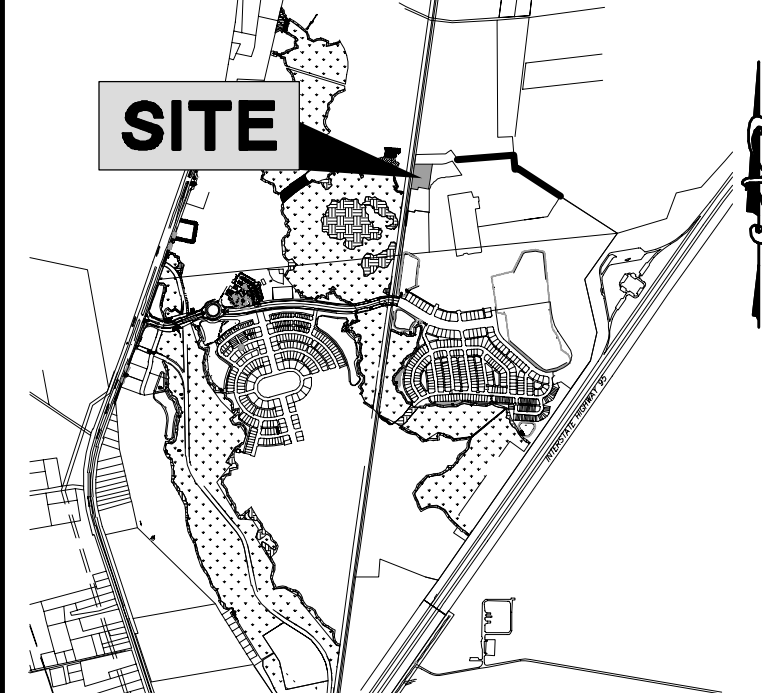
EXISTING LAGOON

COLD CREEK DRIVE (50' R/W)

COLD CREEK DRIVE (50' R/W)

FLAT ROCK TRACE (50' R/W)

GLADEWATER DRIVE



VICINITY MAP (NOT TO SCALE)

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:

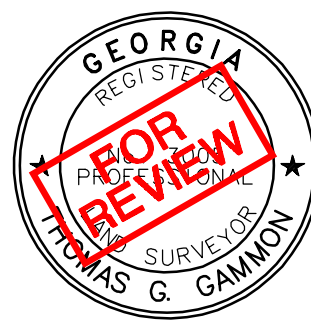
- CIRS 1/2" CAPPED IRON REBAR SET (SSC PC, LSF 317)
- CMS CONCRETE MONUMENT SET
- CIRC CAPPED IRON REBAR FOUND
- CIPF CAPPED IRON PIPE FOUND
- 415 LOT NUMBER
- #15 ADDRESS
- XX BSL BUILDING SET BACK LINE

AREA CHART

COMMON AREA 0.61 ACRES
RIGHT OF WAY 2.67 ACRES
LOTS 7.56 ACRES
TOTAL 10.84 ACRES

SURVEYORS RECORDING CERTIFICATION

AS REQUIRED BY SUBSECTION (d) 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 28
LOTS 702 THRU 757

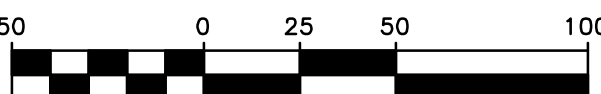
8TH G.M.D.
CITY OF PORT WENTWORTH
CHATHAM COUNTY, GEORGIA

PREPARED FOR:
FORESTAR (USA)
REAL ESTATE GROUP INC.



SHUPE SURVEYING COMPANY, P.C.
3837 DARIEN HIGHWAY
BRUNSWICK, GA 31525
912-265-0562

CERTIFICATE OF AUTHORIZATION: LSF317



SCALE 1" = 50'
FILE 21436A
DRAWING 21436-PH 28
DRAWING DATE 05/22/2023
DRAWN BY DW
CREW CHIEF PM

SHEET 1 OF 1



City Council
 7224 GA Highway 21
 Port Wentworth, GA 31407

SCHEDULED

Meeting: 01/18/24 07:00 PM
 Department: Development Services
 Category: Planning/Zoning Item
 Prepared By: Stephanie Cook
 Department Head: Melanie Ellis

AGENDA ITEM (ID # 2931)

DOC ID: 2931

Subdivision Application submitted by Forestar (USA) Real Estate Group Inc., for PIN # 7-0906-04-042 (Lakeside Blvd.) located in a M-P-O (Master Plan Overlay) Zoning District (PUD, Planned Unit Development, under Newly Adopted Zoning Ordinance) for a Preliminary Plat of a Major Subdivision (Rice Hope Lakeside Phase 30) for the purpose of a Single-Family Subdivision.

Issue/Item: Subdivision Application has been submitted by Forestar (USA) Real Estate Group Inc., for PIN # 7-0906-04-042 (Lakeside Blvd.) located in a M-P-O (Master Plan Overlay) Zoning District (PUD, Planned Unit Development, under Newly Adopted Zoning Ordinance) for a Preliminary Plat of a Major Subdivision (Rice Hope Lakeside Phase 30) for the purpose of a Single-Family Subdivision.

Background: This is the preliminary plat application for Lakeside Phase 30 in the Rice Hope Subdivision. Lakeside Phase 30 includes thirty-two (32) single family lots on 2.70 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 have received concurrence from City Engineer's Thomas & Hutton. This project is located in Council District 4. The parcel is located in the Suburban character area as defined in the 2021-2041 City of Port Wentworth Comprehensive Plan.

Funding: N/A

Recommendation: The Planning Commission will hear this application on Monday, January 8, 2024 at 3:30 PM. **/ UPDATE: The Planning Commission voted unanimously to recommend approval of the application.**

ATTACHMENTS:

- Maj Subdiv Prelim Plat RH LS Ph 30 7-0906-04-042 2023-Application (PDF)
- Maj Subdiv Prelim Plat RH LS Ph 30 7-0906-04-042 2023-APO (PDF)
- Maj Subdiv Prelim Plat RH LS Ph 30 7-0906-04-042 2023-Plat (PDF)

SUBDIVISION APPLICATION FORM FOR THE CITY OF PORT WENTWORTH

Application Form Required

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

| | |
|--|-----------------------|
| Subdivision Name: RICE HOPE LAKESIDE PHASE 30 | |
| Location: Lakeside Blvd., Port Wentworth, GA 31407 | |
| Number of Lots: 32 | Number of Acres: 2.70 |
| 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"/> Multi-Family <input type="checkbox"/> Retail <input type="checkbox"/> Other Business | <input type="checkbox"/> Industrial <input type="checkbox"/> Institutional <input type="checkbox"/> Other <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: May 26, 2023

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

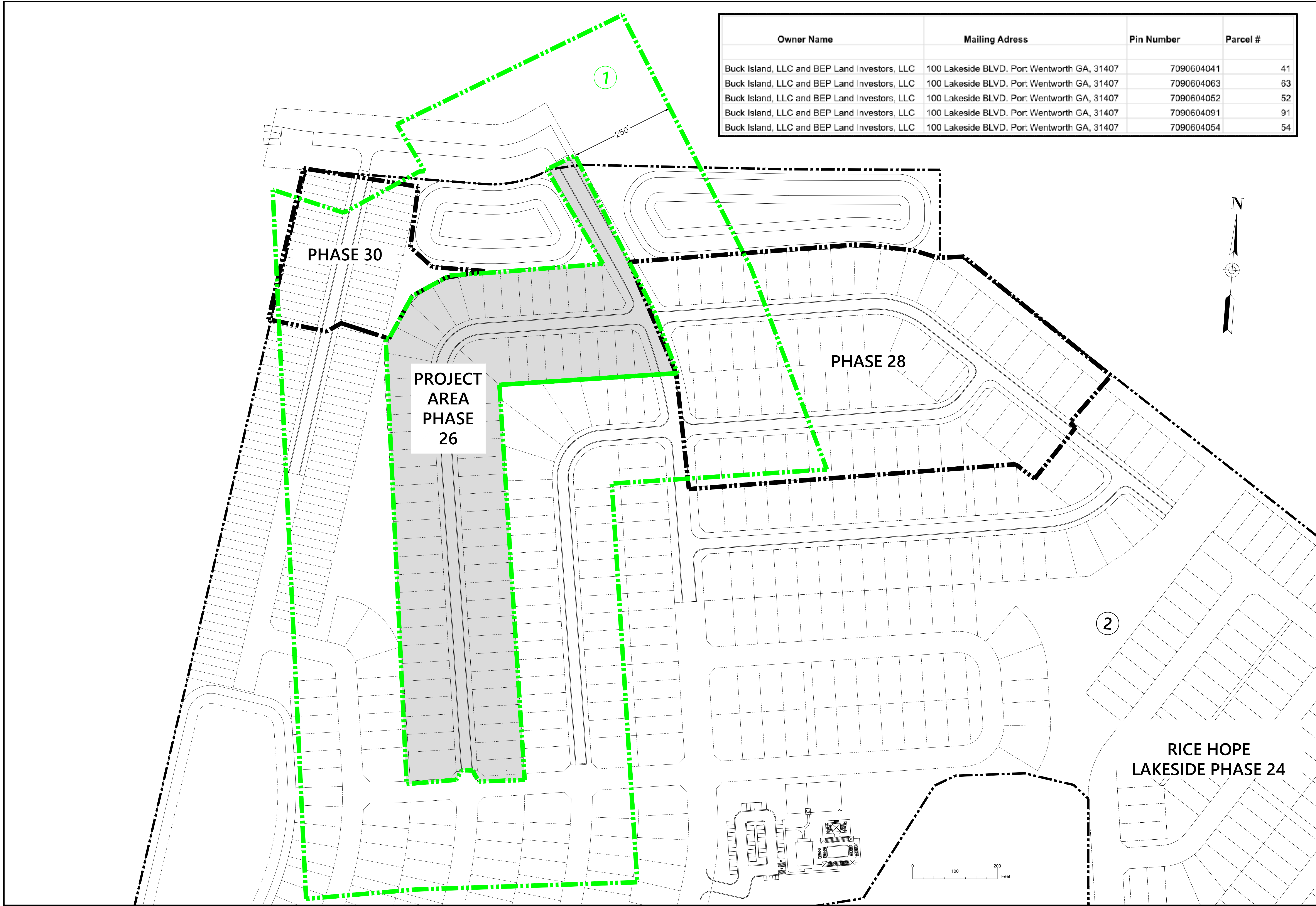
Comments: Place any pertinent comments you wish to make in the following space:

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**

Phase 26

| Owner Name | Mailing Address | Pin Number | Parcel # |
|--|---|------------|----------|
| Buck Island, LLC and BEP Land Investors, LLC | 100 Lakeside BLVD. Port Wentworth GA, 31407 | 7090604041 | 41 |
| Buck Island, LLC and BEP Land Investors, LLC | 100 Lakeside BLVD. Port Wentworth GA, 31407 | 7090604063 | 63 |
| Buck Island, LLC and BEP Land Investors, LLC | 100 Lakeside BLVD. Port Wentworth GA, 31407 | 7090604052 | 52 |
| Buck Island, LLC and BEP Land Investors, LLC | 100 Lakeside BLVD. Port Wentworth GA, 31407 | 7090604091 | 91 |
| Buck Island, LLC and BEP Land Investors, LLC | 100 Lakeside BLVD. Port Wentworth GA, 31407 | 7090604054 | 54 |



| REV. | BY | DATE |
|------|----|------|
| | | |
| | | |
| | | |
| | | |
| | | |

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

ADJACENT PROPERTY OWNERS EXHIBIT

RICE HOPE LAKESIDE PHASE 26
CITY OF PORT WENTWORTH, GEORGIA

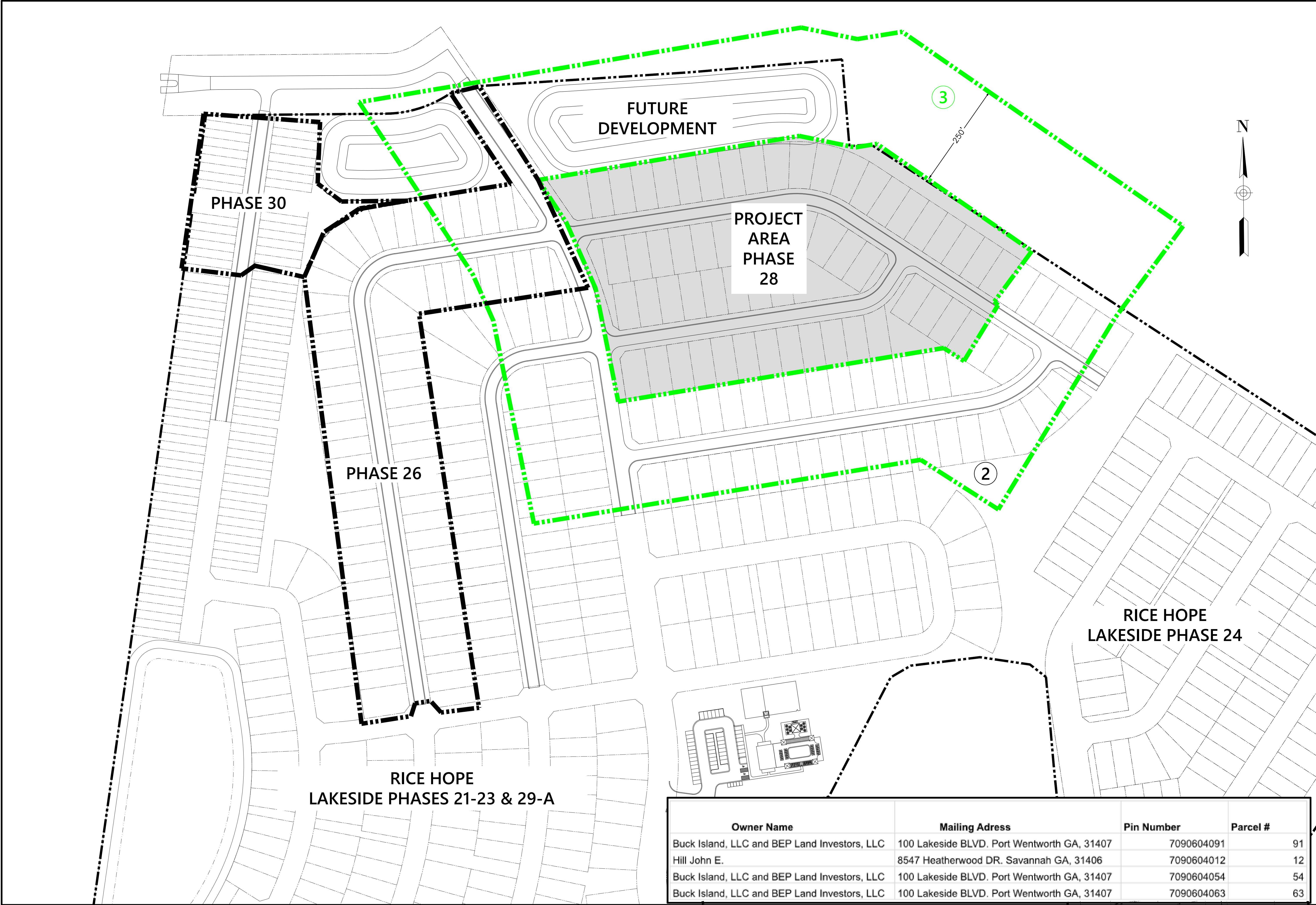
Prepared For
FORESTAR (USA) REAL ESTATE GROUP, INC.

Project No. 21-255
Drawn By: JJB
Designed By: JJB
Checked By: JJB
Scale: 1"=100'
Date: 4/21/23

SHEET
EXHIBIT

Phase 28

| Owner Name | Mailing Address | Pin Number | Parcel # |
|--|---|------------|----------|
| Buck Island, LLC and BEP Land Investors, LLC | 100 Lakeside BLVD. Port Wentworth GA, 31407 | 7090604091 | 91 |
| Hill John E. | 8547 Heatherwood DR. Savannah GA, 31406 | 7090604012 | 12 |
| Buck Island, LLC and BEP Land Investors, LLC | 100 Lakeside BLVD. Port Wentworth GA, 31407 | 7090604054 | 54 |
| Buck Island, LLC and BEP Land Investors, LLC | 100 Lakeside BLVD. Port Wentworth GA, 31407 | 7090604063 | 63 |



| Owner Name | Mailing Address | Pin Number | Parcel # |
|--|---|------------|----------|
| Buck Island, LLC and BEP Land Investors, LLC | 100 Lakeside BLVD. Port Wentworth GA, 31407 | 7090604091 | 91 |
| Hill John E. | 8547 Heatherwood DR. Savannah GA, 31406 | 7090604012 | 12 |
| Buck Island, LLC and BEP Land Investors, LLC | 100 Lakeside BLVD. Port Wentworth GA, 31407 | 7090604054 | 54 |
| Buck Island, LLC and BEP Land Investors, LLC | 100 Lakeside BLVD. Port Wentworth GA, 31407 | 7090604063 | 63 |

| | |
|--------------------|--|
| Project No. 21-255 | |
| Drawn By: JJB | |
| Designed By: JJB | |
| Checked By: JJB | |
| Scale: 1"=100' | |
| Date: 4/21/23 | |
| SHEET | |
| EXHIBIT | |

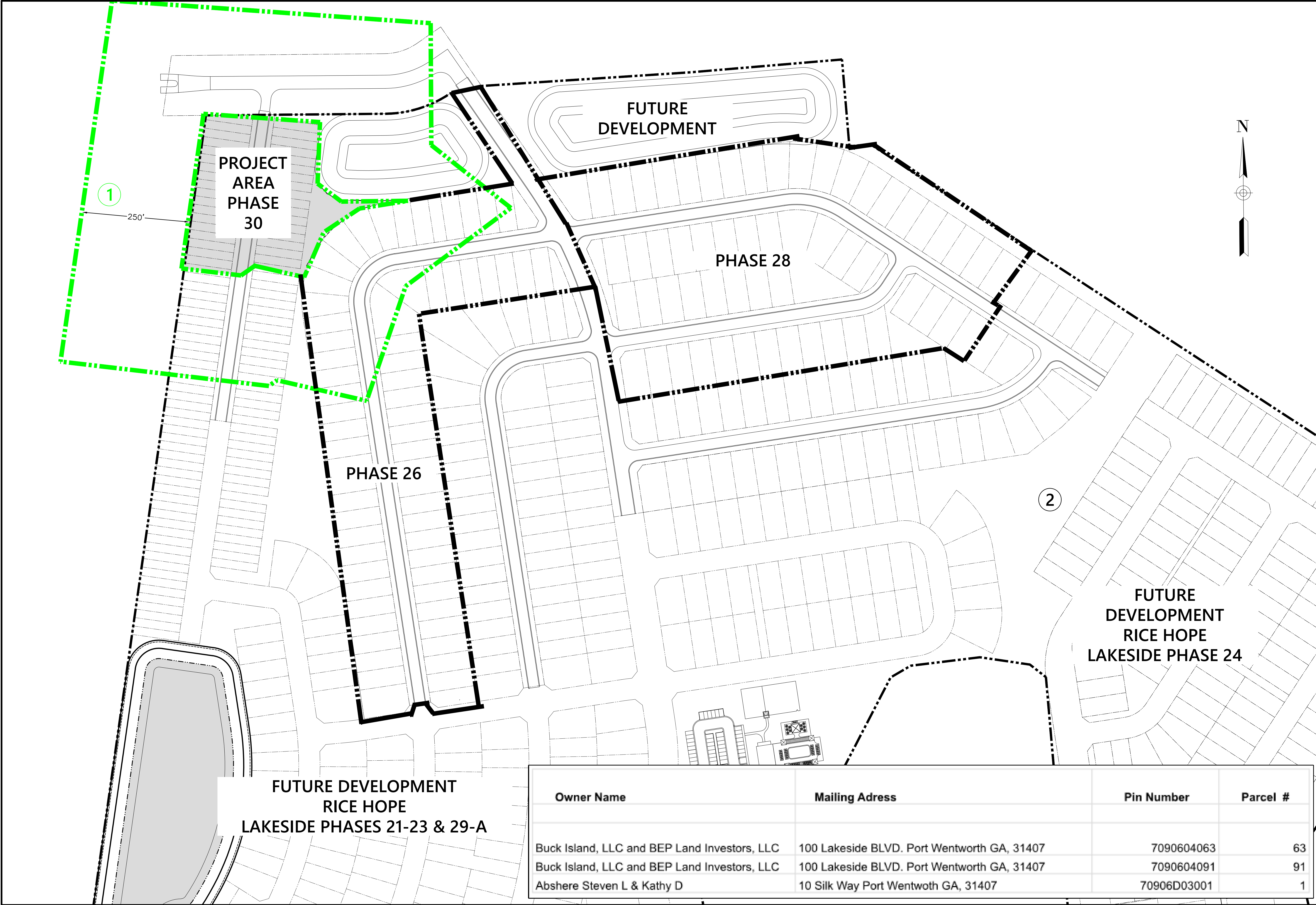
| |
|--|
| ADJACENT PROPERTY OWNERS EXHIBIT |
| RICE HOPE LAKESIDE PHASE 28 |
| CITY OF PORT WENTWORTH, GEORGIA |
| Prepared For |
| FORESTAR (USA) REAL ESTATE GROUP, INC. |

| | |
|------------------------------|--|
| Pittman Engineering Co., LLC | |
| 2591 Hwy 17S Suite 303 | |
| Richmond Hill, GA 31324 | |
| 912-445-0578 | |
| www.PittmanEngineeringCo.com | |

| | | | |
|------|-----------|----|------|
| REV. | REVISIONS | BY | DATE |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

Phase 30

| Owner Name | Mailing Address | Pin Number | Parcel # |
|--|---|-------------|----------|
| | | | |
| Buck Island, LLC and BEP Land Investors, LLC | 100 Lakeside BLVD. Port Wentworth GA, 31407 | 7090604063 | 63 |
| Buck Island, LLC and BEP Land Investors, LLC | 100 Lakeside BLVD. Port Wentworth GA, 31407 | 7090604091 | 91 |
| Abshire Steven L & Kathy D | 10 Silk Way Port Wentworth GA, 31407 | 70906D03001 | 1 |



| Owner Name | Mailing Address | Pin Number | Parcel # |
|--|---|-------------|----------|
| Buck Island, LLC and BEP Land Investors, LLC | 100 Lakeside BLVD. Port Wentworth GA, 31407 | 7090604063 | 63 |
| Buck Island, LLC and BEP Land Investors, LLC | 100 Lakeside BLVD. Port Wentworth GA, 31407 | 7090604091 | 91 |
| Abshire Steven L & Kathy D | 10 Silk Way Port Wentworth GA, 31407 | 70906D03001 | 1 |

| REV. | REVISIONS | BY | DATE |
|------|-----------|----|------|
| | | | |
| | | | |
| | | | |
| | | | |

| |
|--|
| |
|--|

Pittman Engineering Co., LLC

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

ADJACENT PROPERTY OWNERS EXHIBIT

RICE HOPE LAKESIDE PHASE 30
CITY OF PORT WENTWORTH, GEORGIA

Prepared For
FORESTAR (USA) REAL ESTATE GROUP, INC.

| |
|--------------------|
| Project No. 21-255 |
| Drawn By: JJB |
| Designed By: JJB |
| Checked By: JJB |
| Scale: 1"=100' |
| Date: 4/21/23 |

SHEET

EXHIBIT

FOR REVIEW

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

| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|-------|---------|------------|--------------|---------------|-------------|
| C1 | 225.00' | 10.85' | 10.85' | N 06°43'09" E | 1°22'54" |
| C2 | 250.00' | 14.58' | 14.58' | N 06°23'48" E | 1°40'14" |
| C3 | 275.00' | 14.01' | 14.01' | N 05°44'48" E | 1°27'35" |
| C4 | 275.00' | 4.29' | 4.29' | N 07°39'12" E | 0°26'50" |

APPROVED BY THE CITY OF PORT WENTWORTH PLANNING COMMISSION

PLANNING COMMISSION CHAIRPERSON DATE

APPROVED BY THE CITY ENGINEER, CITY OF 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

COUNCIL MEMBER 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 90 CARLSON 7X GPS WITH VRS NETWORK (eGPS SOLUTIONS)
- THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE RATIO OF 1 FOOT IN XXXXX FEET OR BETTER, AN ANGULAR ERROR OF 03" PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE METHOD.
- THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN XXXXX FEET.
- THIS SURVEY AND ALL SUBSEQUENT REVISIONS ARE BASED SOLELY ON FIELD WORK THAT WAS COMPLETED ON XX/XX/XXXX (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 L.L.C (DEED BOOK 794 PAGE 549).
- ACCORDING TO F.I.R.M. MAP NO. 13051, PANEL C00350, 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 ZONE X (UNSHADED) - AREAS OF MINIMAL FLOOD HAZARD.
- 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 32 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' 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

MULBERRY BOULEVARD EXTENSION

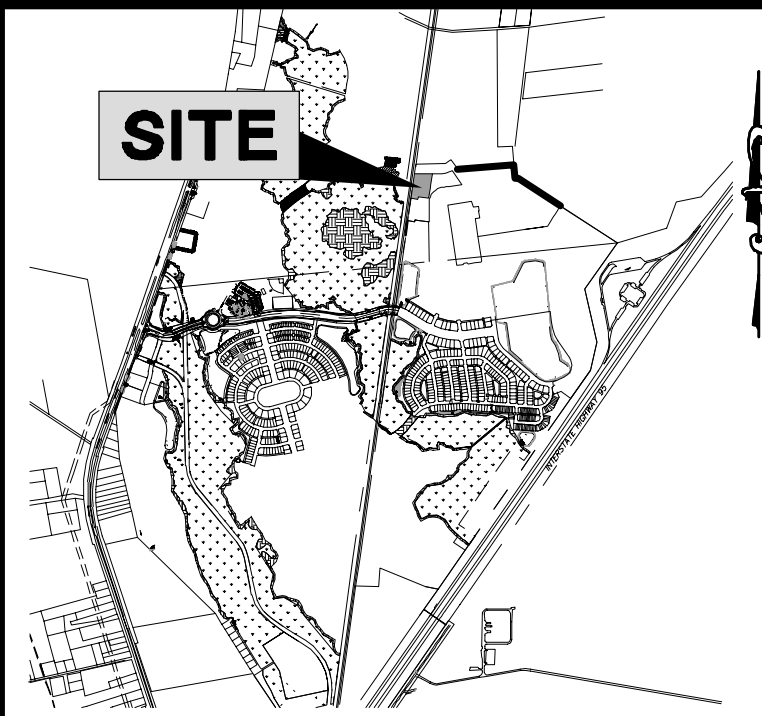
N: 809531.51
E: 959676.39

100' SAVANNAH ELECTRIC & POWER COMPANY EASEMENT & CITY OF SAVANNAH WATER MAIN EASEMENT

STRIKER ROAD (50' R/W)

GA. SFC - EAST ZONE
GRID NORTH - NAD 83

SITE



VICINITY MAP (NOT TO SCALE)

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
- CIFP CAPPED IRON PIPE FOUND
- 415 LOT NUMBER
- #15 ADDRESS
- XX BSL BUILDING SET BACK LINE

AREA CHART

| | |
|--------------|------------|
| COMMON AREA | 0.30 ACRES |
| RIGHT OF WAY | 0.41 ACRES |
| LOTS | 1.60 ACRES |
| TOTAL | 2.31 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 30
LOTS 821 THRU 852

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

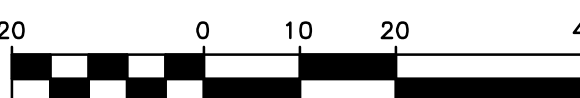
PREPARED FOR:
FORESTAR (USA)
REAL ESTATE GROUP INC.



SHUPE SURVEYING COMPANY, P.C.

3837 DARIEN HIGHWAY
BRUNSWICK, GA 31525
912-265-0562

CERTIFICATE OF AUTHORIZATION: LSF317



| | | | |
|---------|-------------|--------------|------------|
| SCALE | 1" = 20' | DRAWING DATE | 05/22/2023 |
| FILE | 21436A | DRAWN BY | DW |
| DRAWING | 21436-PH_30 | CREW CHIEF | PM |

SHEET 1 OF 1



City Council
 7224 GA Highway 21
 Port Wentworth, GA 31407

SCHEDULED

Meeting: 01/18/24 07:00 PM
 Department: All
 Category: Agreement
 Prepared By: Zahnay Smoak
 Department Head: Steve Davis

AGENDA ITEM (ID # 2933)

DOC ID: 2933

Port Wentworth Limited Construction Administration Services Proposal- New Fire Station

Issue/Item: The City has awarded a contract to JE Dunn for construction of the new fire station and construction administration services are typically needed for a project of this complexity.

Background: City Staff have engaged with Pond to provide construction administration services on the New Fire Station as they designed the Fire Station.

Facts and Findings: Pond handled the design of the new fire station building. The Pond Team proposes to provide standard construction administration services for the new fire station building. The proposed scope of services is based on their contracted design and the associated addendums from the RFQ documents. The services will include a number of site visits and meetings by design professionals in architecture and engineering to ensure the building is being constructed by our construction vendor according to contract and the approved plans and to ensure it is utilizing the proper materials. Pond proposes a construction administration labor fee of \$87,100 and travel costs and expenses of \$2,500 for a total fee of \$89,600.

Funding: \$89,600

Recommendation: Approve

ATTACHMENTS:

- 2023.01.04 - Port Wentworth Fire Station - Limited CA Fee ProposalR3 combined (004) (PDF)



49 Park of Commerce Way, Suite 203 T: 912.704.6985
Savannah, Georgia 31405 www.pondco.com

January 4, 2024

Steve Davis, City Manager
City of Port Wentworth
7224 GC Highway 21
Port Wentworth, GA 31407

**Re: City of Port Wentworth
Limited Construction Administration Services – New Fire Station
Letter Fee Proposal**

Mr. Davis,

Pond is pleased to have successfully completed the design services and bidding processes for the new City of Port Wentworth Fire Station. As the project enters construction, we are pleased to offer construction contract administration services detailed in this fee proposal. Our Team of architects and engineers is fully qualified and capable of performing these construction contract administrative services with Marco Migliaro, AIA continuing to act as your Project Manager. Pond's Team is rounded out by a group of qualified architects and engineers who have the talent and skills to carry out the necessary tasks.

Project Description

The construction as outlined by the City of Port Wentworth is for Pond to provide construction contract administration services for the new Port Wentworth Fire Station that Pond designed. This fire station design includes 4 apparatus bays and a two-story wing for all other program requirements in approximately 15,000 sf of space.

Scope of Work

The Pond Team proposes to provide standard construction administration services for the new fire station building. The proposed scope of services is based on Contract Documents "100% Design Submittal" dated 09/08/2023, ensuing "Addendum 4" dated 11/17/2023 and corresponding Pricing Requests for Information responses.

All site design and associated site/civil engineering services were provided by a separate consulting firm, Thomas & Hutton. Construction Contract Administration Services for the site/civil construction will be provided under a separate agreement with the City of Port Wentworth by Thomas & Hutton. Pond is not responsible for the work by this separate consultant.

Related Assumptions and Exclusions:

1. The proposed effort is based on the scope, scale and complexity of the project as provided in the 100% design documents. If subsequent changes to the project during the construction phase increase the scope, scale, or complexity of the project this will correspondingly increase the contract administration effort. A corresponding adjustment in the CA Service fee may be required.
2. The proposed effort assumes a 4-week permitting period and 12-month construction period. Should the contractor not manage its activities properly and the project construction time is exceeded or project changes extend the contract time Pond's CA efforts may be increased and an adjustment in the fee will be required to provide the extended services.
3. This scope of services provides a monthly construction site observation visit (12 total) to coincide with the contractor's monthly Pay Application submittal. The Architect will participate in a monthly owner/architect/contractor (OAC) meeting to coordinate the construction contract activities by the owner, architect, and contractor during the same day/time as the monthly site visit. OAC meetings (in person or

- virtual) separate from the monthly site visits are not included.
4. Submittal/shop drawing reviews and Construction RFI Support are provided within a reasonable limit. It is assumed that the contractor will group the submittal components of each spec section into a single review package. Submittals will be reviewed for compliance with the design intent. Any submittals that require more than two reviews to attain an Architect/Engineer approval shall be considered additional services and require additional compensation.
 5. Expenses directly associated with the performance of this scope of work shall be considered reimbursable expenses and shall be invoiced at direct cost.
 6. Pond is assuming that the City of Port Wentworth will coordinate between the building design team (Pond) and the site design team (Thomas & Hutton) and the contractor for all required coordination items. Pond has allotted 16 hours by the Project Manager for these coordination efforts. Pond's CA efforts will be increased and an adjustment in the fee will be required to provide the extended services if this exceeds this time or if the City requests Pond to coordinate these efforts.

Deliverables

Construction Administration:

- Project Manager to attend Pre-Construction meeting with City and selected contractor.
- Participation in one monthly (12 total) owner/architect/contractor meetings that coincides with the monthly site observation visit.
- Project Manager will participate "virtually" (6) one-hour OAC meetings as required.
 - Monthly OAC meetings to be run by the City of Port Wentworth or GC and provide Meeting Minutes for Pond's final review and comment.
 - AE to supplement Contractor's OAC Agenda as required.
 - AE site visits to be coordinated with construction meeting days.
 - Site Observation Reports issued by AE following site visits. Site visits during construction to observe the progress are assumed as follows:

| DISCIPLINE | NUMBER OF SITE VISITS | COMMENTS |
|--------------------------------|-----------------------|--|
| Project Manager | 1 | 1 Pre-Construction meeting with AHJ and selected GC |
| Sr. Architect | 12 | 12 monthly Pay Application/ Observation visits |
| Architect | 4 | Includes: <ul style="list-style-type: none"> • 1 Pre-Construction meeting with AHJ and selected GC • 1 Substantial Completion visit • 1 Final Completion visit |
| Structural Engineer | 2 | Foundations, super-structure |
| Mechanical & Plumbing Engineer | 2 | Rough-in, Substantial Completion |
| Electrical Engineer | 2 | Rough-in, Substantial Completion |
| TOTAL MAN SITE VISITS | 22 | On-site meetings may overlap/coincide with bi-weekly OAC meetings. Individual visits per discipline may vary as required but the total man-visits are assumed. Additional man-visits may require Additional Services. |

- Submittal review is included, up to (2) reviews per submittal. Pond's CA efforts will be increased and an adjustment in the fee will be required to provide the extended services for additional reviews of submittals beyond (2).
- Review and respond to Contractor Requests for Information (RFI's), limited to 15 RFI's. Pond's CA efforts will be increased and an adjustment in the fee will be required to provide the extended services for additional RFI's.

- Review Contractor monthly Application for Payment (progression/completion of work, quality of work, compliance with Contract Documents).
- Review of Contractor Change Orders.
- Substantial Completion Observation to include review of and addition to the Contractor's punch-list.
 - To be scheduled upon receipt of Contractor's written request
 - One site visit: architect, mechanical and electrical engineer.
- One Final Completion Inspection.
 - One site visit: by architect only.
- Record "As-Built" Drawing preparation will be by contractor (with the exclusion of Fire Protection drawings which will be by Contractor). Pond will review the contractor's red line set of as-builts for acceptance prior to sending to Owner.

| <u>Schedule</u> | <u>Assumed Dates</u> |
|--|----------------------|
| • Notice to Proceed (NTP): Issuance of Building Permit and Contractor NTP | 1/26/2024 |
| • Construction: Based on 12 Months from Notice to Proceed to Substantial Completion | 1/24/2025 |
| • Close Out: Based on Final Completion within 60 days of Substantial Completion | 3/28/2025 |
| • If Contractor fails to reach Final Completion of the Project within sixty (60) days after the Contractual Substantial Completion date as amended by Change Orders, Pond may request hourly Additional Service fees commensurate with the extension of Construction Phase services. | |

Fee Proposal

Based upon our understanding of the scope of work described above, Pond proposes to provide the services outlined above for a Lump Sum Fee of Eight-Nine Thousand Six-hundred Dollars (\$89,600.00) for Construction Contract Administration Services for the project. Please see attached fee breakdown below.

Fee Summary

| | |
|---|-------------------------------|
| Construction Administration Labor | \$87,100.00 (Lump Sum) |
| Travel & Expenses | \$2,500.00 |
| Total Construction Administration Fee: | \$89,600.00 (Lump Sum) |

Thank you for this opportunity, and we look forward to working with you on this project. Please let us know if you have any questions or need additional information.

Sincerely,

Pond & Company



Stephen G. Harrill, AIA
Vice President



Melissa D. Phillips
Associate | Business Development Manager

EXHIBIT A

Port Wentworth Fire Station

Limited Const. Admin. Services

Project Number: 1230237

1/4/2024

FEE SUMMARY BREAKDOWN

| Discipline | Cont. Admin. |
|-----------------------------------|--------------|
| | |
| Project Management | \$ 10,000.00 |
| Architecture | \$ 38,000.00 |
| Interior Design | \$ 2,550.00 |
| Structural | \$ 10,050.00 |
| Mechanical & Plumbing | \$ 12,950.00 |
| Electrical | \$ 11,500.00 |
| Fire Protection | \$ 2,050.00 |
| Subtotal #1 - A/E Design Services | \$ 87,100.00 |
| Subconsultants | |
| | \$ - |
| Subtotal #1 - A/E Design Services | \$ 87,100.00 |
| Expenses | \$ 2,500.00 |
| Subtotal by phase | \$ 89,600.00 |
| Total - A/E Services | |

Port Wentworth Fire Station
Limited Const. Admin. Services
Project Number: 1230237
1/4/2024

| | | Constr. Admin. | | |
|---|--------------------------------------|----------------|---------------------|---------|
| Project Management Services: | | Principal | Sr. Project Manager | Admin |
| Construction Phase Services (12 months): | | | | |
| Attend Pre-Construction Meeting* | | | 8 | |
| Limited Virtual OAC Meetings (limited to (6)) | | | 6 | |
| Shop Drawing Reviews | | | 0 | |
| Proposal Requests and Change Orders | | | 16 | |
| Coordination with independent Civil Engineers (T&H) | | | 16 | |
| Contractor's Record Drawings Review | | | 2 | |
| Construction / Project Close-out | | | 2 | |
| | *Includes preparation of trip report | | | |
| | Total Hours | 0 | 50 | 0 |
| | Hourly Rates | \$250.00 | \$200.00 | \$75.00 |
| | LEED Design Fee | | | |
| | Subtotal Fees by Category | \$0.00 | \$10,000.00 | \$0.00 |
| | Subtal Fees | \$10,000.00 | | |
| | Total | | | |

| | | | |
|---|-------------|-----------------------------|-----------------|
| Port Wentworth Fire Station | | | |
| Limited Const. Admin. Services | | | |
| Project Number: 1230237 | | | |
| 1/4/2024 | | | |
| | | Construction Administration | |
| Architectural Design Services | | Sr. Architect | Architect Admin |
| Architectural Services: | | | |
| | | | |
| Construction Phase Services: | | | |
| Attend Pre-Construction Meeting, Prepare Mtg. Min. | 2 | 2 | 2 |
| | | | |
| Monthly Site Visits for OAC Mtgs & Pay App. Review* (12 Visits) | 48 | 24 | |
| Shop Drawing Reviews (Review & Final per Specifications) | 16 | 48 | 16 |
| RFI Review/Response | 8 | 16 | 8 |
| Proposal Requests and Change Orders | 4 | 12 | 8 |
| Substantial Completion Inspection Site Visit & Punch List* | 4 | 8 | 2 |
| Final Completion Inspection Site Visit* | 4 | 4 | |
| Contractor's Record Drawings Review | 2 | 4 | |
| | | | |
| *Includes preparation of trip & report | | | |
| | | | |
| Total Hours | 88 | 118 | 36 |
| | | | |
| Hourly Rates | \$200.00 | \$150.00 | \$75.00 |
| | | | |
| Subtotal Fees by Category | \$17,600.00 | \$17,700.00 | \$2,700.00 |
| | | | |
| Subtal Fees | \$38,000.00 | | |
| | | | |
| Total | | | |

Port Wentworth Fire Station
 Limited Const. Admin. Services
 January 4, 2024

| | Construction Admin. | | |
|--|-----------------------|-------------------|----------|
| Intrior Design Services | Sr. Interior Designer | Interior Designer | Admin |
| Interior Design Services: | | | |
| Construction Phase Services: | | | |
| Attend Pre-Construction Meeting, Prepare Mtg. Min. | | 0 | |
| | | 0 | |
| Site Visits (0 Visits) | | 0 | |
| Shop Drawing Reviews (Review & Final per Specifications) | | 12 | 2 |
| RFI Review/Response | | 4 | 2 |
| Proposal Requests and Change Orders | | 2 | |
| Substantial Completion Inspection Site Visit* | | 0 | |
| Final Completion Inspection Site Visit* | | 0 | |
| Contractor's Record Drawings Review | | 0 | |
| *Includes preparation of trip report | | | |
| Total Hours | 0 | 18 | 4 |
| Hourly Rates | \$175.00 | \$125.00 | \$75.00 |
| Subtotal Fees by Category | \$0.00 | \$2,250.00 | \$300.00 |
| Subtal Fees | \$2,550.00 | | |
| Total | | | |

Port Wentworth Fire Station
 Limited Const. Admin. Services
 Project Number: 1230237

| | Constr. Admin. | | |
|--|-------------------------|------------------|---------|
| Structural Design Services | Sr. Structural Engineer | Project Engineer | Admin |
| Engineering Services: | | | |
| | | | |
| Construction Phase Services: | | | |
| Pre-Construction Meeting | | 0 | |
| Virtual OAC Meetings (no attendance) | | 0 | |
| Site Visits (2 Visits) | | 16 | |
| Shop Drawing Reviews (Review & Final per Specifications) | 4 | 24 | |
| RFI Review/Response | 4 | 6 | |
| Proposal Requests and Change Orders | 4 | 4 | |
| Substantial Completion Inspection Site Visit* | | 0 | |
| Final Completion Inspection Site Visit* | | 0 | |
| Contractor's Record Drawings Review | | 1 | |
| *Includes preparation of trip report | | | |
| | | | |
| Total Hours | 12 | 51 | 0 |
| Hourly Rates | \$200.00 | \$150.00 | \$75.00 |
| Subtotal Fees by Category | \$2,400.00 | \$7,650.00 | \$0.00 |
| Subtal Fees | \$10,050.00 | | |
| Total | | | |
| Subtal Fees | \$0.00 | | |
| Total | | | |

Port Wentworth Fire Station
 Limited Const. Admin. Services
 January 4, 2024

| | Constr. Admin. | | |
|--|------------------------------|-----------------------------------|----------|
| Mechanical & Plumbing Design Services | Sr. Mechanical / Plumbing | Mechanical / Plumbing Engineer | Admin |
| Mechanical & Plumbing & Services: | | | |
| Construction Phase Services: | | | |
| Pre-Construction Meeting | | 0 | |
| Virtual OAC Meetings (no attendance) | | 0 | |
| Site Visits (1 Visit) | | 8 | |
| Shop Drawing Reviews (Review & Final per Specifications) | 4 | 20 | |
| RFI Review/Response | 8 | 16 | 2 |
| Proposal Requests and Change Orders | 4 | 8 | 2 |
| Substantial Completion Inspection Site Visit* | | 8 | 2 |
| Final Completion Inspection Site Visit* | - | 0 | |
| Contractor's Record Drawings Review | | 2 | |
| *Includes preparation of trip report | | | |
| Total Hours | 16 | 62 | 6 |
| Hourly Rates | \$200.00 | \$150.00 | \$75.00 |
| Subtotal Fees by Category | \$3,200.00 | \$9,300.00 | \$450.00 |
| Subtotal Fees | \$12,950.00 | | |
| Total | | | |

Port Wentworth Fire Station
 Limited Const. Admin. Services
 January 4, 2024

| | Construction Admin. | | |
|--|---------------------------|-----------------------------|---------|
| Fire Protection Design Services | Sr. Fire Prot Engineer | Fire Protection Engineer | Admin |
| Engineering Services: | | | |
| | | | |
| Construction Phase Services: | | | |
| Pre-Construction Meeting | 0 | 0 | 0 |
| Virtual OAC Meetings (no attendance) | 0 | 0 | 0 |
| Site Visits (0 Visit) | 0 | 0 | 0 |
| Shop Drawing Reviews (Review & Final per Specifications) | 2 | 8 | 0 |
| RFI Review/Response | 0 | 2 | 0 |
| Proposal Requests and Change Orders | 0 | 0 | 0 |
| Substantial Completion Inspection Site Visit* | 0 | 0 | 0 |
| Final Completion Inspection Site Visit* | 0 | 0 | 0 |
| Contractor's Record Drawings Review | 0 | 1 | 0 |
| *Includes preparation of trip report | | | |
| | | | |
| Total Hours | 2 | 11 | 0 |
| Hourly Rates | \$200.00 | \$150.00 | \$75.00 |
| Subtotal Fees by Category | \$400.00 | \$1,650.00 | \$0.00 |
| Subtal Fees | \$2,050.00 | | |
| Total | | | |

Port Wentworth Fire Station
 Limited Const. Admin. Services
 January 4, 2024

| | Construction Admin. | | |
|--|-------------------------|-----------------------------|---------|
| Electrical Design Services | Sr. Electrical Engineer | Project Electrical Engineer | Admin |
| Engineering Services: | | | |
| | | | |
| Construction Phase Services: | | | |
| Pre-Construction Meeting | 0 | 0 | 0 |
| Virtual OAC Meetings (no attendance) | 0 | 0 | 0 |
| Site Visits (1 Visit) | 0 | 8 | 0 |
| Shop Drawing Reviews (Review & Final per Specifications) | 4 | 20 | 0 |
| RFI Review/Response | 4 | 8 | 0 |
| Proposal Requests and Change Orders | 4 | 4 | 0 |
| Substantial Completion Inspection Site Visit* | 8 | 8 | 0 |
| Final Completion Inspection Site Visit* | 0 | 0 | 0 |
| Contractor's Record Drawings Review | 0 | 2 | 0 |
| *Includes preparation of trip report | | | |
| | | | |
| Total Hours | 20 | 50 | 0 |
| Hourly Rates | \$200.00 | \$150.00 | \$75.00 |
| | | | |
| Subtotal Fees by Category | \$4,000.00 | \$7,500.00 | \$0.00 |
| Subtal Fees | \$11,500.00 | | |
| Total | | | |



City Council
7224 GA Highway 21
Port Wentworth, GA 31407

SCHEDULED

Meeting: 01/18/24 07:00 PM
Department: All
Category: Amendment
Prepared By: Zahnay Smoak
Department Head: Steve Davis

AGENDA ITEM (ID # 2929)

DOC ID: 2929

Budget Amendment For The Years Ending 6/30/2023 and 6/30/2024

Issue/Item: Budget Amendment

Background: The City approved the FY 23 and FY 24 budget for lease and technology expenses. This amendment aligns the recording/reporting of those expenses with the Government Finance Officers Association Guidance on Leases (GASB 87) effective date 6/15/2021 and Subscription Based Information Technology Arrangements (GASB 96) effective date 6/15/2022.

Facts and Findings:

1. The City historical budgeted and recorded lease and technology subscription by line expense and annually adjusted the reporting of those expenses in accordance with GASB 87 and 96 Guidance.
2. The City will record/report GASB 87 and 96 expenses for FY 23 and FY 24.
3. Going forward, the City will budget these expenses in alignment with the guidance, implementing classification of expenses thru the budget process to provide consistent accounting and financial reporting, and more comparable information about SBITAs are significant and justify the perceived costs of implementation and ongoing compliance.

Funding:

No increase or decrease in funding or expenditures: Reclassification of exiting expenses.

Recommendation: Approve

ATTACHMENTS:

- BUDGET AMENDMENT - JANUARY 18 2024 MEETING GASB (PDF)

City of Port Wentworth
 Budget amendment for GASB 87 & 96 (reclass of expense)
 FY24

GASB 87

Effect: Amount is moved from rent expense to debt service expense

7306 Hwy 21 Suites 301 & 302

| | | |
|-----------|-----------------|--|
| | 44,545.95 | Payment |
| | <u>6,274.05</u> | Interest on 12 month amortization of Payment |
| Dept 7200 | 50,820.00 | Total |

2 Magnolia Blvd Units F&G

| | | |
|-----------|-----------------|--|
| | 45,576.43 | Payment |
| | <u>1,277.57</u> | Interest on 12 month amortization of Payment |
| Dept 1500 | 46,854.00 | Total |

2 Magnolia Blvd Units C,D,E

| | | |
|------------------------------|------------------|--|
| | 63,135.72 | Payment |
| | <u>17,252.28</u> | Interest on 12 month amortization of Payment |
| Dept 3200 33%; Dept 1600 67% | 80,388.00 | Total |

GASB 96

Effect: Amount is moved from software expense to debt service expense

Tyler software

| | | |
|--|-----------------|--|
| | 54,696.00 | Payment |
| | <u>1,116.60</u> | Interest on 12 month amortization of Payment |
| | 55,812.60 | Total |

IAPro software

| | | |
|--|---------------|--|
| | 19,500.00 | Payment |
| | <u>398.04</u> | Interest on 12 month amortization of Payment |
| | 19,898.04 | Total |

City of Port Wentworth
 Budget amendment for GASB 87 & 96 (reclass of expense)
 FY23

GASB 87

Effect: Amount is moved from rent expense to debt service expense

7306 Hwy 21 Suites 301 & 302

| | | |
|-----------|-----------------|--|
| | 40,599.97 | Payment |
| | <u>7,800.03</u> | Interest on 12 month amortization of Payment |
| Dept 7200 | 48,400.00 | Total |

2 Magnolia Blvd Units F&G

| | | |
|-----------|-----------------|--|
| | 39,246.92 | Payment |
| | <u>2,553.08</u> | Interest on 12 month amortization of Payment |
| Dept 1500 | 41,800.00 | Total |

2 Magnolia Blvd Units C,D,E

| | | |
|------------------------------|------------------|--|
| | 41,483.60 | Payment |
| | <u>11,316.40</u> | Interest on 12 month amortization of Payment |
| Dept 3200 33%; Dept 1600 67% | 52,800.00 | Total |

GASB 96

Effect: Amount is moved from software expense to debt service expense

Tyler software

| | | |
|--|-----------------|--|
| | 44,012.72 | Payment |
| | <u>1,243.64</u> | Interest on 12 month amortization of Payment |
| | 45,256.36 | Total |

IAPro software

| | | |
|--|-----------|---|
| | 11,300.25 | Payment |
| | <u>-</u> | Interest on 6 month amortization of Payment |
| | 11,300.25 | Total |

Recording of leases and SBITAs in accordance with GASB 87 and 96

| | |
|-------------------------|------------------|
| GASB 87 | 547,619.00 |
| GASB 96 | <u>74,196.00</u> |
| Other financing sources | 621,815.00 |
| General administration | 302,606.00 |



City Council
7224 GA Highway 21
Port Wentworth, GA 31407

SCHEDULED

Meeting: 01/18/24 07:00 PM
Department: All
Category: Amendment
Prepared By: Zahnay Smoak
Department Head: Steve Davis

AGENDA ITEM (ID # 2932)

DOC ID: 2932

Budget Amendment For The Years Ending 6/30/2024

Issue/Item: Budget Amendment - New Revenue

Background: The City approved the FY 24 budget on June 22, 2023. Since the adoption of the authorized budget, additional unprojected revenue and a GDOT grant have been received. The amendment both recognizes and authorizes the use of funds as presented.

Facts and Findings:

General Fund (100)

1. GDOT LMIG Grant Award totaling \$ 128,219.
2. Sale of two parcels of land and received totaling of \$800,000.
3. Interest Income of \$306,500 and miscellaneous revenue of \$65,500.
4. Total Revenue: \$1,300,219.
5. Unbudgeted expenses impacted four (4) departments.
- 6.

Water/Sewer/Sanitation Fund (505)

1. Interest Income of \$ 204,639 and miscellaneous revenue of \$161,000
2. Reclassify Landfill Host Fee revenue from General Fund \$80,000.
3. Projection of Water Meter Revenue \$155,800.
4. Total Revenue \$601,439
5. Unbudgeted expenses impacted four (4) departments.

Funding:

General Fund (100)

Revenue \$1,300,219

Reduction of Fund Balance, W/S transfers and Landfill Host fees \$945,500

Expenditures: \$354,719

| Department | Total |
|----------------------|------------------|
| Legislative | \$25,500 |
| Technology | \$90,000 |
| Public Works | \$139,219 |
| Economic Development | \$100,000 |
| | <u>\$354,719</u> |

Water/Sewer/Sanitation Fund (505)

Revenue \$601,439

Reduction of Revenue and Fund Balance \$233,960

Expenditures: \$82,118

| Department | Total |
|------------|-----------------|
| Sewer | \$1,547 |
| WWTP | \$51,546 |
| Water | \$21,185 |
| Sanitation | \$7,840 |
| | <u>\$82,118</u> |

Recap of Fund 100 and 505

| Fund | Revenue | FB/Transfer Reduction | Transfers | Expense Increases |
|------|-----------|--------------------------|-----------|----------------------|
| 100 | 1,300,219 | (945,500) | - | 354,719 |
| 505 | 601,439 | (223,960) | (295,361) | 82,118 |

This amendment removes the use of Prior Year Fund Balance and all interfund transfers for FY24.

Recommendation: Approve



City Council
7224 GA Highway 21
Port Wentworth, GA 31407

DRAFT

Meeting: 01/18/24 07:00 PM
Department: All
Category: Agreement
Prepared By: Zahnay Smoak
Department Head: Steve Davis

13.H

AGENDA ITEM (ID # 2938)

DOC ID: 2938

Ghost Pirate Development Agreement

Issue/Item: Development Agreement between Ghost Pirates, the City of Port Wentworth, and the Port Wentworth Development Authority

Background: The Ghost Pirates, the City, and the PWDA previously entered into a Letter of Intent regarding the Ghost Pirates' ice rink facility at the City's new park. Staff and outside counsel have worked to produce a formal agreement between the parties, to continue moving the partnership forward and formalize the agreements.

The Development Agreement contemplates all of the points from the LOI and spells out the mechanisms by which the Ghost Pirates, the City, and the PWDA will perform under the Agreement. This is a comprehensive document with multiple exhibits including projected timelines, plans, and funding sources.

Recommendation: Approve Development Agreement.