



**CITY OF PORT WENTWORTH**  
**ZONING BOARD OF APPEALS**  
**JANUARY 6, 2025**

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**Council Meeting Room**

**Regular Session**

**3:00 PM**

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**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. ELECTIONS & APPOINTMENTS**

Pursuant to Section 21.20E of the City of Port Wentworth, Georgia Code of Ordinances, Zoning Ordinances: the Zoning Board of Appeals shall elect a chairperson and vice-chairperson from its members annually.

A. Election of Chairperson and Vice-chairperson for 2025

**6. NEW BUSINESS**

A. A application has been submitted by Tammy Randle for a variance from the minimum required front building setback, to allow for an attached accessory structure. PIN # 7-0976D-12-001 in the 3rd Council District, located at 555 GA-Hwy 30, Port Wentworth, zoned R-1.

**7. ADJOURNMENT**



**Zoning Board of Appeals**  
7224 GA Highway 21  
Port Wentworth, GA 31407

Meeting: 01/06/25  
Department: Development Services  
Category: Agreement  
Prepared By: Katie Dunnigan  
Department Head: Katie Dunnigan

**SCHEDULED**

**AGENDA ITEM (ID )**

DOC ID:

**Election of Chairperson and Vice-chairperson for 2025**

**Issue/Item:** Pursuant to Section 21.20E of the City of Port Wentworth, Georgia Code of Ordinances, Zoning Ordinances: the Zoning Board of Appeals shall elect a chairperson and vice-chairperson from its members annually.

**Background:**

**Facts and Finding:**

**Funding:**

**Recommendation:**



**Zoning Board of Appeals**  
7224 GA Highway 21  
Port Wentworth, GA 31407

Meeting: 01/06/25  
Department: Development Services  
Category: Ordinance  
Prepared By: Katie Dunnigan  
Department Head: Katie Dunnigan

**SCHEDULED**

**AGENDA ITEM (ID )**

**DOC ID:**

**A application has been submitted by Tammy Randle for a variance from the minimum required front building setback, to allow for an attached accessory structure. PIN # 7-0976D-12-001 in the 3rd Council District, located at 555 GA-Hwy 30, Port Wentworth, zoned R-1.**

**Issue/Item:** A application has been submitted by Tammy Randle for a variance from the minimum required front building setback, to allow for an attached accessory structure. PIN # 7-0976D-12-001 in the 3rd Council District, located at 555 GA-Hwy 30, Port Wentworth, zoned R-1.

**Background:** - The applicant wishes to erect a 32 x 24 carport-type structure at the front of her dwelling.

- The intended use of the structure is as all weather protection for vehicles and persons entering and leaving the home. As such, it is desired that the structure abut the dwelling and be located within immediate proximity to a door.
- Pursuant to Section 6.20.A.1.a: *Accessory buildings or garages shall be considered to be part of the main building if structurally and architecturally integrated into the main building or if attached by an enclosed breezeway or similar enclosed structure not more than ten (10) feet in length.*
- A building permit application submitted by the applicant was denied because the addition of the carport places it within the front yard building setback of 50' from the front property line (Table 3.40 A- Zoning Ordinances).

**Facts and Finding:** - The dwelling is set (approximately) 60' from the front property line. The addition of the carport will reduce the front setback to 28', requiring a variance of 22'.

- The conditions for approval of a variance are found in the Port Wentworth, Georgia Code of Ordinances, Zoning Ordinances, Section 21.30.C.2 as follows: *Where by reason of the exceptional narrowness, shallowness, or shape of a specific piece of property, or by reason of exceptional topographic conditions, or other extraordinary situation or condition of the land, building, or structure, or of the use or development of property immediately adjoining the property in question, the literal enforcement of the requirements of this ordinance would involve practical difficulties or would cause undue hardship.*
- The applicant is unable to relocate the structure to a side or rear yard due to the slope of the property and topographical conditions which cause accumulation and retention of water on the property.

**Funding:**

**Recommendation:**

**APPLICATION  
CITY OF PORT WENTWORTH ZONING BOARD OF APPEALS**

Date Filed: 11/25/2024  
Project #: \_\_\_\_\_

The **APPLICATION** and all **SUPPORTING DOCUMENTS** with the **REQUIRED PLOT PLAN** must be submitted to the Department of Development Services.

**PLEASE PRINT OR TYPE:**

Name of Applicant: Tammy Randle

Property Owner (if different from applicant): \_\_\_\_\_  
**\*\*\* Authorization of Property Owner Form required if Applicant and property owner is not the same. \*\*\***

Property Location: 555 GA Highway 30  
Address/Street Name \_\_\_\_\_ Lot Number \_\_\_\_\_

~~Subdivision/Ward:~~ <sup>PIN</sup> 70976D 12001 Zoning District: R-1

**NAMES, MAILING ADDRESSES** and **PIN #'S** of property owners within 300 feet of the property line. Include those directly across a public right-of-way. Use additional sheet if necessary.

NAME	ADDRESS	PIN #
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

- REASON FOR APPEAL:** Check appropriate section(s).
- ( ) A decision of the Zoning Administrator which the applicant believes to be contrary to the meaning of the Zoning Ordinance.
  - ( ) An application to establish a use which must be approved by the Board of Appeals.
  - () A request to vary:
    - ( ) \_\_\_ foot \_\_\_ yard variance
    - ( ) \_\_\_ lot area variance
    - ( ) Fence variance
    - ( ) \_\_\_ lot width variance
    - () \_\_\_ setback variance
    - ( ) \_\_\_ % building coverage variance
  - ( ) A request for extension of a non-conforming use.
  - ( ) Other: \_\_\_\_\_

Describe those things you feel justify the action requested. List specific of the Zoning Ordinance which have a bearing on your request.

Location of house predates zoning ordinances. A carport is a reasonable use of the property. The backyard is sloped and holds water, making relocation of the structure infeasible.

The proposed carport is a 4-post, open structure. Since it is attached to the home, it must follow house setbacks, but in actuality, it is not extending the foundation or residential use of the home. Proposed location of carport will be 32' from front property line.

Lanny S. Randle  
Signature of Applicant

555-2a. Hwy 30  
Mailing Address of Applicant

912-657-2250  
Telephone Number

snowgirl396@gmail.com  
Email Address

**Total Fees:** Administrative Fee + Zoning Board of Appeals Application Fee = Total  
(Please refer to the current "Business User Fee Schedule")

Date Paid 12/4/2024

\*\*\* Any application not completed in full will not be processed \*\*\*



**BUILDING AND DEVELOPMENT PERMIT APPLICATION**

TYPE OF PERMIT			
<input type="checkbox"/> Single Family	<input type="checkbox"/> Fire Sprinkler	<input type="checkbox"/> Driveway Pipe	<input type="checkbox"/> Electrical
<input type="checkbox"/> Multi-Family	<input type="checkbox"/> Pool	<input type="checkbox"/> Air Curtain Destructor	<input type="checkbox"/> Plumbing
<input type="checkbox"/> Commercial	<input type="checkbox"/> Landfills, Mining, Ponds	<input type="checkbox"/> Addition	<input type="checkbox"/> Mechanical
<input type="checkbox"/> Fire Alarm	<input type="checkbox"/> Accessory Building	<input type="checkbox"/> Moving of House	<input type="checkbox"/> Other _____
<input type="checkbox"/> Demolition	<input type="checkbox"/> Dock	<input type="checkbox"/> Moving of Bldg/Structure	_____
<input type="checkbox"/> Manufactured Home – Year _____		Model _____	_____

Date: 10/15/24 Estimated Value\*: \$13,700.00 Permit No: 240753

*\*If in the opinion of the Building Inspector or City Administrator, the valuation of the building, alteration or structure appears to be underestimated on the application, the City will utilize the Marshall and Swift's Residential Cost Handbook and Marshall and Swift Valuation Service to determine the valuation. The valuation from Marshall and Swift will be the basis for permit issuance. Valuation from Marshall and Swift is determined by final cost to the buyer/owner of the structure.*

Address of Building/Structure: 555-GA. Hwy 30

Lot #: \_\_\_\_\_ Subdivision: \_\_\_\_\_

PIN #: 70976D12001 Zoning: \_\_\_\_\_ Flood Zone: \_\_\_\_\_

Setbacks: F \_\_\_\_\_ R \_\_\_\_\_ S \_\_\_\_\_ Total Sq. Ft. of Lot: \_\_\_\_\_

Heated Sq. Ft.: \_\_\_\_\_ Non-Heated Sq. Ft.: \_\_\_\_\_

Total Sq. Ft. of Building / Addition: 32x24 No. of Stories: 1

Bedrooms: \_\_\_\_\_ Bathrooms: \_\_\_\_\_ Fireplaces: \_\_\_\_\_

Sewer  Septic\*\*  Sprinkler System  Fire Alarm

Public Water  Private Well  Automatic Fire Control System

**USE:**

- |   |  |   |  |                                      |
|---|--|---|--|--------------------------------------|
| <input checked="" type="checkbox"/> Single Family Residence | <input type="checkbox"/> Office        | <input type="checkbox"/> Duplex         | <input type="checkbox"/> Factory         | <input type="checkbox"/> Screen Rm.  |
| <input type="checkbox"/> Apartment                          | <input type="checkbox"/> Warehouse     | <input type="checkbox"/> Private Garage | <input type="checkbox"/> Auto Storage    | <input type="checkbox"/> Svc. Change |
| <input type="checkbox"/> Storage Building                   | <input type="checkbox"/> Repair Garage | <input type="checkbox"/> Church         | <input type="checkbox"/> Service Station | <input type="checkbox"/> Pressure    |
| <input type="checkbox"/> Accessory Building                 | <input type="checkbox"/> Hotel / Motel | <input type="checkbox"/> Other: _____   |  |                                      |

**TYPE OF CONSTRUCTION:**

- Erect  Repair  Alter  Make Addition To  Demolish  Move

**Please provide Name, Address & Phone Number for the following:** (Should be filled out completely before review)

OWNER: Tammy S. Randle Phone #: 912-657-2250

Address: 555-GA. Hwy 30 City, State, Zip: Port Wentworth, GA 31407

ARCHITECT: Carport Phone #: \_\_\_\_\_

Address: 5 City, State, Zip: \_\_\_\_\_

CONTRACTOR: Tammy S. Randle Phone #: 912-657-2250

Address: 555-GA Hwy 30 City, State, Zip: Port Wentworth GA 31407

ELECTRICAL CONTRACTOR: \_\_\_\_\_ Phone #: \_\_\_\_\_

Address: \_\_\_\_\_ City, State, Zip: \_\_\_\_\_

PLUMBING CONTRACTOR: \_\_\_\_\_ Phone #: \_\_\_\_\_

Address: \_\_\_\_\_ City, State, Zip: \_\_\_\_\_

MECHANICAL CONTRACTOR: \_\_\_\_\_ Phone #: \_\_\_\_\_

Address: \_\_\_\_\_ City, State, Zip: \_\_\_\_\_

*A Site Plan and two (2) complete sets of plans must accompany this application. This form must be filled out completely before consideration of application. Construction in some areas may impact wetlands and require a 404 permit from the Corps of Engineers. Permit Holder agrees to hold the City of Port Wentworth harmless on any construction covered by this permit resulting in construction in wetlands. This permit becomes null and void if work or construction authorized is not commenced within a one (1) year period.*

*In consideration of the granting of the above requested permit, I do hereby agree that I will in all respects construct the work in accordance with the above statement and the Plans and Specifications herewith submitted, and filed with the City of Port Wentworth, and in compliance with all the state and local laws and ordinances.*

Tammy S. Randle  
Signature of Applicant

Tammy S. Randle  
Print Name

555-GA Hwy 30  
Address

Port Wentworth GA 31407  
City, State & Zip Code

912-657-2250  
Contact Number

srawgir1396@gmail.com  
Email Address

**FEES:**

Permit Fee:	\$ _____
Admin Fee:	\$ _____
Plan Check Fee:	\$ _____
Tap Fee:	\$ _____
Aid-to-Const:	\$ _____
Other:	\$ _____
<b>Total:</b>	\$ _____
Date	_____

**APPROVED:**

\_\_\_\_\_  
Building Inspector

Date: \_\_\_\_\_

**NOTES:**



**City of Port Wentworth**

7306 Highway 21, Suite 301 ■ Port Wentworth, Georgia 31407 ■ (912)999-2084

**RECEIVED**  
**OCT 18 2024**  
BY: SS

**OWNER BUILDING PERMIT AFFIDAVIT**

The undersigned hereby applies for special consideration as a property *owner* desiring to build or serve as general contractor for property owned by and intended to be utilized by same. In making this request for an owner/builder permit, the undersigned states the following to be true.

- Applicant agrees that the building or structure is located on real property owned by said applicant and is intended upon completion for use or occupancy by applicant and/or applicant's family, firm or corporation and its employees and will not be used by the general public and not offered for sale or lease.
- Applicant shall serve as the general contractor and accept inherent responsibilities for the work authorized by the approved permit in accordance with Georgia's licensing law pertaining to Residential and General Contractors.
- If applicant is not installing the electrical, plumbing, or mechanical as building owner, he/she agrees to hire properly licensed electrical, plumbing and mechanical contractors. As general contractor, applicant may contract with traditional specialty contractors or limited service specialty contractors who are not required to hold a license as a residential or general contractor if performing within their specialty as provided for under Georgia law. Applicant may not hire another individual to hire sub-contractors without that person being licensed as required by the State.
- Should applicant sell the home/building within 24 months following issuance of the certificate of occupancy; applicant understands he/she will not be allowed to permit another home/building unless applicant is duly licensed by the State of GA.
- Applicant agrees to build in accordance with applicable codes and strictly adhere to the inspections as required by the jurisdiction. Undersigned acknowledges that inspections must be performed in an established sequence as required by the jurisdiction and that work done in violation of the building codes must be corrected or may be ordered removed.
- Applicant acknowledges that he/she is aware that a permit issued under the provisions of the code may be revoked for false statements of misrepresentations as to the material fact in the application on which the permit was based.
- Applicant acknowledges that making false statements made in the permit application will subject said applicant to possible prosecution and/or fine. Georgia Criminal Code, Article 2, Section 16-10-20 (False Swearing) calls for a possible fine of not more than \$1000.00 or imprisonment for not less than one (1) nor more than five (5) years or both.

Property Address: 555 GA Hwy 30 Port Wentworth GA 31407

Lanny S. Randle  
Property Owner's Name (PLEASE PRINT)

Lanny S. Randle  
Property Owner's Signature

Rachel West  
Notary

**RACHEL WEST**  
**NOTARY PUBLIC**  
Effingham County  
State of Georgia  
My Comm. Expires Feb. 8, 2028

Sworn and subscribed this 15<sup>th</sup> day of October, 2024

HWY 30

30

SIXTH

FIFTH STREET

FOURTH STREET

STREET

1  
247 AC

12

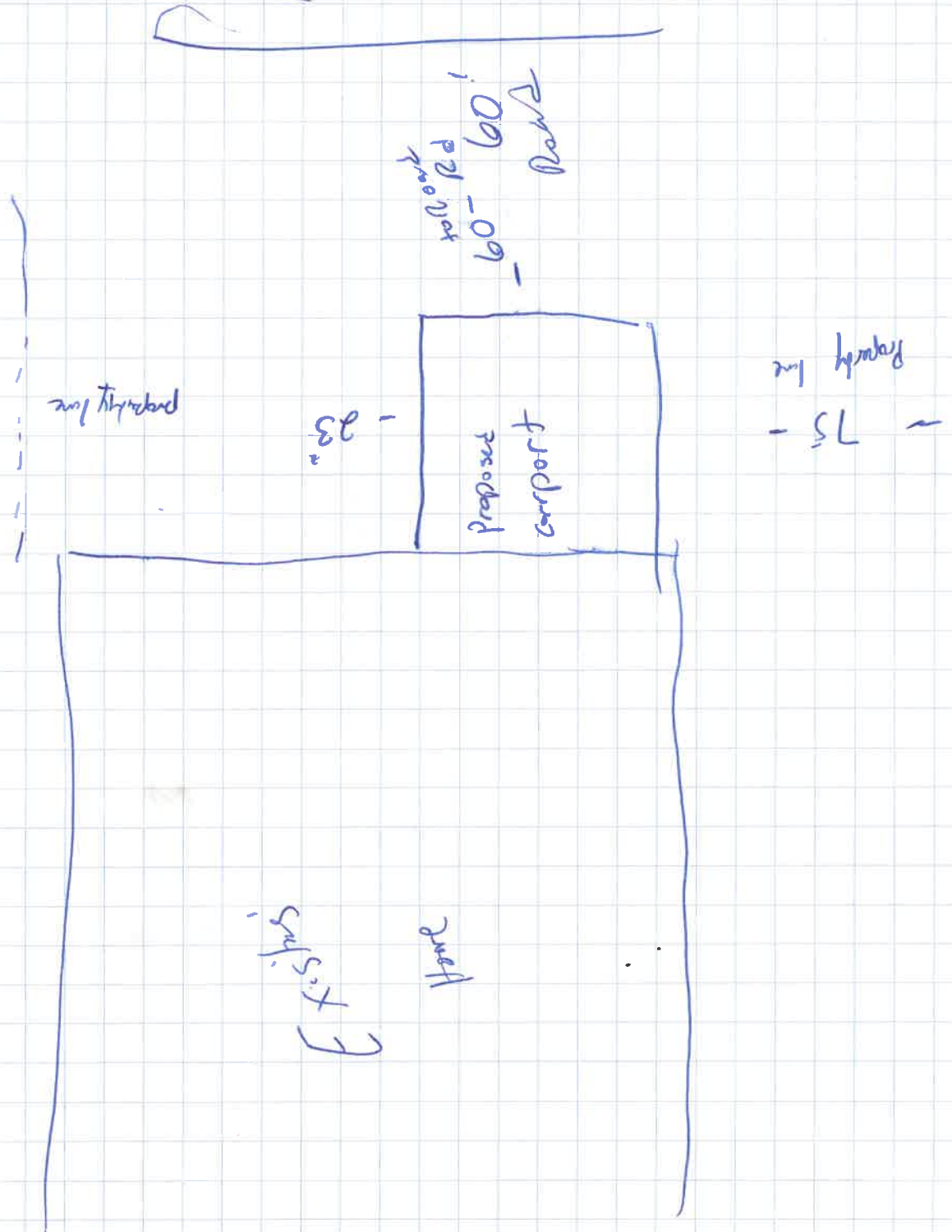
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RECEIVED  
NOV 19 2024  
BY: \_\_\_\_\_

May 30



555 Hwy 30

**RECEIVED**  
 NOV 19 2024  
 BY: \_\_\_\_\_

