



CITY OF PORT WENTWORTH
PLANNING COMMISSION
JULY 8, 2024

Council Meeting Room

Regular Session

6:30 PM

7224 GA HIGHWAY 21
PORT WENTWORTH, GA 31407

1. CALL MEETING TO ORDER

2. PRAYER AND PLEDGE OF ALLEGIANCE

3. ROLL CALL - CLERK OF COUNCIL

4. APPROVAL OF AGENDA

5. ADOPTION OF MINUTES

6. NEW BUSINESS

- A. **Consideration of a Zoning Map Amendment Application submitted by Philip R. McCorkle as Agent for Ronald A. Royal, requesting to rezone (+/-)10 of 48.48 acres from R-1 to C-2, to allow for commercial development. PIN # 7-0975-01-024, located in the 1st Council District, at 6510 Georgia Highway 21.**

The proposed rezoning meets applicable zoning criteria and is complimentary to surrounding use.

- B. **Discussion and consideration to cancel the regular scheduled meeting of the Port Wentworth Planning Commission on November 11, 2024.**

Staff recommends the cancellation of the November 11, 2024 Planning Commission meeting, and the calling of a meeting on November 12, 2024 to hear items for the month of November.

7. ADJOURNMENT



Planning Commission
7224 GA Highway 21
Port Wentworth, GA 31407

Meeting: 07/08/24
Department: Development Services
Category: Ordinance
Prepared By: Katie Dunnigan
Department Head: Katie Dunnigan

SCHEDULED

AGENDA ITEM (ID Royal Tract - Commercial)

DOC ID:

Consideration of a Zoning Map Amendment Application submitted by Philip R. McCorkle as Agent for Ronald A. Royal, requesting to rezone (+/-)10 of 48.48 acres from R-1 to C-2, to allow for commercial development. PIN # 7-0975-01-024, located in the 1st Council District, at 6510 Georgia Highway 21.

Issue/Item: A Zoning Map Amendment Application has been submitted by Philip R. McCorkle as Agent for Ronald A. Royal, requesting to rezone (+/-)10 of 48.48 acres from R-1 to C-2, to allow for commercial development. PIN # 7-0975-01-024, located in the 1st Council District, at 6510 Georgia Highway 21.

Background:

- The applicant requests C-2 zoning for future commercial development. The submitted concept plan shows retail development fronting Highway 21, with a self-storage facility to the rear of the property.
- The remaining (+/-) 38 acres of the parcel were approved for rezoning to I-1 on April 18, 2024.
- Access is proposed via multiple points on Jeffers Road leading to right in-right out access to Highway 21.
- The project will be served by Port Wentworth water and sewer.

Facts and Finding:

- Adjacent properties to the north, east, and west are within the I-1 zoning district. The southern boundary is separated from R-5 zoning by Jeffers Road.
 - The rezoning of this portion of the parcel to C-2 may act as transitional zoning between industrial and residential uses.
- The City of Port Wentworth Zoning Ordinances, Section 4.20(B) describes the intent of C-2 zoning, in part, as: *"...intended for a range of retail, office, and service uses, such as large-scale retailers, restaurants, office buildings, professional services, and other related commercial uses serving local and regional markets. Sites may be closer to residential areas and, in some cases, are part of mixed-used development and typically have easy access to arterials or major roadways..."* The proposed use is on Highway 21 and features self-storage adjacent to a multifamily residential development and across Highway 21 from a variety of residential types in close proximity.
- The 2021-2041 Comprehensive Plan shows the property in a suburban character area. While the proposed use does not strictly adhere to the

character area description, it does follow suburban character area implementation strategy by allowing "...*appropriate neighborhood scale mixed uses...to serve the daily needs of the residents and provide a destination for pedestrians and to minimize the need for long trips*"

Funding:

Recommendation:

The proposed rezoning meets applicable zoning criteria and is complimentary to surrounding use.

APPLICATION TO AMEND THE ZONING MAP OF PORT WENTWORTH, GEORGIA



Applicant: Phillip R. McCorkle

Phone # (912) 232-6000

Mailing Address: 319 Tattnell Street, Savannah, Georgia 31401

Property Owner: Ronald A. Royal

Phone # (912) 665-0441

Use back if more than one owner

Owner Address: 6510 Highway 21, Port Wentworth, Georgia 31407

PIN #'s: 7-0975-01-024

of Acres 10.125

Zoning Classification: Present R-1 Requested C-2

Use of Property: Present Vacant Requested Commercial

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

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

The property fronts U.S. Highway 21 and is an ideal commercial tract, surrounded on two sides by property being zoned I-1 and multi-family across Jeffers Road.

Attach the following documents:

- 1. Written legal description of the property (e.g. copy of deed) – full metes and bounds description rather than plat reference.
2. Name, PIN #, property address and mailing address of property owners within 300 feet of this property.
3. Plat showing property lines with lengths and bearings, adjoining streets, locations of existing buildings, north arrow and scale. Submit three (3) copies of in 11" x 17", one 1 copy in 8.5" x 11", and a PDF on a flash drive.
4. Site Plan of proposed use of property. Submit three (3) copies in 11" x 17", one 1 copy in 8.5" x 11", and a PDF on a flash drive.
5. Disclosure of Campaign Contributions and Gifts form.
6. Disclosure of Financial Interests form
7. If property owner and applicant are not the same, Authorization by Property Owner form or Authorizations of Attorney form.
8. Filing fee of \$500.00 + \$50.00 per acre + \$75.00 Administrative Fee, payable to the City of Port Wentworth.

APPLICATION MUST BE FILED 20 BUSINESS DAYS PRIOR TO THE PLANNING COMMISSION MEETING AT WHICH THEY ARE TO BE CONSIDERED.

I hereby authorize the staff of the City of Port Wentworth to inspect the premises of the above described property and to post this property with the duly required notices. I hereby depose and say that all statements herein and attached statements submitted are true and correct to the best of my knowledge and belief.

Sworn to and subscribed before me this 9th day of April, 2024.

[Handwritten Signature]

Signature of Applicant

[Handwritten Signature of Notary Public]

Notary Public



DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

Reference: Application filed on _____, 20_____, to rezone real property described as follows:

on Exhibit "A" of the application

Within the two years preceding the above filing date, the applicant has made campaign contributions aggregating \$250.00 or more to each member of the City Council of the City of Port Wentworth who will consider the application and is listed below. List (1) the name and official position of the local government official and (2) the dollar amount, description and date of each campaign contribution.

None

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

Sworn to and subscribed before me this 7th day of April, 2024.

[Handwritten Signature]

Signature of Applicant

[Handwritten Signature]
Notary Public



DISCLOSURE OF FINANCIAL INTERESTS

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

Reference: Application filed on _____, 20_____, to rezone real property described as follows:

10.125 portion of PIN 7-0975-01-024

The undersigned official of the City of Port Wentworth has a property interest (Note 1) in said property as follows:

The undersigned official of the City of Port Wentworth has financial interest (Note 2) in a business entity (Note 3) which has property interest in said property, which financial interests as follows:

The undersigned official of the City of Port Wentworth has a member of the family (Note 4) having a property interest in said property or a financial interest in a business entity which has a property interest in said property, which family member and property interest or financial interest are as follows:

Note 1: Property Interest – Direct ownership of real property, including any percentage of ownership less than total ownership

Note 2: Financial Interest – All direct ownership interest of the total assets or capital stock of a business entity where such ownership interest is 10 percent or more

Note 3: business entity – Corporation, partnership, limited partnership, firm, enterprise, franchise, association or trust

Note 4: Member of family – Spouse, mother, father, brother, sister, son, or daughter

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

Sworn to and subscribed before me this _____ day of _____, 20____.

Signature of Official

Notary Public

Updated 8/25/2023

AUTHORIZATION OF PROPERTY OWNER

Application for Rezoning or Variance

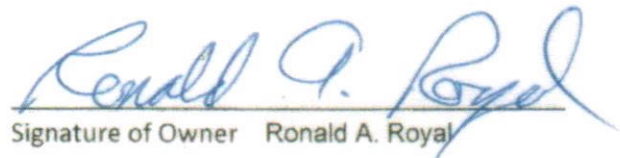
I swear that I am the owner of the property which is the subject matter of the attached application, as is shown in the records of Port Wentworth, Georgia.

I authorize the person named below to act as applicant in the pursuit of a variance or for the rezoning of this property.

Name of Applicant: Phillip R. McCorkle

Address: 319 Tattnall Street, Savannah, Georgia 31401

Telephone Number: (912) 232-6000


Signature of Owner Ronald A. Royal

Personally appeared before me
Ronald A Royal

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

Marcella Vassell Robinson
Notary Public

03/06/2024
Date



Surrounding Property Owners Within 300 Feet

JMUSKAAN LLC

PIN: 70975 02005

Property Address: 387 Augusta Road, Port Wentworth, Georgia 31407

Mailing Address: 829 Granite Lane, Savannah, Georgia 31419

Alfred L. Boyett

PIN: 70975 02004

Property Address: 7532 Highway 21, Port Wentworth, Georgia 31407

Mailing Address: 7532 Highway 21, Port Wentworth, Georgia 31407

Reyno Zamorano-Pineda

PIN: 70975 02003

Property Address: 7538 Highway 21, Port Wentworth, Georgia 31407

Mailing Address: 122 Chevis Road, Savannah, Georgia 31419

Evelyn Jones

PIN: 70975 02002

Property Address: 7542 Highway 21, Port Wentworth, Georgia 31407

Mailing Address: 7542 Highway 21, Port Wentworth, Georgia 31407

FAITH GOSPEL TEMPLE DELIVERENCE CENTER, INC.

PIN: 70975 02001

Property Address: 7548 Highway 21, Port Wentworth, Georgia 31407

Mailing Address: P.O. Box 18277, Savannah, Georgia 31418

Odessa Adams

PIN: 70975 02002A

Property Address: 7550 Highway 21, Port Wentworth, Georgia 31407

Mailing Address: 105 E 9th Street, Rincon, Georgia 31326

RICE HOPE – CJ LLC

PIN: 709906 04067

Property Address: 80 Magnolia Blvd, Port Wentworth, Georgia 31407

Mailing Address: P.O. Box 450233, Atlanta, Georgia 31145

RICE HOPE – CJ LLC

PIN: 709906 04037

Property Address: 80 Magnolia Blvd, Port Wentworth, Georgia 31407

Mailing Address: P.O. Box 450233, Atlanta, Georgia 31145

SPH 21, LLC

PIN: 70976 01001B

Property Address: 0 Augusta Road, Port Wentworth, Georgia 31407

Mailing Address: 5 Concourse Parkway, Suite 200, Atlanta, Georgia 30328

SPH 21, LLC

PIN: 70975 01028

Property Address: 0 Jeffers Road, Port Wentworth, Georgia 31407

Mailing Address: 5 Concourse Parkway, Suite 200, Atlanta, Georgia 30328

Birch Circle LLC

PIN: 70975 02006

Property Address: 7514 Highway 21, Port Wentworth, Georgia 31407

Mailing Address: 514A South Main Street, Hinesville, Georgia 31313

LMS-PORT WENTWORTH, LLC

PIN: 70975 01025

Property Address: 0 Jeffers Road, Port Wentworth, Georgia 31407

Mailing Address: 3975 Asbury Road, Birmingham, Alabama 35248

Exhibit "A"

LEGAL DESCRIPTION

BEGINNING AT A 5/8" IRON REBAR SET BEARING THE HORIZONTAL COORDINATES OF NORTHING:805,467.48', EASTING:954,815.28' (P.O.B.2); THENCE N 56°42'47" W A DISTANCE OF 785.87' TO A 4"x4" CONCRETE MONUMENT FOUND DISTURBED; THENCE N 11°49'54" W A DISTANCE OF 69.68' TO A 5/8" IRON REBAR SET; THENCE N 63°22'51" E A DISTANCE OF 992.14' TO A 5/8" IRON REBAR SET; THENCE S 13°54'27" E A DISTANCE OF 229.86' TO A 1/2" IRON REBAR FOUND DISTURBED; THENCE S 20°21'33" W A DISTANCE OF 681.08' TO A 5/8" IRON REBAR FOUND; THENCE N 69°39'41" W A DISTANCE OF 5.00' TO A 5/8" IRON REBAR FOUND; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 89.11', WITH A RADIUS OF 2,290.03', WITH A CHORD BEARING OF S 19°14'25" W, WITH A CHORD LENGTH OF 89.11' TO A 5/8" IRON REBAR SET; WHICH IS THE POINT OF BEGINNING, HAVING AN AREA OF 441,046 SQUARE FEET, 10.125 ACRES.

* BUFFER SHALL COMPLY WITH BUFFER REQUIREMENTS AT THE TIME OF THE FILING OF THE SITE DEVELOPMENT PERMIT APPLICATION.



| NO. | DESCRIPTION | DATE |
|-----|------------------|----------|
| 1 | PRELIMINARY PLAN | 11/15/18 |
| 2 | FINAL PLAN | 11/15/18 |
| 3 | REVISIONS | 11/15/18 |
| 4 | REVISIONS | 11/15/18 |
| 5 | REVISIONS | 11/15/18 |
| 6 | REVISIONS | 11/15/18 |
| 7 | REVISIONS | 11/15/18 |
| 8 | REVISIONS | 11/15/18 |
| 9 | REVISIONS | 11/15/18 |
| 10 | REVISIONS | 11/15/18 |

NOT FOR CONSTRUCTION
REQUIRED FOR CONSTRUCTION

PLANS OF ROYAL TRACT AT GA HWY 21 - PORT WENTWORTH, GA

Kern & Co., LLC
Consulting Engineers • Land Surveyors • Land Planners
Architects • Landscape Architects • Environmental Scientists

1110 Peachtree Street, N.E., Suite 1110, Atlanta, Georgia 30309
Phone: (404) 525-1110 • Fax: (404) 525-1111 • Email: info@kernco.com

DATE: 11/15/18
SCALE: 1" = 50'
PROJECT NO: 2018001
LAYOUT: 001
DRAWN BY: JCH
CHECKED BY: JCH
APPROVED BY: JCH

DATE: 11/15/18
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PROJECT NO: 2018001
LAYOUT: 001
DRAWN BY: JCH
CHECKED BY: JCH
APPROVED BY: JCH



Planning Commission
7224 GA Highway 21
Port Wentworth, GA 31407

Meeting: 07/08/24
Department: Development Services
Category: Resolution
Prepared By: Katie Dunnigan
Department Head: Katie Dunnigan

SCHEDULED

**AGENDA ITEM (ID Discussion -
Veterans Day Meeting)**

DOC ID:

Discussion and consideration to cancel the regular scheduled meeting of the Port Wentworth Planning Commission on November 11, 2024.

Issue/Item:

Background: - The City of Port Wentworth Planning Commission meets on the 2nd Monday of each month.

- The 2nd Monday of November, 2024 falls on Veteran's Day, a Federal holiday.
- The City of Port Wentworth, as well as many businesses which may represent applications to Planning Commission, will be closed on November 11 in observance of Veterans Day.

Facts and Finding: - In order to allow all to observe the Veterans Day holiday, and due to the closure of City Operations, the November 11, 2024 Planning Commission meeting should be canceled.

- In order to maintain a consistent and evenly timed agenda, and to avoid delayed City Council decisions, a Planning Commission meeting should be scheduled for November 12, 2024 to accommodate applications which would have otherwise been heard on November 11, 2024.

Funding:

Recommendation: Staff recommends the cancellation of the November 11, 2024 Planning Commission meeting, and the calling of a meeting on November 12, 2024 to hear items for the month of November.