



CITY OF PORT WENTWORTH

CITY COUNCIL

MAY 15, 2025

Council Meeting Room

Regular Session

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

A. Citizens of the Year Awards- Golan S Frazier & Keandre Ellison

6. PUBLIC COMMENTS - REGISTERED SPEAKERS

7. ELECTIONS & APPOINTMENTS

A. Municipal Court Appointments

8. ADOPTION OF MINUTES

A. Regular Council Meeting Minutes - April 17, 2025

9. COMMUNICATIONS & PETITIONS

- A. Teacher Appreciation Week
- B. National Small Business Week
- C. National Police Week
- D. National Public Works Week
- E. National Foster Care Month
- F. Maternal Health Month Proclamation

10. COMMITTEE REPORTS

11. CONSENT AGENDA

12. UNFINISHED BUSINESS

A. Amend the City of Port Wentworth Sign Ordinance 2nd Reading

- **PUBLIC HEARING**
- **ACTION**

13. NEW BUSINESS

City of Port Wentworth

- A. Peter Shoenauer, as Agent for Sainamo, LLC, requests the approval of a Concept Site Plan "StudioRes, Woodspring Suites". PIN#s 70976B 01003 & 70976B 01018, 70976B 01002, 70976 02028, located off Highway 21 in the 1st Council District. Zoned C-1.
- B. A Zoning Map Amendment Application has been submitted by Phillip McCorkle as Agent for Elaine Seabolt, requesting to rezone 65.83 acres from R-1 to R-5, to allow for multi-family residential development. PIN #s 70978 01038, 70978 01001H, 70978 01001G, located in the 2nd Council District, off Meinhard Road. 1st Reading.
 - **PUBLIC HEARING**

14. RESOLUTIONS/ORDINANCES/PROCLAMATIONS

- A. A Zoning Map Amendment Application has been submitted by the City of Port Wentworth, requesting to rezone 1.42 acres from R-1 to C-1, for the purpose of land use conformance. PIN # 70976 01018, located in the 2nd Council District, at 711 Hwy 30. 1st Reading
 - **PUBLIC HEARING**
- B. A Zoning Map Amendment Application has been submitted by the City of Port Wentworth, requesting to rezone .9 acres from R-1 to C-1, for the purpose of land use conformance. PIN # 70975 02007, located in the 1st Council District, at 7512 Highway 21. 1st Reading
 - **PUBLIC HEARING**
- C. A Zoning Map Amendment Application has been submitted by the City of Port Wentworth, requesting to rezone +/- 5.26 acres from R-1 to C-2, for the purpose of land use conformance. PIN #s 70976 02031, 70976 02030, portion of former 70976 02003 & 70976B 01001B, located in the 1st Council District, on Highway 30. 1st Reading
 - **PUBLIC HEARING**
- D. A Zoning Map Amendment Application has been submitted by the City of Port Wentworth, requesting to rezone 10.77 acres from C-2 to R-5, for the purpose of land use conformance. PIN # 70037 01012, located in the 3rd Council District, at 1133 Coldbrook Station Circle. 1st Reading
 - **PUBLIC HEARING**
- E. A Zoning Map Amendment Application has been submitted by the City of Port Wentworth, requesting to rezone 14 acres from C-2 to R-5, for the purpose of land use conformance. PIN # 70037 01051, located in the 3rd Council District, at 501 Old Richmond Road. 1st Reading
 - **PUBLIC HEARING**
- F. A Zoning Map Amendment Application has been submitted by the City of Port Wentworth, requesting to rezone +/- 4 acres from SPLIT zoning (C-2/R-1) to C-2, for the purpose of land use conformance. PIN # 70001 04005, located in the 4th Council District, at 6620 Hwy 21. 1st Reading
 - **PUBLIC HEARING**
- G. A Zoning Map Amendment Application has been submitted by the City of Port Wentworth, requesting to rezone 2.5 acres from R-4 to I-1, for the purpose of land use conformance. PIN # 70015 01001, located in the 4th Council District, at 604 S Coastal Highway. 1st Reading
 - **PUBLIC HEARING**
- H. A Zoning Map Amendment Application has been submitted by the City of Port Wentworth, requesting to rezone .06 acres from R-1 to C-1, for the purpose of land use conformance. PIN # 70010 13025, located in the 4th Council District, at 808 Crossgate Road. 1st Reading
 - **PUBLIC HEARING**
- I. A Zoning Map Amendment Application has been submitted by the City of Port Wentworth, requesting to rezone .14 acres from R-1 to C-1, for the purpose of land use conformance. PIN # 70010 13011, located in the 4th Council District, at 101 S Coastal Hwy. 1st Reading
 - **PUBLIC HEARING**
- J. A Zoning Map Amendment Application has been submitted by the City of Port Wentworth, requesting to rezone +/- 1 acre from R-4 to C-2, for the purpose of land use conformance. PIN #

70010 02002, located in the 4th Council District, at 1 Dixie St. 1st Reading

- **PUBLIC HEARING**

- K. A Special Use Permit Application has been submitted by the City of Port Wentworth, requesting to allow a mobile storage business in the C-2 zoning district. PIN # 70010 02002, located in the 4th Council District, at 1 Dixie St. Current zoning R-4, proposed zoning C-2. 1st Reading
- **PUBLIC HEARING**
- L. A Zoning Map Amendment Application has been submitted by the City of Port Wentworth, requesting to rezone 1.8 acres from R-4 to C-2, for the purpose of land use conformance. PIN # 70010 02001, located in the 4th Council District, at 1000 Dorset Rd. 1st Reading
- **PUBLIC HEARING**
- M. A Special Use Permit Application has been submitted by the City of Port Wentworth, requesting to allow a a Nursing Home in the C-2 zoning district. PIN # 70010 02001, located in the 4th Council District, at 1000 Dorset Rd. Current zoning R-4, proposed zoning C-2. 1st Reading
- **PUBLIC HEARING**
- N. A Zoning Map Amendment Application has been submitted by the City of Port Wentworth, requesting to rezone 1 acre from R-1 to C-2, for the purpose of land use conformance. PIN # 71017 02010, located in the 3rd Council District, at 101 Hodgeville Rd. 1st Reading
- **PUBLIC HEARING**
- O. A Special Use Permit Application has been submitted by the City of Port Wentworth, requesting to allow a Vehicle Service Station (Gas Station) in the C-2 zoning district. PIN # 71017 02010, located in the 3rd Council District, at 101 Hodgeville Rd. Current zoning R-1, proposed zoning C-2. 1st Reading
- **PUBLIC HEARING**
- P. A Zoning Map Amendment Application has been submitted by the City of Port Wentworth, requesting to rezone 19.3 acre from C-3 to I-1, for the purpose of land use conformance. PIN # 70035 01002, located in the 2nd Council District, at 6232 Hwy 21. 1st Reading
- **PUBLIC HEARING**
- Q. A Special Use Permit Application has been submitted by the City of Port Wentworth, requesting to allow Warehousing in the I-1 zoning district. PIN # 70035 01002, located in the 2nd Council District, at 6232 Hwy 21. Current zoning C-3, proposed zoning I-1. 1st Reading
- **PUBLIC HEARING**
- R. A Zoning Map Amendment Application has been submitted by the City of Port Wentworth, requesting to rezone .86 acres from R-4 to C-1, for the purpose of land use conformance. PIN # 70010 04005, located in the 4th Council District, at 5 Birkenhead Rd. 1st Reading
- **PUBLIC HEARING**
- S. A Special Use Permit Application has been submitted by the City of Port Wentworth, requesting to allow a Funeral Home in the C-1 zoning district. PIN # 70010 04005, located in the 4th Council District, at 5 Birkenhead Rd. Current zoning R-4, proposed zoning C-1. 1st Reading
- **PUBLIC HEARING**
- T. A Zoning Map Amendment Application has been submitted by the City of Port Wentworth, requesting to rezone +/- 5.76 acres from R-4 to C-2, for the purpose of land use conformance. PIN #s 70906 01038 & 70906 01037, located in the 1st Council District, at 8901 Highway 21. 1st Reading
- **PUBLIC HEARING**
- U. A Special Use Permit Application has been submitted by the City of Port Wentworth, requesting to allow Self-Storage in the C-2 zoning district. PIN # 70906 01038 & 70906 01037, located in the 1st Council District, at 8901 Hwy 21. Current zoning R-4, proposed zoning C-2. 1st Reading
- **PUBLIC HEARING**

15. EXECUTIVE SESSION

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

16. ADJOURNMENT



City Council
7224 GA Highway 21
Port Wentworth, GA 31407

Meeting: 05/15/25
Department: Administration
Category: Agreement
Prepared By: Zahnay Smoak
Department Head:

SCHEDULED

AGENDA ITEM (ID)

DOC ID:

Municipal Court Appointments

Issue/Item: Municipal Court Appointments

Background:

The City runs its own Municipal Court to adjudicate various misdemeanor offenses and City Code violations. The Court staff work diligently to see that all people charged with violations are treated fairly and with due process under the law.

The City Charter provides that the oaths of Judges and Solicitors should be "entered upon the minutes of the City Council." Attached are their respective oaths.

Recommendation: Accept the oaths of Judge Wilson and Solicitor Bradley

Port Wentworth Municipal Court

Oath of Office

I, Ty WILSON, swear (or affirm) that I will faithfully discharge the duties devolved upon me as Municipal Court Judge for the City of Port Wentworth and that I will faithfully execute and enforce the laws and ordinances of the City of Port Wentworth and of the State of Georgia to the best of my ability, skill, and knowledge.

I further swear that I am not the holder of any unaccounted-for public money due to this state or any political subdivision or authority thereof.

I further swear that I am not the holder of any office of trust under that government of the United States, any other state, or any foreign state which I, by the laws of the State of Georgia, am prohibited from holding.

I further swear that I am qualified to hold said office for which I have been elected according to the Constitution and laws of the State of Georgia; and

I further swear that I will support the Constitution of the United States and of the State of Georgia, so help me God.

Ty Wilson
Judge

05/14/2024
Date

[Signature]
Administering Official

5/14/2024
Date

[Signature]
Notary Public Signature



Sworn to and subscribed before me, this 14th of May, 2024.

PORT WENTWORTH MUNICIPAL COURT

OATH OF OFFICE

I, Caroline Bradley, swear (or affirm) that I will faithfully and impartially and without fear, favor, or affection discharge my duties as prosecuting attorney of the Municipal Court for the City of Port Wentworth, and will take only my lawful compensation. I do further swear (or affirm) that I am not the holder of any unaccounted for public money due this State, or any political subdivision or authority thereof; that I am not the holder of any office of trust under the government of the United States, any other state, or foreign state which I am prohibited from holding by the laws of the State of Georgia; and that I am otherwise qualified to hold said office, according to the Constitution and Laws of Georgia; and that I will support the Constitution of the United States and of this state.

Caroline Bradley
Solicitor

5/14/24

Date

[Signature]
Administering Official

Date

5/14/24

[Signature]
Notary Public Signature



Sworn to and subscribed before me, this 14th (day) of May (month)
2024 (year).



City Council
7224 GA Highway 21
Port Wentworth, GA 31407

SCHEDULED

Meeting: 05/15/25
Department: Administration
Category: Agreement
Prepared By: Zahnay Smoak
Department Head:

AGENDA ITEM (ID)

DOC ID:

Amend the City of Port Wentworth Sign Ordinance 2nd Reading

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PUBLIC HEARING ACTION

Issue/Item: The City's Sign Ordinance has not been updated for a number of years, and changes to laws, regulations, and standards recommend changes to update the City's Sign Ordinance to bring it into compliance and to modernize.

Background: The City's Sign Ordinance governs all signs within the City, their location, design, and other aspects. Laws, regulations, and standards continually change, and the City's current ordinance should be brought up to date with these current standards.

Facts and Finding: The proposed amendments include: cleaning up billboards regulations, cleaning up animated sign regulations, cleaning up variance and review standards.

Funding:

Recommendation:

AN ORDINANCE TO AMEND THE CITY OF PORT WENTWORTH
SIGN ORDINANCE

WHEREAS, it is necessary from time to time to modify the City's ordinances; and

WHEREAS the Mayor and City Council is tasked with the authority to adopt and provide for such ordinances, resolutions, rules, and regulations which it deems necessary, expedient, or helpful for the peace, good order, protection of life and property, health, welfare, sanitation, comfort, convenience, prosperity, and well-being of the inhabitants of the City; and

WHEREAS, the City of Port Wentworth is granted the power to provide such comprehensive city planning for development by zoning, subdivision regulation and the like as the city council deems necessary and reasonable to ensure a safe, healthy, and aesthetically pleasing community; and

WHEREAS, the City of Port Wentworth desires to update its Sign Ordinance; and

NOW, THEREFORE, that while in regular session THE MAYOR AND COUNCIL OF THE CITY OF PORT WENTWORTH HEREBY ORDAIN AS FOLLOWS:

The Code of Ordinance, Sign Ordinance, Chapter 19.1, is amended as follows:

- I. Section 19.1-6, Denial and Revocation, is amended as follows:
Subsections (c) and (d) are repealed and replaced as follows:
(c) *Judicial Review*. In the event an individual whose permit has been denied or revoked is dissatisfied with the decision by the zoning board of appeals, then he or she may appeal to the Superior Court as provided by law.
- II. Section 19.1-13, General size and location requirements in non-residential districts, is amended as follows:
Subsection (c) is repealed and replaced as follows:
(c) *Billboard signs*
 - (1) Billboard signs shall not exceed six hundred (600) square feet of sign area. Billboard sign faces shall not exceed fifteen (15) feet in height or fifty (50) feet in length.
 - (2) Billboard signs shall be located only on parcels which are zoned commercial or industrial or are classified as on, about, or adjacent to "Transportation and Warehousing" or "Community Gateway" character areas pursuant to the city's future land use map.

- (3) Billboard signs shall be located only on parcels adjacent to designated state or federal highways and shall be oriented only towards those highways and shall be located within four hundred (400) feet of the right-of-way of the highway to which it is oriented.
- (4) No billboard sign shall be located within one thousand (1,000) feet of another billboard sign, measured as a radius, except as otherwise provided under subsection 19.1-10(a) hereunder.
- (5) No billboard sign shall be located within five hundred (500) feet of any residential zoned parcel and displaying towards such residential parcel.
- (6) No billboard sign shall be located within five hundred (500) feet of any public park, public playground, public recreation area, public forest, designated historic site, scenic area, or cemetery.
- (7) No billboard sign shall be erected to a height in excess of eighty (80) feet in height.
- (8) Reserved.
- (9) Billboard signs shall be lighted by down-lighting or otherwise so as not to cast light on adjoining property or shine in such a manner as to cause traffic interference. In no event shall the light source be visible to vehicular traffic from any street or highway.
- (10) For the purposes of this section, "interstate interchange" is defined as the intersection of Interstate 95 and GA Highway 21. Billboard signs located adjacent to an interstate interchange are subject to the following additional regulations:
 - a. Additional billboard signs may be located in each quadrant of the interchange adjacent to and visible from the federal interstate highway. These signs must be located within an area two thousand five hundred (2,500) feet long beginning at a point five hundred (500) feet from the point where the pavement widens on the main traveled way to accommodate the longest entrance or exit ramp. No billboard sign shall be located within five hundred (500) feet of another billboard sign, measured as a radius. The geographical coordinates of the point where the pavement widens on the main traveled way to accommodate the longest entrance or exit ramp to the northeast of the interstate interchange are: 32.196326 latitude/-81.190791 longitude and 32.196075 latitude/-81.190338 longitude. The geographical coordinates of the point where the pavement widens on the main traveled way to accommodate the longest entrance or exit ramp to the southwest of the interstate interchange are: 32.186445 latitude/-81.199103 longitude and 32.186173 latitude/-81.198675 longitude. To the extent the geographical location of the boundary nearest the interstate interchange is different from the written description, the geographic coordinates control.

III. Section 19.1-13, General size and location requirements in non-residential districts, is amended as follows:

Subsection (h) is repealed and replaced as follows:

(h) *Animated signs.*

- (1) Animated or changeable copy signs shall be erected, posted, displayed or modified only in accordance with the criteria hereunder as well as all other generally applicable standards of this article related to the location, height, size, and other characteristics.

- (2) Each image or message displayed on an animated sign having a sign area greater than sixteen (16) square feet shall remain static for at least eight (8) seconds following the completion of its transition from the previous message. As used in this subsection "static" shall mean fixed, with no portion of the image or message being in motion or changing in color or light intensity as viewed by a person with normal visual acuity. Messages shall not be illuminated by blinking, scrolling, intermittent, or flashing lights along the perimeter.
- (3) Any change in the image or message of an animated sign having a sign area greater than sixteen (16) square feet shall be substantially instantaneous, two (2) seconds or less, as seen by a person of normal visual acuity.
- (4) No display or other effect from any electronically changed sign shall cause glare or that impairs the vision of the driver of any motor vehicle or otherwise interferes with the safe operation of a motor vehicle.
- (5) Video technology in digital or electronic message board signs shall use automatic light level controls to reduce light levels at night and under cloudy or other darkened conditions in accordance with the following standards. All digital or electronic message board signs shall have installed ambient light monitors, and shall at all times allow such monitors to automatically adjust the brightness level based on ambient light conditions. Maximum brightness levels for electronic or digital display boards shall not increase by more than 0.5 foot candles over ambient levels.
- (6) Any animated sign which malfunctions, fails, or ceases to operate in its usual or normal manner causing therein motion, movement, flashing or any other similar effects shall be repaired or disconnected within forty-eight (48) hours by the owner or operator of such sign.
- (7) No animated billboard sign (for the purpose of this section, "animated billboard sign" is defined as a billboard sign that is animated) shall be placed within two thousand (2,000) feet of another animated sign, said distance to be measured in a radius from the proposed location of the animated sign.

IV. Section 19.1-16, Variances, is amended as follows:

Variances shall be limited to the minimum relief necessary to overcome the hardship. No variance shall be granted to allow a greater number of signs than would be allowed if the hardship did not exist. Variance applications shall be submitted to the board of zoning appeals and shall be heard under the same time frames and rules governing appeals under this article. The recommendation of the board of zoning appeals shall be referred to city council and shall be heard under the same time frame and rules governing appeals under this article. A variance from compliance with the sign regulations of this article shall be limited to the following hardship situations:

(a) *Standards.*

- (1) Where visibility of a conforming sign from the public street and within fifty (50) feet of the proposed sign would be substantially impaired by existing trees, plants, natural features, signs, existing buildings or structures on a different lot; and
- (2) Placement of the sign elsewhere on the lot would not remedy the visual obstruction; and such visibility obstruction was not created by the owner of the

subject property; and the variance proposed would not create a safety hazard to traffic.

(3) Location of the sign as non-conforming to the standards of this Chapter.

V. All laws and parts of laws in conflict with this Act are hereby repealed.

VI. This Ordinance shall become effective upon its passage and adoption.

SO ORDAINED this the _____ day of _____, 2025

Approved:

Gary Norton, Mayor

Attest:

Zahnay Smoak, City Clerk

First reading: _____ (date)

Second reading: _____ (date)



City Council
7224 GA Highway 21
Port Wentworth, GA 31407

Meeting: 05/15/25
Department: Development Services
Category: Ordinance
Prepared By: Katie Dunnigan
Department Head: Katie Dunnigan

SCHEDULED

AGENDA ITEM (ID)

DOC ID:

Peter Shoenauer, as Agent for Sainamo, LLC, requests the approval of a Concept Site Plan "StudioRes, Woodspring Suites". PIN#s 70976B 01003 & 70976B 01018, 70976B 01002, 70976 02028, located off Highway 21 in the 1st Council District. Zoned C-1.

Issue/Item: Peter Shoenauer, as Agent for Sainamo, LLC, requests the approval of a Concept Site Plan "StudioRes, Woodspring Suites". PIN#s 70976B 01003 & 70976B 01018, 70976B 01002, 70976 02028, located off Highway 21 in the 1st Council District. Zoned C-1.

Background:

- The applicant proposes to develop two hotel buildings (Woodspring Suites and StudioRes).
- The subject site is approximately 10.12 acres, rezoned to C-1 on June 20, 2025.
- All adjacent properties are within the C-2 (General Commercial) zoning district.
- A requisite community meeting was held for this project on April 15, 2025. Concerns were raised regarding drainage and lighting, and were addressed during the meeting.
- Pursuant to The Code of the City of Port Wentworth Georgia, Zoning Ordinances, Section 13.20: *"After review and recommendation by the Planning Commission, the City Council shall act upon all concept plans...required in Table 13.20."*

Facts and Finding:

- Woodspring Suites is proposed to have 122 rooms and 52,272 square feet, at a height of 44'. StudioRes is proposed to have 123 rooms and 56,848 square feet, at a height of 49' 10"
- Both hotel brands are extended stays which may support development projects within the City as well as offering additional variety to current hospitality options.
- The site will be served by one access point, on Highway 21. GDOT permitting will be required for project completion.
- This project will be served by City of Port Wentworth water/sewer.
- During the May 5, 2025 meeting, the Planning Commission voted to recommend approval of the site plan

Recommendations:

Staff has evaluated this site plan and found that it complies with City Ordinances and standards

Funding: N/A

Recommendation:

Site Plan Review Application



Site Plan Type (Check One): ☒ General / Concept ☐ Specific Development
Site Plan Address: TBD GA Highway 21
PIN #(s): 70976801003, 70976801018
Zoning: C-1 Estimated Cost of Construction: \$
Type of Construction: Wood frame
Project Name: Studio Res, woodSpring suite.

Applicant's Name: Peter Schoenauer
Mailing Address: 200 Plantation Chase
St. Simons Island, GA 31522
Phone #: 912.268.2164 Email: pete@tidewatereng.com

Owner's Name (If Different from Applicant): Sainamo, LLC
Mailing Address: 112 Parkside Boulevard
Port Wentworth, GA 31407
Phone #: 912.572-4355 Email: nmra1234@gmail.com

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

Peter Schoenauer
Applicant's Signature

4/08/25
Date

[Signature]
Owner's Signature (If Different from Applicant)

4/8/25
Date

Please see page 2 for required submittal checklist

Site Plan Review Application



Site Plan Type (Check One): ☒ General / Concept ☐ Specific Development
Site Plan Address: TBD GA Highway 21
PIN #(s): 70976 02048, 70976 B01003
Zoning: C-1 Estimated Cost of Construction: \$
Type of Construction: Wood frame
Project Name: Woodspring Suites

Applicant's Name: Peter Schoenauer
Mailing Address: 200 Plantation Chase
St. Simons Island, GA 31522
Phone #: 912-268-2164 Email: pete@tidewatereng.com

Owner's Name (If Different from Applicant): Sainamo, LLC
Mailing Address: 112 Parkside Blvd
Port Wentworth, GA 31407
Phone #: 912-572-4355 Email: nmra1234@gmail.com

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

Pete Schoenauer
Applicant's Signature

4/8/25
Date

Owner's Signature (If Different from Applicant)

Date

Please see page 2 for required submittal checklist

BENTON GEORGIA W
P O BOX 1394
SAVANNAH, GA 31402

BROWN TONYA YEVETTE, BEASLEY TA
503 BELLEVIEW CIRCLE N
BEAUFORT, SC 29902

BRYANT JANET L
PO BOX 7596
GARDEN CITY, GA 31418

F3 GA HWY 30 BTR PROPERTY OWNER
3 BETHESDA METRO CENTER
SUITE 1400
BETHESDA, MD 20814

FLOYD FRANK NEVILLE
120 HIGHWAY 30
PORT WENTWORTH, GA 31407

HUNTER CHARLES E. / ET AL
7229 HIGHWAY 21,
PORT WENTWORTH, GA 31407

MCCALL FLOSSIE ET AL
7413 US HWY 21
PORT WENTWORTH, GA 31407

PORT WENTWORTH CITY OF
112 PARKSIDE BOULEVARD
PORT WENTWORTH, GA 31407

PORT WENTWORTH CITY OF
304 S COASTAL HWY
PORT WENTWORTH, GA 31407

PRICE LYDELL AUSTIN
152 SHADY GROVE LN
SAVANNAH, GA 31419

RAJAPAKSHA MANJULA
1 BELLINGRATH COURT
SAVANNAH, GA 31419

RICHMOND BAPTIST CHURCH
7351 HIGHWAY 21
SAVANNAH, GA 31407

ROBERTS CHARLES E & JUDY M
PO BOX 7056
SAVANNAH, GA 31418

ROBERTS MOSES & ANNIE PEARL
134 WHITE DOGWOOD LN
POOLER, GA 31322

ROBERTS SHELDON RICHARD
100 ROBERTS ROAD
PORT WENTWORTH, GA 31407

ROVOLIS WILLIAM
PO BOX 15054
SAVANNAH, GA 31416

SAINAMO, LLC
112 PARKSIDE BOULEVARD
PORT WENTWORTH, GA 31407

STEELE ANTHONY
207 STEPHANIE AVE
RINCON, GA 31326

STEELE GLENN A & STEELE ANTHONY
207 STEPHANIE AVENUE
RINCON, GA 31326

STEELE GLENN ALLEN
1541 FT HOWARD ROAD
RINCON, GA 31326

WASHINGTON ANTON B & PATRICIA B*
130 BERRIEN RD
PT WENTWORTH, GA 31407

BRADY-HOHNERLEIN COLLEEN LYNETT
83 FALKLAND AVE
PORT WENTWORTH, GA 31407

CLAY MICHAEL W & ANGELA K*
103 PROVIDENCE DR
PORT WENTWORTH, GA 31407

DRAYTON-PARKER COMPANIES, LLC
171 CROSSROADS PARKWAY
SAVANNAH, GA 31407

F3 GA HWY 30 BTR PROPERTY OWNER
3 BETHESDA METRO CENTER
SUITE 1400
BETHESDA, MD 20814

FLOYD CHARLES LYNN
4092 GA HIGHWAY 119 S
GUYTON, GA 31312

FLOYD FRANK NEVILLE
120 HIGHWAY 30
PORT WENTWORTH, GA 31407

FLOYD JUDY SIGLER
119 N CENTER ST
WINDER, GA 30680

FRANK & REITAS II LLC
1716 E HIGHWAY 80
BLOOMINGDALE, GA 31302

GREEN EDDIE LEE
7317 GA HWY 21
PORT WENTWORTH, GA 31407

HUNTER CHARLES E ET AL *
7229 HIGHWAY 21
PORT WENTWORTH, GA 31407

HUNTER CHARLES E. / ET AL
7229 HIGHWAY 21,
PORT WENTWORTH, GA 31407

MITCHELL SALLY J & DAVID G*
179 KATHY ST
BLOOMINGDALE, GA 31302

PORT WENTWORTH CITY OF
112 PARKSIDE BOULEVARD
PORT WENTWORTH, GA 31407

PORT WENTWORTH FEE OWNER LLC
3735 B BEAM ROAD
CHARLOTTE, NC 28217

PRICE LYDELL AUSTIN
152 SHADY GROVE LN
SAVANNAH, GA 31419

RICHMOND BAPTIST CHURCH
7351 GA HWY. 21
PORT WENTWORTH, GA 31407

RICHMOND BAPTIST CHURCH
7351 HIGHWAY 21
SAVANNAH, GA 31407

ROBERTS CHARLES E & JUDY M
PO BOX 7056
SAVANNAH, GA 31418

ROBERTS MOSES & ANNIE PEARL
134 WHITE DOGWOOD LN
POOLER, GA 31322

SAINAMO, LLC
112 PARKSIDE BOULEVARD
PORT WENTWORTH, GA 31407

SAINAMO, LLC
112 PARKSIDE DRIVE
PORT WENTWORTH, GA 31407

STEELE ANTHONY
207 STEPHANIE AVE
RINCON, GA 31326

STEELE GLENN ALLEN
1541 FT HOWARD ROAD
RINCON, GA 31326

DRAYTON-PARKER COMPANIES, LLC
171 CROSSROADS PARKWAY
SAVANNAH, GA 31407

FLOYD CHARLES LYNN
4092 GA HIGHWAY 119 S
GUYTON, GA 31312

FLOYD FRANK NEVILLE
120 HIGHWAY 30
PORT WENTWORTH, GA 31407

FLOYD JUDY SIGLER
119 N CENTER ST
WINDER, GA 30680

FRANK & REITAS II LLC
1716 E HIGHWAY 80
BLOOMINGDALE, GA 31302

FRANK AND REITA'S LLC
1716 E HIGHWAY 80
BLOOMINGDALE, GA 31302

GREEN EDDIE LEE
7317 GA HWY 21
PORT WENTWORTH, GA 31407

HUNTER CHARLES E ET AL *
7229 HIGHWAY 21
PORT WENTWORTH, GA 31407

HUNTER CHARLES E. / ET AL
7229 HIGHWAY 21,
PORT WENTWORTH, GA 31407

PORT WENTWORTH CITY OF
112 PARKSIDE BOULEVARD
PORT WENTWORTH, GA 31407

PRICE LYDELL AUSTIN
152 SHADY GROVE LN
SAVANNAH, GA 31419

RICHMOND BAPTIST CHURCH
7351 HIGHWAY 21
SAVANNAH, GA 31407

SAINAMO, LLC
112 PARKSIDE BOULEVARD
PORT WENTWORTH, GA 31407

SAINAMO, LLC
112 PARKSIDE DRIVE
PORT WENTWORTH, GA 31407

STEELE ANTHONY
207 STEPHANIE AVE
RINCON, GA 31326

STEELE GLENN ALLEN
1541 FT HOWARD ROAD
RINCON, GA 31326



JACKSON SURVEYING, INC.

Surveyors and Land Planners
207 Rose Drive, Brunswick Ga.

Post Office Box 1031
Brunswick, GA 31521
Phone: (912) 265-3856
www.brunswicksurveyor.com

LEGAL DESCRIPTION:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A 10.123 ACRES TRACT OF LAND LYING WESTERLY OF GEORGIA S.R. 21, CITY OF PORT WENTWORTH, 8TH G.M.D., CHATHAM COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING COMMENCE AT A 4"x 4" CONCRETE MONUMENT FOUND AT THE SOUTHERN TERMINUS OF THE WESTERLY RIGHT-OF-WAY LINE OF ROBERT ROAD (A 60-FOOT RIGHT-OF-WAY ~ UNOPENED ACCORDING TO PLAT RECORDED IN P.B. 54, PG. 36 OF THE PUBLIC RECORDS OF SAID COUNTY), THE SAME BEING THE SOUTHEAST CORNER OF NOW OR FORMERLY LANDS OF CHARLES E. & JUDY M. ROBERTS (ACCORDING TO DEED RECORDED IN D.B. 132-T, PG. 382 OF THE PUBLIC RECORDS OF SAID COUNTY); RUN THENCE NORTH 74°-23'-32" EAST ALONG THE AFOREMENTIONED SOUTHERN RIGHT-OF-WAY LINE AND TERMINUS OF ROBERT ROAD AND THROUGH AND ALONG THE SOUTHERLY LINE OF NOW OR FORMERLY LANDS OF MOSES & ANNIE P. ROBERTS (ACCORDING TO CHATHAM COUNTY GIS), A DISTANCE OF 268.41 FEET TO A 3"x 3" CONCRETE MONUMENT FOUND AT THE SOUTHEAST CORNER THEREOF AND LYING ON THE WESTERLY LINE OF NOW OR FORMERLY LANDS OF GLENN ALLEN STEELE (ACCORDING TO DEED RECORDED IN D.B. 183-E, 269, ex, OF THE PUBLIC RECORDS OF SAID COUNTY AND THE SAME BEING PARCEL 1 OF THE STEELE SUBDIVISION ACCORDING TO PLAT RECORDED IN S.M.B. 32-S, PG. 92 OF THE PUBLIC RECORDS OF SAID COUNTY); RUN THENCE SOUTH 10°-10'-55" EAST ALONG THE LAST MENTIONED WESTERLY LINE OF GLENN ALLEN STEELE, A DISTANCE OF 118.09 FEET FOUND AT THE SOUTHWEST CORNER THEREOF; RUN THENCE NORTH 73°-29'09" EAST ALONG THE SOUTHERLY LINE OF LAST MENTIONED LANDS OF GLENN ALLEN STEELE, A DISTANCE OF 195.43 FEET TO A 1/2" REBAR FOUND AT NORTHWEST CORNER OF NOW OR FORMERLY LANDS OF RICHMOND BAPTIST CHURCH (ACCORDING TO DEED RECORDED IN D.B. 2983, PG. 501 OF THE PUBLIC RECORDS OF SAID COUNTY); RUN THENCE SOUTH 16°-28'-50" EAST ALONG THE WESTERLY LINE OF LAST MENTIONED LANDS OF RICHMOND BAPTIST CHURCH, A DISTANCE OF 143.49 FEET TO A 1/2" REBAR FOUND AT THE SOUTHWEST CORNER THEREOF; RUN THENCE NORTH 71°-59'-21" EAST ALONG THE SOUTHERLY LINE OF LAST MENTIONED LANDS OF RICHMOND BAPTIST CHURCH, A DISTANCE OF 647.42 FEET TO A 4"x 4" CONCRETE MONUMENT FOUND AT THE SOUTHEAST CORNER THEREOF, THE SAME LYING ON THE WESTERLY RIGHT-OF-WAY LINE GEORGIA S.R. 21 (RIGHT-OF-WAY VARIES ACCORDING TO PLAT RECORD IN P.B. 53, PG. 631 OF THE PUBLIC RECORDS OF SAID COUNTY); RUN THENCE SOUTH 17°-55'-24" EAST ALONG THE LAST MENTIONED WESTERLY RIGHT-OF-WAY LINE OF GEORGIA S.R. 21, A DISTANCE OF 234.95 FEET TO A 1/2" CAPPED PIPE, SET (ID: "JSI LSF 1244"), THE SAME BEING A NORTHEASTERLY CORNER OF NOW OR FORMERLY LANDS OF CHARLES E. HUNTER, et. al. (ACCORDING TO DEED RECORDED IN D.B. 2794, PG. 1 OF THE PUBLIC RECORDS OF SAID COUNTY); RUN THENCE SOUTH 72°-19'-46" WEST ALONG A NORTHERLY LINE OF THE LAST MENTIONED LANDS OF CHARLES E. HUNTER, et. al., A DISTANCE OF



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220.46 FEET TO A 1" REBAR FOUND; RUN THENCE NORTH 18°-07'-13" WEST ALONG AN EASTERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 107.86 FEET TO A 1-1/2" PIPE FOUND AT A NORTHEASTERLY CORNER THEREOF; RUN THENCE SOUTH 71°-56'-41" WEST ALONG A NORTHERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 286.36 FEET TO A 1/2" CAPPED PIPE SET (ID: "JSI LSF 1244") AT THE NORTHWEST CORNER THEREOF; RUN THENCE SOUTH 18°-07'-13" EAST ALONG THE WESTERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 134.35 FEET TO A 1/2" REBAR FOUND AT THE SOUTHWEST CORNER THEREOF, THE SAME LYING ON THE NORTHERLY LINE OF NOW OR FORMERLY LANDS OF FRANK NEVILLE FLOYD (ACCORDING TO DEED RECORDED IN D.B. 250-W, PG. 721 OF THE PUBLIC RECORDS OF SAID COUNTY); RUN THENCE SOUTH 71°-56'-41" WEST ALONG THE NORTHERLY LANDS OF LAST MENTIONED LANDS, A DISTANCE OF 742.98 FEET A 1/2" REBAR FOUND AT THE NORTHWEST CORNER THEREOF, THE SAME LYING ON THE EASTERLY LINE OF NOW OR FORMERLY LANDS OF LYDELL AUSTIN PRICE (ACCORDING TO DEED RECORDED IN D.B. 3185, PG. 209 OF THE PUBLIC RECORDS OF SAID COUNTY); RUN THENCE NORTH 17°-49'-17" WEST ALONG THE EASTERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 137.89 FEET TO 5/8" REBAR FOUND AT THE NORTHEAST CORNER THEREOF; RUN THENCE SOUTH 72°-06'-39" WEST ALONG THE NORTHERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 512.15 FEET TO A 3"x 3" CONCRETE MONUMENT FOUND AT THE NORTHWEST CORNER THEREOF, THE SAME LYING ON AN EASTERLY LINE OF NOW OR FORMERLY LANDS OF F3 GA HWY 30 BTR PROPERTY OWNER, LCC (ACCORDING TO DEED RECORDED IN D.B. 3141, PG. 411 OF THE PUBLIC RECORDS OF SAID COUNTY); RUN THENCE NORTH 05°-24'-47" WEST ALONG LAST MENTIONED EASTERLY LINE, A DISTANCE OF 127.32 FEET TO A ANGLE IRON FOUND; RUN THENCE NORTH 72°-08'-27" EAST THROUGH AND ALONG A SOUTHERLY LINE OF LAST MENTIONED LANDS AND ALONG THE SOUTHERLY LINE OF NOW OR FORMERLY LANDS OF THE CITY OF PORT WENTWORTH (ACCORDING TO DEED RECORDED IN D.B. 345-C, PG. 209, ex., THE SAME BEING PARCEL B-1A OF A MINOR SUBDIVISION OF PARCEL "B-1", BEING A SUBDIVISION OF PARCEL "B-1" OF THE FORMER GREGG HOWZE TRACT ACCORDING TO PLAT RECORDED IN P.B. 54, PG. 36 OF THE PUBLIC RECORDS OF SAID COUNTY), A DISTANCE OF 642.66 FEET TO A 1/2" CAPPED PIPE, SET (ID: "JSI LSF 1244") AT THE SOUTHEAST CORNER OF SAID PARCEL B-1A; RUN THENCE NORTH 17°-56'-50" WEST ALONG THE EASTERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 276.18 FEET TO THE POINT OF BEGINNING.

EVENT PLANNING MEETING

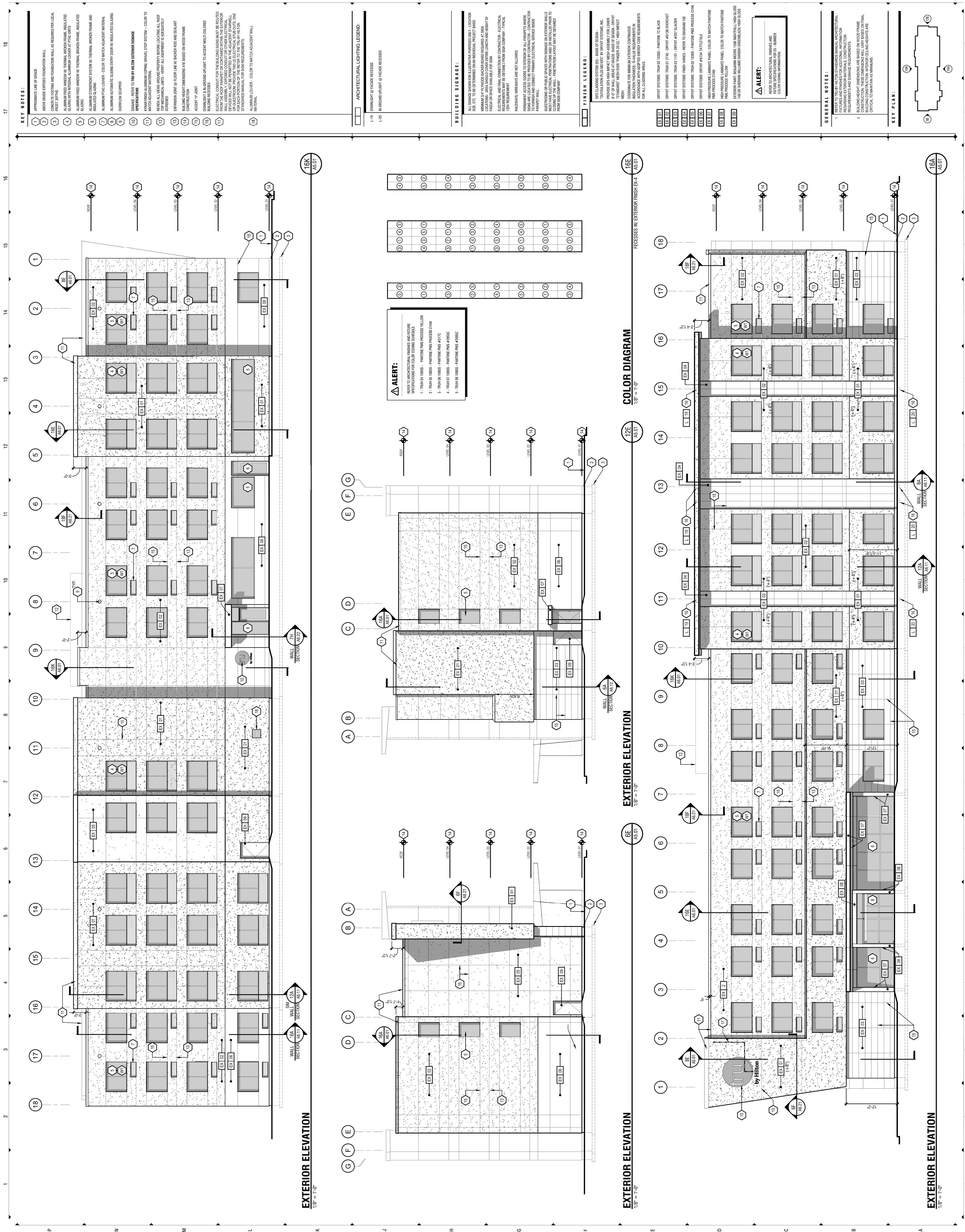
PROJECT: Woodspring / Studiores

MEETING DATE: Apr 15 2025

FACILITATOR: Tidewater

LOCATION: City Hall

NAME	TITLE	COMPANY	PHONE	FAX	EMAIL
Steve Davis	City Manager	P.W.			
Glenn Steele	1541 Fort Howard Rd	Richmond, GA	912-596-1431		
ANTHONY STEELE	207 PROSPECTIVE	Pedco, GA.	912-659-9721		
JUDY ROBERTS	101 ROBERTS RD	Pedco, GA.	912-964-1835		
Brj Patel	9 Edward View	Pedco, GA.	912-488-3100		
Neal Patel	local Resident	P.W.	843-291-9697		
D. Kish Patel	local Resident	P.W.	843-725-8188		
Margo Barber	Resident	P.W.	763-489-4512		
Lydell Price			404-971-2208		
Eugene Barry	Pastor	Richmond Baptist	912-665-3447		



 LIVSmart Studios

Manufacturer: Sto
Product: StoTherm-ci
Color/Finish: Benjamin Moore AC-25 Harbor Gray/ Medium Sand Finish
Size/Dimensions: Refer to architectural drawings for locations

Manufacturer to confirm the Product meets Hilton Design and Construction Standards.

- All quantities to be verified by installer prior to purchasing.
- Must be of contract quality and suitable for commercial use.
- All materials and methods of construction must comply with all local fire and life safety codes for use in hotels and other public spaces, and Brand Standards.
- All interpretations of these specifications **MUST** be submitted to Hilton for final approval prior to purchasing or implementation of any material.

EX-01



Manufacturer: Sto
Product: StoTherm ci
Color/Finish: Benjamin Moore CW-695 Langblack/ Medium Sand Finish
Size/Dimensions: Refer to architectural drawings for locations

Manufacturer to confirm the Product meets Hilton Design and Construction Standards

- All quantities to be verified by installer prior to purchasing.
- Must be of contract quality and suitable for commercial use.
- All materials and methods of construction must comply with all local fire and lifesafety codes for use in hotels and other public spaces, and Brand Standards.
- All interpretations of these specifications **MUST** be submitted to Hilton for final approval prior to purchasing or implementation of any material.

EX-02

Manufacturer:	Sto
Product:	StoTherm ci
Color/Finish:	Benjamin Moore 2128-10 Black Beauty/ Medium Sand Finish
Size/Dimensions	Refer to architectural drawings for locations

Finish sample required

- All quantities to be verified by installer prior to purchasing.
- Must be of control quality and suitable for commercial use.
- All materials and methods of construction must comply with all local fire and life safety codes for use in hotels and other public spaces, and Brand Standards.
- All interpretations of these specifications **MUST** be submitted to Hilton for final approval prior to purchasing or implementation of any material.

EX-01

 LIVSmart Studios

100

Manufacturer: Sto
Product: StoCast Wood
Color/Finish: VT33208
Size/Dimensions: Refer to architectural drawings for locations

Manufacturer to confirm the Product meets Hilton Design and Construction Standards.

- All quantities to be verified by installer prior to purchasing.
- Must be of contract quality and suitable for commercial use.
- All materials and methods of construction must comply with all local fire and lifesafety codes for use in hotels and other public spaces, and Brand Standards.
- All interpretations of these specifications **MUST** be submitted to Hilton for final approval prior to purchasing or implementation of any material.

EX-04

Approval Prior to Fabrication:

- Painter required to use 1 coat primer 2 coats paint minimum.
- It is the responsibility of the owner to interpret these specifications for each property.
- All interpretations of these specifications **MUST** be submitted to Hilton for final approval prior to purchasing or implementation of any materials.
- All paints to be low VOC.

- All materials and methods of construction must comply with all local fire and life safety codes for use in hotels and other public spaces, and Brand Standards.
- Refer to architectural drawings for detail & location
- Must be of contract quality and suitable for commercial use.
- All quantities to be verified by installer prior to purchasing.

EX-05

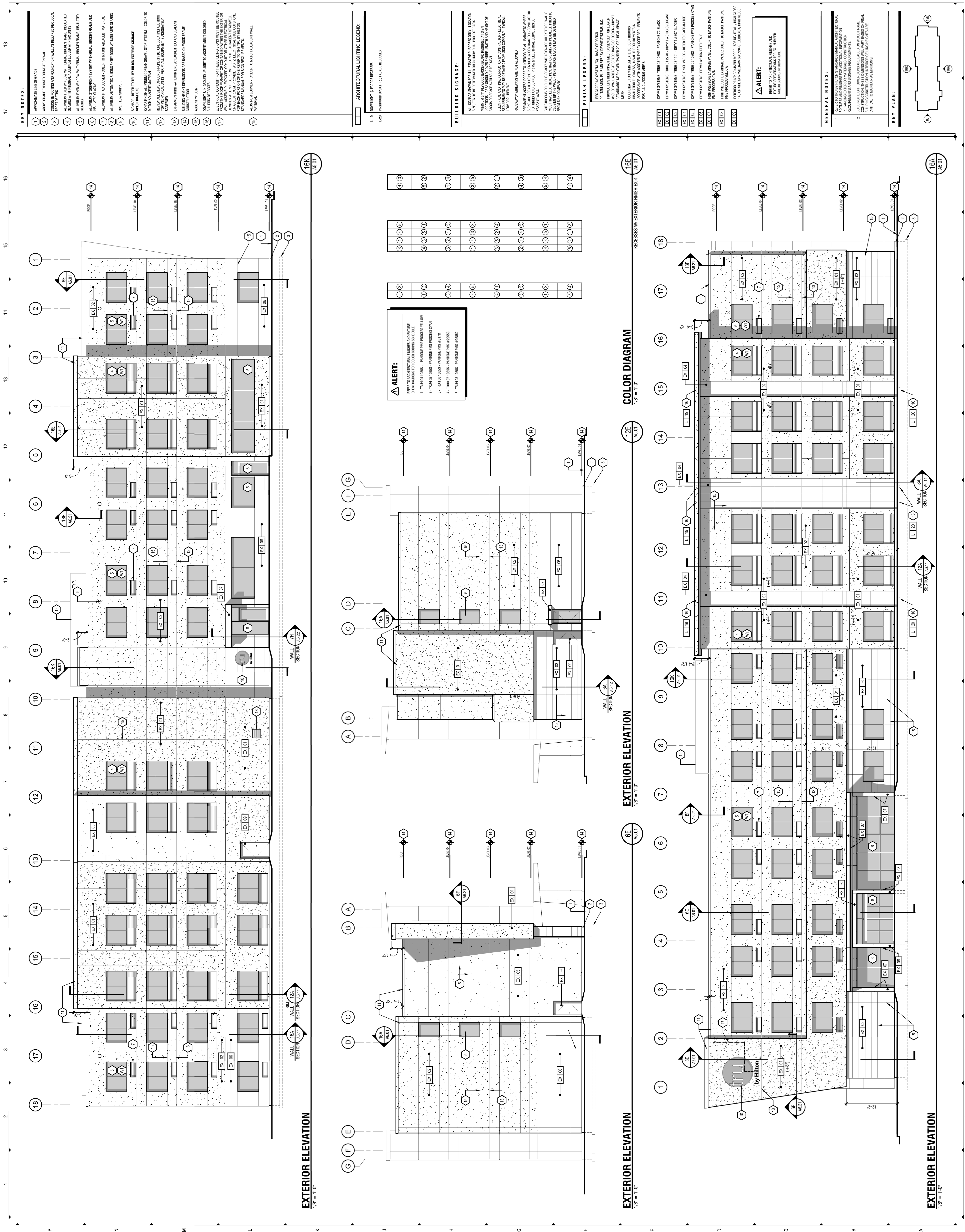
 LIVSmart Studios

11

- All quantities to be verified by installer prior
- Must be of contract quality and suitable for
- All materials and methods of construction m

- All interpretations of these specifications MUST be submitted to Hilton for final approval prior to purchasing or implementation of any material.

EX-0





City Council
7224 GA Highway 21
Port Wentworth, GA 31407

Meeting: 05/15/25
Department: Development Services
Category: Ordinance
Prepared By: Katie Dunnigan
Department Head: Katie Dunnigan

SCHEDULED

AGENDA ITEM (ID)

DOC ID:

A Zoning Map Amendment Application has been submitted by Phillip McCorkle as Agent for Elaine Seabolt, requesting to rezone 65.83 acres from R-1 to R-5, to allow for multi-family residential development. PIN #s 70978 01038, 70978 01001H, 70978 01001G, located in the 2nd Council District, off Meinhard Road. 1st Reading.

•

PUBLIC HEARING

Issue/Item: The Planning Commission recommends approval, 6 - 1, for a Zoning Map Amendment Application submitted by Phillip McCorkle as Agent for Elaine Seabolt, requesting to rezone 65.83 acres from R-1 to R-5, to allow for multi-family residential development. PIN #s 70978 01038, 70978 01001H, 70978 01001G, located in the 2nd Council District, off Meinhard Road.

• **PUBLIC HEARING**

Background:

- The applicant requests R-5 zoning for a proposed multifamily residential development.
- The development would contain 312 apartment units and 82 townhomes, with associated amenities, including the existing lake on site, clubhouse, and walking trail.
- Adjacent properties to the east, west, and south are within the R-1 zoning district and are residential. The northmost property line abuts a railway. The south property lines borders wetlands outside Port Wentworth jurisdiction.
- Approval of this rezoning would cause a shift of approximately .7% from R-1 to R-5 zoning districts.

Facts and Finding:

- A Traffic Impact Analysis was not available at the time of this report, the extent of impact from this proposed development, or needed improvements to local roads to support the additional traffic is not known.
- The immediate area is currently served by well and septic tanks, there is no site access to water and sewer at this time.
- The proposed development does not have public right of way frontage. It is served by adjacent 15' strips of land which pass existing single-family residences to gain access to Meinhard Road.
- Multifamily development requires two access points, a second point of access is not identified at this time.
- The Future Land Use Map shows this parcel within the Residential use category. It is, however outside the Mixed Use corridor where higher density residential use would be prioritized.
- During the May 5, 2025 meeting, the Planning Commission voted to recommend approval by a vote of 6 to 1.

Funding: N/A

Recommendation:

APPLICATION TO AMEND THE ZONING MAP OF PORT WENTWORTH, GEORGIA

Applicant: Phillip R. McCorkle

Phone # (912) 232-7416

Mailing Address: 319 Tattnall Street, Savannah, Georgia 31401

Property Owner: Elaine Seabolt

Phone # (770) 224-7511

Use back if more than one owner

Owner Address: 24 East Oglethorpe Ave., Savannah, Georgia 31401

PIN #(s): 70978-01038; 70978-01001H; 70978-01001G

of Acres 65.83

Zoning Classification: Present R-1

Requested R-5

Use of Property: Present Residential

Requested Residential



_____ 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 demand for residential housing continues to be strong. M-5 allows a mixture of residential uses. The property has limited frontage on Meinhard Road and is not suitable for commercial development. Industrial use would not be appropriate.

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 withing 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 **Zoning Map Amendment Fee + per acre + Administrative Fee = Total**, payable to the City of Port Wentworth.
(Please refer to the Business User Fee Schedule for the current year)

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

10th day of March, 2025

Notary Public

Signature of Applicant





DISCLOSURE OF CAMPAIGN CONTRIBUTIONS
(Required by Title 36, Chapter 67A, Official Code of Georgia Annotated) BY: _____

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

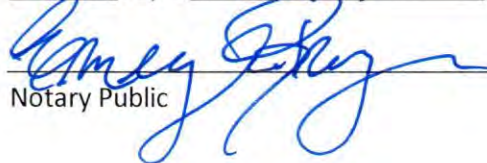
See Exhibit A

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
10th day of March, 2025.



Notary Public



Signature of Applicant
Phillip R. McCorkle



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:

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) 232-7416


Elaine Seabolt

Personally appeared before me

V Elaine Seabolt

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

Kr M

Notary Public

2-6-25

Date



PARCEL 3
PROPERTY DESCRIPTION



Commencing at the intersection of the Southern Right-Of-Way Line of Meinhard Road with Western Right-of-Way Line of Norfolk Southern Railroad; extend thence N60°30'00"W a distance of 27.62 feet to a point; extend thence N60°30'00"W a distance of 25.20 feet to a point; extend thence N60°30'00"W a distance of 24.74 feet to a point, which point being said Point of Beginning;; thence S23°57'20"E a distance of 550.43 feet to a point; thence S08°47'29"W a distance of 483.14 feet to a point; thence S07°49'27"W a distance of 212.15 feet to a concrete monument found; thence S29°40'18"E a distance of 164.63 feet to a concrete monument found; thence S07°48'02"W a distance of 492.33 feet to an iron rod set; thence N82°19'27"W a distance of 222.43 feet to an iron rod set; thence N07°09'02"E a distance of 70.97 feet to an iron rod set; thence N78°00'01"W a distance of 506.14 feet to an iron rod set; thence N25°06'42"E a distance of 789.67 feet to an iron rod found; thence S78°22'51"E a distance of 378.84 feet to a concrete monument found; thence N08°47'29"E a distance of 447.92 feet to a point; thence N23°57'20"W a distance of 566.26 feet to a point; and thence S60°30'00"E a distance of 25.19 feet, and being said Point of Beginning. Said tract containing +/- 10.92 acres.

PARCEL 5
PROPERTY DESCRIPTION



Commencing at the intersection of the Southern Right-Of-Way Line of Meinhard Road with the Western Right-Of-Way Line of Norfolk Southern Railroad; extend thence N60°30'00"W a distance of 27.62 feet to a point, which point is the Point of Beginning; extend thence S23°58'43"E a distance of 519.32 feet to an axle iron found; thence S08°30'34"W a distance of 693.30 feet to an iron rod found; thence S29°40'26"E a distance of 164.40 feet to an iron rod found; thence S07°48'20" a distance of 288.80 feet to a concrete monument found; thence S87°41'40"E a distance of 581.51 feet to an iron rod set on the Western Right-Of-Way Line of Norfolk Southern Railroad; thence along said Right-of-Way S23°52'21"E a distance of 1225.48 feet to concrete Right-Of-Way monument found at the intersection of said Right-Of-Way with the Northern Right-Of-Way Line of Interstate 95; thence along said Right-Of-Way S35°31'24"W a distance of 643+/- feet to a point at the run of St Augustine Creek in a Westerly direction a distance of 1220+/- feet to a concrete monument found; thence N07°41'49"E a distance of 1521.61 feet to a concrete monument found; thence N29°41'29"W a distance of 162.29 feet to a concrete monument found; thence N08°30'34"E a distance of 693.70 feet to a point; thence N23°58'43"W a distance of 535.17 feet to a point; thence S60°30'00"E a distance of 25.20 feet to the Point of Beginning; containing 34.3+/- acres.



PARCEL 6
PROPERTY DESCRIPTION

Commencing at the intersection of the Southern Right-Of-Way Line of Meinhard Road with Western Right-of-Way Line of Norfolk Southern Railroad; extend thence N60°30'00"W a distance of 27.62 feet to a point; extend thence N60°30'00"W a distance of 25.20 feet to a point, which point being said Point of Beginning; thence S23°58'43"E a distance of 535.17 feet to a point; thence S08°30'34"W a distance of 693.70 feet to a point; thence S29°41'29"E a distance of 162.29 feet to a point; S07°41'49"W a distance of 741.19 feet to an iron rod found; extend thence S07°41'58"W a distance of 91.07 feet to an iron rod found; extend thence S07°41'58"W a distance of 689.35 feet to a concrete monument found; thence N82°23'28"W a distance of 415.75 feet to an iron rod set; thence N30°39'37"W a distance of 405.25 feet to an iron rod set; thence N89°13'25"W a distance of 345.49 feet to a concrete monument found; thence N25°04'46" a distance of 679.95 feet to a concrete monument found (broken); thence N25°06'42" a distance of 216.26 feet to an iron rod set; thence S78°00'01"E a distance of 506.14 feet to an iron rod set; thence S07°09'02"W a distance of 70.97 feet to an iron rod set; thence S82°19'27"E a distance of 222.43 feet to an iron rod set; thence N07°48'02"E a distance of 492.33 feet to a concrete monument found; thence N29°40'18"W a distance of 164.63 feet to a concrete monument found; thence N07°49'27"E a distance of 212.15 feet to a concrete monument found; thence N08°47'29"E a distance of 483.14 feet to a point; thence N23°57'20"W a distance of 550.43 feet to a point; and thence S60°30'00"E a distance of 24.74 feet to a point, and being said Point of Beginning. Said Parcel 6 containing +/- 20.8 acres.



Surrounding Property Owners

Douglas E. Dorkins & Darline K. Dorkins

PIN: 70978 01001F

Property Address: 601 Meinhard Road, Port Wentworth, Georgia 31407

Mailing Address: 601 Meinhard Road, Port Wentworth, Georgia 31407

Marvin V. Johnson

PIN: 70978 01015

Property Address: 607 Meinhard Road, Port Wentworth, Georgia 31407

Mailing Address: 607 Meinhard Road, Port Wentworth, Georgia 31407

Lisa T. Harmon

PIN: 70978 01017

Property Address: 613 Meinhard Road, Port Wentworth, Georgia 31407

Mailing Address: 613 Meinhard Road, Port Wentworth, Georgia 31407

Dale Lanier Montgomery and Rachel Jean Montgomery

PIN: 70978 01019

Property Address: 615 Meinhard Road, Port Wentworth, Georgia 31407

Mailing Address: 102 Hope Lane, Rincon, Georgia 31326

Timothy Jones, Jr., and Tiffany Jones

PIN: 70978 01035

Property Address: 617 Meinhard Road, Port Wentworth, Georgia 31407

Mailing Address: 617 Meinhard Road, Port Wentworth, Georgia 31407

Rabia Piacentini and Megan Piacentini

PIN: 21016 02009

Property Address: Monteith Road, Savannah, Georgia 31407

Mailing Address: 503 Red Bird Drive, Springfield, Georgia 31329

David Warhurst

PIN: 21016 02010

Property Address: Monteith Road, Savannah, Georgia 31407

Mailing Address: 401 Punkin Bridge Road, Savannah, Georgia 31407

Sandra D. Adams and Darrel M. Daise

PIN: 21016 02001

Property Address: Monteith Road, Savannah, Georgia 31407

Mailing Address: 26 Devon Drive, West Orange, New Jersey 07052

IP Realty Holdings LLC

PIN: 21016 02011

Property Address: Interstate 95, Savannah, Georgia 31407

Mailing Address: c/o International Paper Company, 6400 Poplar Avenue, Memphis, Tennessee 38197

Priscilla Q. Dudley and Ivory Jean Quarterman

PIN: 70978 01036

Property Address: 501 Monteith Road, Port Wentworth, Georgia 31407

Mailing Address: 501 Monteith Road, Port Wentworth, Georgia 31407



Ivory Quarterman Fuller and Edward Fuller

PIN: 70978 01001J

Property Address: 507 Meinhard Road, Port Wentworth, Georgia 31407

Mailing Address: 507 Meinhard Road, Port Wentworth, Georgia 31407

Roy Quarterman

PIN: 70978 01001L

Property Address: 501 Monteith Road, Port Wentworth, Georgia 31407

Mailing Address: 501 Monteith Road, Port Wentworth, Georgia 31407



70978 01038

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Find by Drawing

Coordinates

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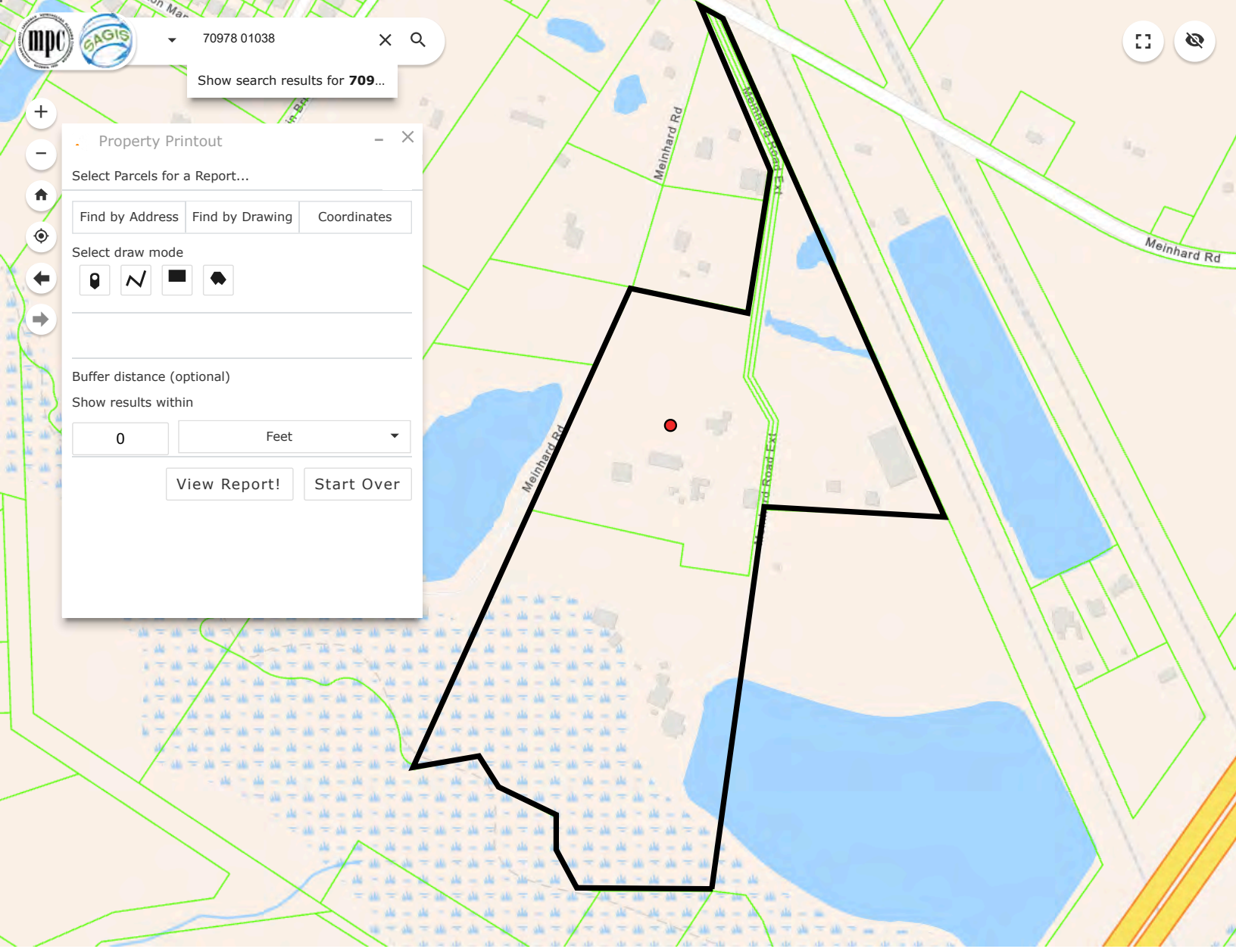
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Feet

View Report!

Start Over



loading...

0 150 300ft



..... Reload the map where I left off
CLICK HERE to reload previous map location !

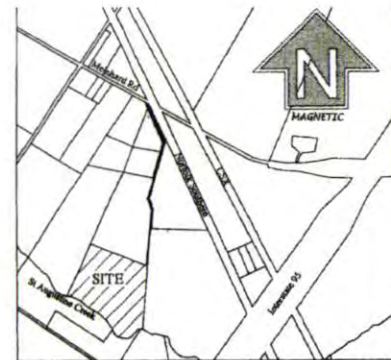


35

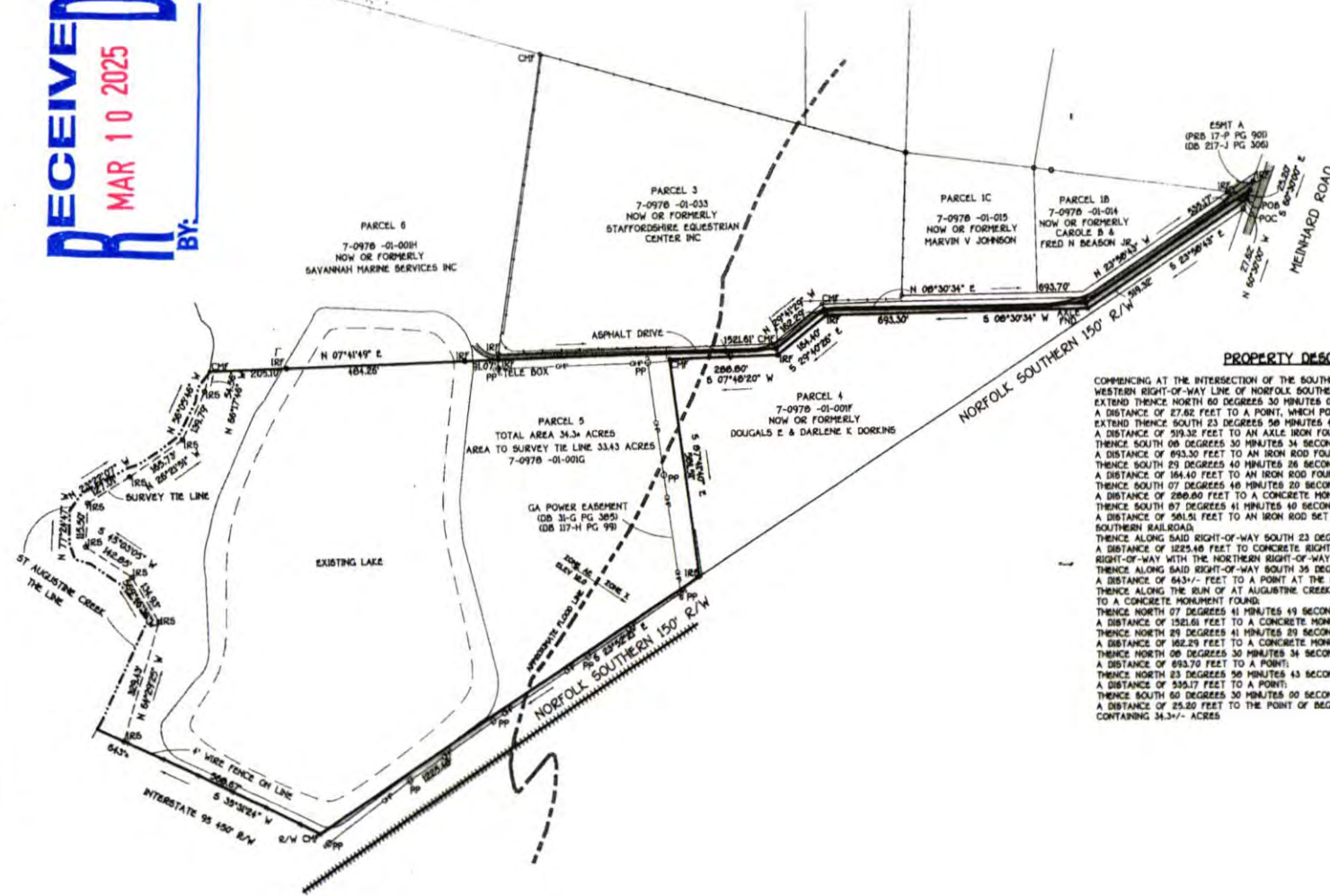


RECEIVED
MAR 10 2025
BY:

FILED
FEB 24 P 4 35
CLERK OF SUPERIOR COURT
CHATHAM COUNTY, GEORGIA



VICINITY MAP (NTS)



PROPERTY DESCRIPTION

COMMENCING AT THE INTERSECTION OF THE SOUTHERN RIGHT-OF-WAY LINE OF MAIN ROAD WITH THE WESTERN RIGHT-OF-WAY LINE OF NORFOLK SOUTHERN RAILROAD.
EXTEND THENCE NORTH 60 DEGREES 30 MINUTES 00 SECONDS WEST
A DISTANCE OF 27.82 FEET TO A POINT, WHICH POINT IS THE POINT OF BEGINNING;
EXTEND THENCE SOUTH 23 DEGREES 58 MINUTES 43 SECONDS EAST
A DISTANCE OF 593.32 FEET TO AN AXLE IRON FOUND;
THENCE SOUTH 08 DEGREES 30 MINUTES 34 SECONDS WEST
A DISTANCE OF 693.30 FEET TO AN IRON ROD FOUND;
THENCE SOUTH 29 DEGREES 40 MINUTES 26 SECONDS EAST
A DISTANCE OF 164.40 FEET TO AN IRON ROD FOUND;
THENCE SOUTH 07 DEGREES 48 MINUTES 20 SECONDS WEST
A DISTANCE OF 280.80 FEET TO A CONCRETE MONUMENT FOUND;
THENCE SOUTH 07 DEGREES 41 MINUTES 40 SECONDS EAST
A DISTANCE OF 501.51 FEET TO AN IRON ROD SET ON THE WESTERN RIGHT-OF-WAY LINE OF NORFOLK SOUTHERN RAILROAD;
THENCE ALONG SAID RIGHT-OF-WAY SOUTH 23 DEGREES 52 MINUTES 21 SECONDS EAST
A DISTANCE OF 1225.48 FEET TO CONCRETE RIGHT-OF-WAY MONUMENT FOUND AT THE INTERSECTION OF SAID RIGHT-OF-WAY WITH THE NORTHERN RIGHT-OF-WAY LINE OF INTERSTATE 95;
THENCE ALONG SAID RIGHT-OF-WAY SOUTH 35 DEGREES 31 MINUTES 24 SECONDS WEST
A DISTANCE OF 643.11 FEET TO A POINT AT THE RUN OF ST AUGUSTINE CREEK;
THENCE ALONG THE RUN OF ST AUGUSTINE CREEK IN A WESTERLY DIRECTION A DISTANCE OF 1220 +/- FEET TO A CONCRETE MONUMENT FOUND;
THENCE NORTH 07 DEGREES 41 MINUTES 49 SECONDS EAST
A DISTANCE OF 1521.61 FEET TO A CONCRETE MONUMENT FOUND;
THENCE NORTH 29 DEGREES 41 MINUTES 29 SECONDS WEST
A DISTANCE OF 162.29 FEET TO A CONCRETE MONUMENT FOUND;
THENCE NORTH 08 DEGREES 30 MINUTES 34 SECONDS EAST
A DISTANCE OF 693.30 FEET TO A POINT;
THENCE NORTH 23 DEGREES 58 MINUTES 43 SECONDS WEST
A DISTANCE OF 593.32 FEET TO A POINT;
THENCE SOUTH 60 DEGREES 30 MINUTES 00 SECONDS EAST
A DISTANCE OF 25.82 FEET TO THE POINT OF BEGINNING;
CONTAINING 34.34 ACRES

1ST - IRON ROD FOUND
2ND - IRON PIPE FOUND
3RD - IRON ROD SET
4TH - CONCRETE MONUMENT FOUND

REFERENCES: PLAT BOOK 8-P PAGE 130
PLAT BOOK 17-P PAGE 90-1
SUBDIVISION MAP BOOK 38-6 PAGE 14
DEED BOOK 217-J 306

IN MY OPINION, ACCORDING TO THE PROVISIONS RELATIVE TO GEORGIA CODE SECTION 15-8-87(4) DO NOT REQUIRE APPROVAL OF THIS PLAT BY ANY GOVERNING AUTHORITY PRIOR TO THE RECORDING WITH THE CLERK OF SUPERIOR COURT.

In my opinion, in accordance with F.R.M. map no. 1305100040F dated September 26, 2008, a portion of this property does fall within a designated flood hazard area.
ZONE AE Elev 12.0



EQUIPMENT USED: TOPCON ELECTRONIC TOTAL STATION
ANGULAR ERROR PER POINT = 6"
ADJUSTED BY COMPASS RULE
PLAT ERROR OF CLOSURE: 1/800,000
FIELD ERROR OF CLOSURE: 1/15,200
FIELD SURVEY DATED: 2-06-2012

NOTE: TO MY KNOWLEDGE A WETLAND DELINEATION HAS NOT BEEN OBTAINED FOR THIS PROPERTY



SUNDIAL LAND SURVEYING, PC
100 COMMERCE ROAD
POOLER, GA 31322
912-746-2147

PLAT OF PARCEL 5
OSCEOLA FARMS
8TH G.M. DISTRICT, PORT WENTWORTH,
CHATHAM COUNTY, GEORGIA

FOR: KYLA BENNETT
811 DANCY AVE
SAVANNAH, GA 31419

46P-pg. 124

DATE: 2-15-2012

SCALE: 1" = 200'

RECEIVED
MAR 10 2025
BY: _____

VERTICAL MAP
NOT TO SCALE

GARAGES

EXISTING LAKE

NEW POND WITH WALKING TRAIL

24 UNIT APARTMENT BUILDING - (TYP.)

GUARDBOUSE

DUMPSTER
ENCLOSURE

CLUBHOUSE/
AMENITY CENTER/
POOL

MEINHARD ROAD

UNIT COUNT:

312 - APARTMENT UNITS
760 AUTO PARKS
82 - 25' SINGLE FAMILY ATTACHED
164 AUTO PARKS

SINGLE FAMILY ATTACHED UNITS



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CONCEPT PLAN
SEABOLT PROPERTY

CITY OF PORT WENTWORTH, CHATHAM COUNTY, GEORGIA
Prepared For: ELANIE SEABOLT

Kern & Co., LLC
Consulting Engineers • Land Surveyors • Land Planners
Architects • Landscape Architects • Environmental Scientists
1 Mid-Cove (20480) • P.O. Box 12176 • Savannah, Georgia 31416
Phone (912) 354-6400 • Fax (912) 354-1803 • Email: info@kernengineering.com

X1.0



City Council
7224 GA Highway 21
Port Wentworth, GA 31407

SCHEDULED

Meeting: 05/15/25
Department: Development Services
Category: Ordinance
Prepared By: Katie Dunnigan
Department Head: Katie Dunnigan

AGENDA ITEM (ID)

DOC ID:

A Zoning Map Amendment Application has been submitted by the City of Port Wentworth, requesting to rezone 1.42 acres from R-1 to C-1, for the purpose of land use conformance. PIN # 70976 01018, located in the 2nd Council District, at 711 Hwy 30. 1st Reading
• **PUBLIC HEARING**

Issue/Item: The Planning Commission recommends approval for a Zoning Map Amendment Application submitted by the City of Port Wentworth, requesting to rezone 1.42 acres from R-1 to C-1, for the purpose of land use conformance. PIN # 70976 01018, located in the 2nd Council District, at 711 Hwy 30.

- **PUBLIC HEARING**

Background:

- The City of Port Wentworth seeks to bring existing operations of a Seafood Market in to zoning compliance.
- Commercial Food Sales are a commercial use not permitted in residential zoning districts.
- Pursuant to the City of Port Wentworth Code of Ordinances, Zoning Ordinances, Article 4, Section 4.30, Food Service related uses are permitted within the C-1 zoning district.
- The Future Land Use Map identifies this parcel as being in the Mixed Use category.
- A variance to allow the continued use of a single-family residence was approved by the Zoning Board of Appeals at the May 5, 2025 meeting.
- Approval of this rezoning would cause a shift of approximately .015% of total land use from R-1 to C-1 zoning districts.

Facts and Finding: Recommendations:

- At the May 5, 2025 meeting, the Planning Commission voted to recommend approval of the rezoning.

Funding:

Recommendation:

RE-ZONING, VARIANCES, AND SPECIAL USE PERMIT APPLICATION



Applicant Information:

Name City of Port Wentworth
Phone 912-999-2084 Email: KDunnigan@portwentworthga.gov
Mailing Address 7224 GA Highway 21, 31407

Property Information: See Attachment A

Site Address _____

Pin/ Parcel # _____

Total Acreage/ Square Feet _____

Description of Project

See Attachment A

Explanation of Variance Request

Applicant Name/Title Omar Senati-Martinez / Zoning Administrator

Authorized City Official Signature: Omar Senati-Martinez

Attachment A

Address: 7512 Highway 21

PIN(s): 070975 02007

Acreage: .9 Acres

Justification for Rezoning: Zoning Conformance – Veterinary Services

Current Zoning: R-1

Proposed Zoning: C-1

Owner Name: James Woo Industries, LLC

Owner Address: 136 Post House Trail, Pooler GA, 31322

Address: 3 Birkenhead Street

PIN(s): 70010 04002

Acreage: .39 Acres

Justification for Rezoning: Zoning Conformance – Inflatable Rentals

Current Zoning: R-1

Proposed Zoning: C-1

Owner Name: Southern Region Industrial Realty Inc.

Owner Address: 650 W Peachtree St NW, Atlanta GA, 30308

Address: Highway 30

PIN(s): 70976 02031, 70976 02030, portion of former 70976 02003 & 70976B 01001B

Acreage: +/- 5.26 Acres

Justification for Rezoning: Zoning Conformance – Nursery (Plants)

Current Zoning: R-1

Proposed Zoning: C-2

Owner Name: Frank and Reita's LLC & Frank Neville Floyd

Owner Address: 1716 E Hwy 80, Bloomindale GA, 31302 & 120 Hwy 30, Port Wentworth GA, 31407

Address: 1133 Coldbrook Station Circle PIN(s): 70037 01012

Acreage: 10.77 Acres

Justification for Rezoning: Zoning Conformance – Multifamily Residential

Current Zoning: C-2 Proposed Zoning: R-5

Owner Name: Wood Meadow Apartments LP

Owner Address: 920 Florence Blvd, Florence AL, 35630

Address: 501 Old Richmond Rd PIN(s): 70037 01051

Acreage: 14 Acres

Justification for Rezoning: Zoning Conformance – Multifamily Residential

Current Zoning: C-2 Proposed Zoning: R-5

Owner Name: Chatham-Coldbrook Associates, LLC

Owner Address: PO Box 20197, Atlanta GA, 30325

Address: 6620 Highway 21 PIN(s): 770010 04005

Acreage: +/- 4 Acres

Justification for Rezoning: Zoning Conformance – SPLIT Zoned Parcel

Current Zoning: C-2 & R-1 Proposed Zoning: C-2

Owner Name: William R. Bell

Owner Address: 6620 Highway 21, Port Wentworth GA, 31407

Address: 604 S. Coastal Highway PIN(s): 70015 01001

Acreage: 2.5 Acres

Justification for Rezoning: Zoning Conformance – GA Ports Authority Property

Current Zoning: R-4 Proposed Zoning: I-1

Owner Name: Georgia Ports Authority

Owner Address: 2 Main St., Garden City GA, 31408

Address: South Coastal Highway PIN(s): 70015 01002

Acreage: +/- 8 Acres

Justification for Rezoning: Zoning Conformance – SPLIT zoned parcel

Current Zoning: R-4 & I-1 Proposed Zoning: I-1

Owner Name: United States Sugar Savannah Refinery

Owner Address: 111 Ponce De Leon Ave, Clewiston FL, 33440

Address: 808 Crossgate Road PIN(s): 70010 13025

Acreage: .06 Acres

Justification for Rezoning: Zoning Conformance – Commercial Use

Current Zoning: R-1 Proposed Zoning: C-1

Owner Name: Whitercon Logistics, LLC

Owner Address: 100 Bull St. Suite 100, Savannah GA, 31401

Address: 101 S Coastal Hwy PIN(s): 70010 13011

Acreage: .14 Acres

Justification for Rezoning: Zoning Conformance – Commercial Use (HVAC)

Current Zoning: R-1 Proposed Zoning: C-1

Owner Name: Karen Marie Zollo

Owner Address: 101 S Coastal Hwy, Port Wentworth GA, 31407

Address: 1 Dixie St PIN(s): 70010 02002

Acreage: +/- 1 Acre

Justification for Rezoning: Zoning Conformance – Commercial Use (Mobile Storage)

Current Zoning: R-4 Proposed Zoning: C-2

Owner Name: One Dixie Partners, LLC

Owner Address: 145 South Shore Dr. Unit 3301, Hilton Head SC, 29928

Address: 1000 Dorset Rd PIN(s): 70010 02001

Acreage: 1.8 Acres

Justification for Rezoning: Zoning Conformance – Nursing Home

Current Zoning: R-4 Proposed Zoning: C-2

Owner Name: Chatham Healthcare Properties, Inc

Owner Address: 1626 Jeurgens Court, Norcross GA, 30093

Address: 101 Hodgeville Road PIN(s): 71017 02010

Acreage: 1 Acre

Justification for Rezoning: Zoning Conformance – Fueling Station

Current Zoning: R-1 Proposed Zoning: C-2

Owner Name: Navkar, LLC

Owner Address: 101 Hodgeville Rd, Port Wentworth GA, 31407

Address: 6232 Hwy 21 PIN(s): 70035 01002

Acreage: 19.3 Acres

Justification for Rezoning: Zoning Conformance – Warehouse

Current Zoning: C-3 Proposed Zoning: I-1

Owner Name: Cresent Investments Inc.

Owner Address: 6232 Hwy 21, Port Wentworth GA, 31407

Address: 5 Birkenhead Rd PIN(s): 70010 04005

Acreage: .86 Acres

Justification for Rezoning: Zoning Conformance – Funeral/Mortuary Services

Current Zoning: R-4 Proposed Zoning: C-1

Owner Name: Blue Mountain Holdings, LLC

Owner Address: 8375 SW Beaverton Hillsdale Hwy Suite C, Portland OR, 97225

Address: 8901 Hwy 21

PIN(s): 70906 01038 & 70906 01037

Acreage: +/- 5.76 Acres

Justification for Rezoning: Zoning Conformance – Self Storage

Current Zoning: R-4

Proposed Zoning: C-2

Owner Name: Stop N Stor 7LLC

Owner Address: 9100 White Bluff Rd Suite 502, Savannah GA, 31406

Address: 711 Hwy 30

PIN(s): 70976 01018

Acreage: 1.42 Acres

Justification for Rezoning: Zoning Conformance – Commercial Use (Market/Food Service)

Current Zoning: R-1

Proposed Zoning: C-1

Owner Name: Tina Woods Newman

Owner Address: 333 Westminster Drive, Guyton GA, 31312



CITY OF PORT WENTWORTH

7224 GA Highway 21 | Port Wentworth, Georgia 31407

Phone (912) 964-4379 | Fax (912) 966-7429

Portwentworthga.gov

ELECTED OFFICIALS

MAYOR

Gary Norton

COUNCIL MEMBERS

Gabrielle Nelson
Mayor Pro Tem

Mark Stephens
District 2

Rufus Bright
District 3

Nishant Randerwala
District 4

Thomas Barbee
At-Large

Artlise Alston-Cone
At-Large

City Manager
Steve Davis

April 15, 2025

RE: Public Hearing Notice

Dear Property Owner:

This letter serves as notification that a Zoning Map Amendment Application has been submitted by City of Port Wentworth for PIN #s 70976 01018 located at 711 Highway 30, to Rezone 1.42 acres from the R-1 (Single Family Residential) to the C-1 (Neighborhood Commercial) Zoning District to achieve zoning compliance. The City of Port Wentworth Planning Commission will consider this application during a public hearing on Monday May 5, 2025, at 3:30 PM.

A public hearing will be held on Thursday May 15, 2025, at 7:00 PM to hear questions and/or comments on this request. On this same date and time, the Mayor and Council will have the 1st reading of application during their regularly scheduled meeting. The 2nd reading and consideration of this application will be during the following month's regularly scheduled City Council meeting. All of the above-mentioned meetings will be held in the City Hall 2nd Floor Council Chambers located at 7224 Highway 21, Port Wentworth GA 31407. You are invited to attend. Please check the City website: portwentworthga.gov for more information on how to attend each meeting.

Sincerely,

Katie Dunnigan, CZI
Director of Planning and Zoning
Development Services
City of Port Wentworth, Georgia



CITY OF PORT WENTWORTH

7224 GA Highway 21 | Port Wentworth, Georgia 31407

Phone (912) 964-4379 | Fax (912) 966-7429

Portwentworthga.gov

ELECTED OFFICIALS

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Gary Norton

COUNCIL MEMBERS

Gabrielle Nelson

Mayor Pro Tem

Mark Stephens

District 2

Rufus Bright

District 3

Shawn Randerwala

District 4

Thomas Barbee

At-Large

Artlise Alston-Cone

At-Large

City Manager

Steve Davis

April 15, 2025

RE: Public Hearing Notice

Dear Property Owner:

This letter serves as notification that a Request for Variance Application has been submitted by City of Port Wentworth for PIN # 709766 01018, located at 711 Highway 30. The applicant requests a variance to allow use of an existing single family residence, in the C-1 zoning district. The City of Port Wentworth Zoning Board of Appeals will consider this application during a public hearing on Monday May 5, 2025, at 3:00 PM.

The above-mentioned meeting will be held in the City Hall 2nd Floor Council Chambers located at 7224 Highway 21, Port Wentworth GA 31407. You are invited to attend. Please check the City website portwentworthga.gov for more information on how to attend each meeting.

Sincerely,

Katie Dunnigan, CZI
Director of Planning and Zoning
Development Services
City of Port Wentworth, Georgia

FIELDSTONE GROUP, LLC, LBC CAPITAL
204 WILEY BOTTOM RD
SAVANNAH, GA 31411

NELSON CARLA
P.O. BOX 117
PEMBROKE, GA 31321

NEWMAN TINA WOODS
333 WESTMINSTER DR
GUYTON, GA 31312

ORR BRIAN P., NEWTON ALLEN
204 WILEY BOTTOM ROAD
SAVANNAH, GA 31411

PFEIFFER FAMILY LIVING TRUST
1100 MEINHARD RD
PORT WENTWORTH, GA 31407

PFEIFFER WILLIAM K JR &, CHARLOTTE
1100 MEINHARD RD
PORT WENTWORTH, GA 31407

RAHN GUY K
732 GA HWY 30
PT WENTWORTH, GA 31407

SIMON WILLIAM M & CONNIE E
490 GOSHEN ROAD
RINCON, GA 31326

TUBITO VINCENZO, ROCHE MAUREEN*
734 GA HIGHWAY 30
PORT WENTWORTH, GA 31407

WILLIS & SPENCER LINSEY M & TIMOTHY
743 GA HWY 30
PORT WENTWORTH, GA 31407

711 Hwy 30







City Council
7224 GA Highway 21
Port Wentworth, GA 31407

Meeting: 05/15/25
Department: Development Services
Category: Ordinance
Prepared By: Katie Dunnigan
Department Head:

SCHEDULED

AGENDA ITEM (ID)

DOC ID:

A Zoning Map Amendment Application has been submitted by the City of Port Wentworth, requesting to rezone .9 acres from R-1 to C-1, for the purpose of land use conformance. PIN # 70975 02007, located in the 1st Council District, at 7512 Highway 21. 1st Reading
• **PUBLIC HEARING**

Issue/Item: A Zoning Map Amendment Application has been submitted by the City of Port Wentworth, requesting to rezone .9 acres from R-1 to C-1, for the purpose of land use conformance. PIN # 70975 02007, located in the 1st Council District, at 7512 Highway 21.

- **PUBLIC HEARING**

Background:

- The City of Port Wentworth seeks to bring existing operations of a veterinarian hospital in to zoning compliance.
- Animal services and clinics are a commercial use not permitted in residential zoning districts.
- Pursuant to the City of Port Wentworth Code of Ordinances, Zoning Ordinances, Article 4, Section 4.30, animal services and clinics are permitted uses within the C-1 zoning district.
- The Future Land Use Map identifies this parcel as being in the commercial use category.
- Approval of this rezoning would cause a shift of approximately .009% of total land use, from R-1 to C-1 zoning districts.

Facts and Finding:

- At the May 5, 2025 meeting, the Planning Commission voted to recommend approval of the rezoning.

Funding: N/A

Recommendation:

RE-ZONING, VARIANCES, AND SPECIAL USE PERMIT APPLICATION



Applicant Information:

Name City of Port Wentworth
Phone 912-999-2084 Email: KDunnigan@portwentworthga.gov
Mailing Address 7224 GA Highway 21, 31407

Property Information: See Attachment A

Site Address _____

Pin/ Parcel # _____

Total Acreage/ Square Feet _____

Description of Project

See Attachment A

Explanation of Variance Request

Applicant Name/Title Omar Senati-Martinez / Zoning Administrator

Authorized City Official Signature: Omar Senati-Martinez

Attachment A

Address: 7512 Highway 21

PIN(s): 070975 02007

Acreage: .9 Acres

Justification for Rezoning: Zoning Conformance – Veterinary Services

Current Zoning: R-1

Proposed Zoning: C-1

Owner Name: James Woo Industries, LLC

Owner Address: 136 Post House Trail, Pooler GA, 31322

Address: 3 Birkenhead Street

PIN(s): 70010 04002

Acreage: .39 Acres

Justification for Rezoning: Zoning Conformance – Inflatable Rentals

Current Zoning: R-1

Proposed Zoning: C-1

Owner Name: Southern Region Industrial Realty Inc.

Owner Address: 650 W Peachtree St NW, Atlanta GA, 30308

Address: Highway 30

PIN(s): 70976 02031, 70976 02030, portion of former 70976 02003 & 70976B 01001B

Acreage: +/- 5.26 Acres

Justification for Rezoning: Zoning Conformance – Nursery (Plants)

Current Zoning: R-1

Proposed Zoning: C-2

Owner Name: Frank and Reita's LLC & Frank Neville Floyd

Owner Address: 1716 E Hwy 80, Bloomindale GA, 31302 & 120 Hwy 30, Port Wentworth GA, 31407

Address: 1133 Coldbrook Station Circle PIN(s): 70037 01012

Acreage: 10.77 Acres

Justification for Rezoning: Zoning Conformance – Multifamily Residential

Current Zoning: C-2 Proposed Zoning: R-5

Owner Name: Wood Meadow Apartments LP

Owner Address: 920 Florence Blvd, Florence AL, 35630

Address: 501 Old Richmond Rd PIN(s): 70037 01051

Acreage: 14 Acres

Justification for Rezoning: Zoning Conformance – Multifamily Residential

Current Zoning: C-2 Proposed Zoning: R-5

Owner Name: Chatham-Coldbrook Associates, LLC

Owner Address: PO Box 20197, Atlanta GA, 30325

Address: 6620 Highway 21 PIN(s): 770010 04005

Acreage: +/- 4 Acres

Justification for Rezoning: Zoning Conformance – SPLIT Zoned Parcel

Current Zoning: C-2 & R-1 Proposed Zoning: C-2

Owner Name: William R. Bell

Owner Address: 6620 Highway 21, Port Wentworth GA, 31407

Address: 604 S. Coastal Highway PIN(s): 70015 01001

Acreage: 2.5 Acres

Justification for Rezoning: Zoning Conformance – GA Ports Authority Property

Current Zoning: R-4 Proposed Zoning: I-1

Owner Name: Georgia Ports Authority

Owner Address: 2 Main St., Garden City GA, 31408

Address: South Coastal Highway PIN(s): 70015 01002

Acreage: +/- 8 Acres

Justification for Rezoning: Zoning Conformance – SPLIT zoned parcel

Current Zoning: R-4 & I-1 Proposed Zoning: I-1

Owner Name: United States Sugar Savannah Refinery

Owner Address: 111 Ponce De Leon Ave, Clewiston FL, 33440

Address: 808 Crossgate Road PIN(s): 70010 13025

Acreage: .06 Acres

Justification for Rezoning: Zoning Conformance – Commercial Use

Current Zoning: R-1 Proposed Zoning: C-1

Owner Name: Whitercon Logistics, LLC

Owner Address: 100 Bull St. Suite 100, Savannah GA, 31401

Address: 101 S Coastal Hwy PIN(s): 70010 13011

Acreage: .14 Acres

Justification for Rezoning: Zoning Conformance – Commercial Use (HVAC)

Current Zoning: R-1 Proposed Zoning: C-1

Owner Name: Karen Marie Zollo

Owner Address: 101 S Coastal Hwy, Port Wentworth GA, 31407

Address: 1 Dixie St PIN(s): 70010 02002

Acreage: +/- 1 Acre

Justification for Rezoning: Zoning Conformance – Commercial Use (Mobile Storage)

Current Zoning: R-4 Proposed Zoning: C-2

Owner Name: One Dixie Partners, LLC

Owner Address: 145 South Shore Dr. Unit 3301, Hilton Head SC, 29928

Address: 1000 Dorset Rd PIN(s): 70010 02001

Acreage: 1.8 Acres

Justification for Rezoning: Zoning Conformance – Nursing Home

Current Zoning: R-4 Proposed Zoning: C-2

Owner Name: Chatham Healthcare Properties, Inc

Owner Address: 1626 Jeurgens Court, Norcross GA, 30093

Address: 101 Hodgeville Road PIN(s): 71017 02010

Acreage: 1 Acre

Justification for Rezoning: Zoning Conformance – Fueling Station

Current Zoning: R-1 Proposed Zoning: C-2

Owner Name: Navkar, LLC

Owner Address: 101 Hodgeville Rd, Port Wentworth GA, 31407

Address: 6232 Hwy 21 PIN(s): 70035 01002

Acreage: 19.3 Acres

Justification for Rezoning: Zoning Conformance – Warehouse

Current Zoning: C-3 Proposed Zoning: I-1

Owner Name: Cresent Investments Inc.

Owner Address: 6232 Hwy 21, Port Wentworth GA, 31407

Address: 5 Birkenhead Rd PIN(s): 70010 04005

Acreage: .86 Acres

Justification for Rezoning: Zoning Conformance – Funeral/Mortuary Services

Current Zoning: R-4 Proposed Zoning: C-1

Owner Name: Blue Mountain Holdings, LLC

Owner Address: 8375 SW Beaverton Hillsdale Hwy Suite C, Portland OR, 97225

Address: 8901 Hwy 21

PIN(s): 70906 01038 & 70906 01037

Acreage: +/- 5.76 Acres

Justification for Rezoning: Zoning Conformance – Self Storage

Current Zoning: R-4

Proposed Zoning: C-2

Owner Name: Stop N Stor 7LLC

Owner Address: 9100 White Bluff Rd Suite 502, Savannah GA, 31406

Address: 711 Hwy 30

PIN(s): 70976 01018

Acreage: 1.42 Acres

Justification for Rezoning: Zoning Conformance – Commercial Use (Market/Food Service)

Current Zoning: R-1

Proposed Zoning: C-1

Owner Name: Tina Woods Newman

Owner Address: 333 Westminster Drive, Guyton GA, 31312



CITY OF PORT WENTWORTH

7224 GA Highway 21 | Port Wentworth, Georgia 31407

Phone (912) 964-4379 | Fax (912) 966-7429

Portwentworthga.gov

ELECTED OFFICIALS

MAYOR

Gary Norton

COUNCIL MEMBERS

Gabrielle Nelson

Mayor Pro Tem

Mark Stephens

District 2

Rufus Bright

District 3

Nishant Randerwala

District 4

Thomas Barbee

At-Large

Artlise Alston-Cone

At-Large

City Manager

Steve Davis

April 15, 2025

RE: Public Hearing Notice

Dear Property Owner:

This letter serves as notification that a Zoning Map Amendment Application has been submitted by City of Port Wentworth for PIN # 70975 02007, located at 7512 Highway 21, to Rezone .9 acres from the R-1 (Single Family Residential) to the C-1 (Neighborhood Commercial) Zoning District to achieve zoning compliance. The City of Port Wentworth Planning Commission will consider this application during a public hearing on Monday May 5, 2025, at 3:30 PM.

A public hearing will be held on Thursday May 15, 2025, at 7:00 PM to hear questions and/or comments on this request. On this same date and time, the Mayor and Council will have the 1st reading of application during their regularly scheduled meeting. The 2nd reading and consideration of this application will be during the following month's regularly scheduled City Council meeting. All of the above-mentioned meetings will be held in the City Hall 2nd Floor Council Chambers located at 7224 Highway 21, Port Wentworth GA 31407. You are invited to attend. Please check the City website: portwentworthga.gov for more information on how to attend each meeting.

Sincerely,

Katie Dunnigan, CZI
Director of Planning and Zoning
Development Services
City of Port Wentworth, Georgia

BIRCH CIRCLE LLC 514A SOUTH MAIN STREET HINESVILLE, GA 31313	BOYETT L ALFRED 7532 HIGHWAY 21 PORT WENTWORTH, GA 31407	CHEATHEM LULA GHYLL ROBERTS 1595 BERKELEY AVE NORTH BALDWIN, NY 11510
JAMES WOO INDUSTRIES LLC 136 POST HOUSE TRL POOLER, GA 31322	JMUSKAAN, LLC 829 GRANITE LANE SAVANNAH, GA 31419	LMS PORT WENTWORTH LLC 3975 ASBURY ROAD BIRMINGHAM, AL 35243
LONG LEAF PINE INVESTMENTS, LLC 5 PO BOX 16134 SAVANNAH, GA 31416	PORT WENTWORTH SFR LLC 100 LAKESIDE BLVD PORT WENTWORTH, GA 31407	RVF RICE HOPE PROPERTY,LLC 356 MARTIN LUTHER KING BOULEVARD SAVANNAH, GA 31401
SMITH ERIC C PO BOX 2264 RINCON, GA 31326	WILSON DAVID, JOHNSON EDWARD 1527 VASSAR STREET SAVANNAH, GA 31405	







City Council
7224 GA Highway 21
Port Wentworth, GA 31407

Meeting: 05/15/25
Department: Development Services
Category: Ordinance
Prepared By: Katie Dunnigan
Department Head: Katie Dunnigan

SCHEDULED

AGENDA ITEM (ID)

DOC ID:

A Zoning Map Amendment Application has been submitted by the City of Port Wentworth, requesting to rezone +/- 5.26 acres from R-1 to C-2, for the purpose of land use conformance. PIN #s 70976 02031, 70976 02030, portion of former 70976 02003 & 70976B 01001B, located in the 1st Council District, on Highway 30. 1st Reading

• **PUBLIC HEARING**

Issue/Item: A Zoning Map Amendment Application has been submitted by the City of Port Wentworth, requesting to rezone +/- 5.26 acres from R-1 to C-2, for the purpose of land use conformance. PIN #s 70976 02031, 70976 02030, portion of former 70976 02003 & 70976B 01001B, located in the 1st Council District, on Highway 30.

- **PUBLIC HEARING**

Background:

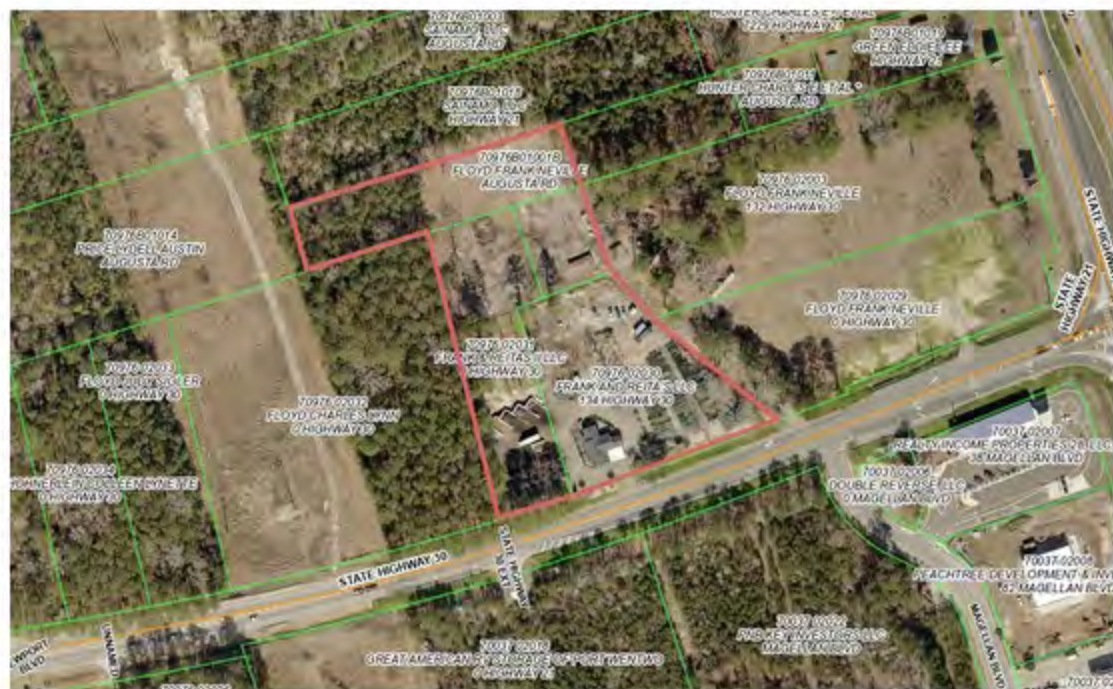
- The City of Port Wentworth seeks to bring existing operations of a Nursery in to zoning compliance.
- Greenhouses and Nurseries are a commercial use not permitted in residential zoning districts.
- Pursuant to the City of Port Wentworth Code of Ordinances, Zoning Ordinances, Article 4, Section 4.30, Greenhouses and Nurseries are permitted uses within the C-2 zoning district.
- The Future Land Use Map identifies this parcel as being in the commercial use category.
- Approval of this rezoning would cause a shift of approximately .056% of total land use, from R-1 to C-2 zoning districts.

Facts and Finding: Recommendations:

- At the May 5, 2025 meeting, the Planning Commission voted to recommend approval of the rezoning with the condition:
 1. The .45 acre portion of PIN# 70976 02003 must be recombined with an adjacent parcel, to meet the 1 acre threshold for minimum lot size in C-2, before the rezoning can take effect.

Funding: N/A

Recommendation:



RE-ZONING, VARIANCES, AND SPECIAL USE PERMIT APPLICATION



Applicant Information:

Name City of Port Wentworth
Phone 912-999-2084 Email: KDunnigan@portwentworthga.gov
Mailing Address 7224 GA Highway 21, 31407

Property Information: See Attachment A

Site Address _____

Pin/ Parcel # _____

Total Acreage/ Square Feet _____

Description of Project

See Attachment A

Explanation of Variance Request

Applicant Name/Title Omar Senati-Martinez / Zoning Administrator

Authorized City Official Signature: Omar Senati-Martinez

Attachment A

Address: 7512 Highway 21

PIN(s): 070975 02007

Acreage: .9 Acres

Justification for Rezoning: Zoning Conformance – Veterinary Services

Current Zoning: R-1

Proposed Zoning: C-1

Owner Name: James Woo Industries, LLC

Owner Address: 136 Post House Trail, Pooler GA, 31322

Address: 3 Birkenhead Street

PIN(s): 70010 04002

Acreage: .39 Acres

Justification for Rezoning: Zoning Conformance – Inflatable Rentals

Current Zoning: R-1

Proposed Zoning: C-1

Owner Name: Southern Region Industrial Realty Inc.

Owner Address: 650 W Peachtree St NW, Atlanta GA, 30308

Address: Highway 30

PIN(s): 70976 02031, 70976 02030, portion of former 70976 02003 & 70976B 01001B

Acreage: +/- 5.26 Acres

Justification for Rezoning: Zoning Conformance – Nursery (Plants)

Current Zoning: R-1

Proposed Zoning: C-2

Owner Name: Frank and Reita's LLC & Frank Neville Floyd

Owner Address: 1716 E Hwy 80, Bloomindale GA, 31302 & 120 Hwy 30, Port Wentworth GA, 31407

Address: 1133 Coldbrook Station Circle PIN(s): 70037 01012

Acreage: 10.77 Acres

Justification for Rezoning: Zoning Conformance – Multifamily Residential

Current Zoning: C-2 Proposed Zoning: R-5

Owner Name: Wood Meadow Apartments LP

Owner Address: 920 Florence Blvd, Florence AL, 35630

Address: 501 Old Richmond Rd PIN(s): 70037 01051

Acreage: 14 Acres

Justification for Rezoning: Zoning Conformance – Multifamily Residential

Current Zoning: C-2 Proposed Zoning: R-5

Owner Name: Chatham-Coldbrook Associates, LLC

Owner Address: PO Box 20197, Atlanta GA, 30325

Address: 6620 Highway 21 PIN(s): 770010 04005

Acreage: +/- 4 Acres

Justification for Rezoning: Zoning Conformance – SPLIT Zoned Parcel

Current Zoning: C-2 & R-1 Proposed Zoning: C-2

Owner Name: William R. Bell

Owner Address: 6620 Highway 21, Port Wentworth GA, 31407

Address: 604 S. Coastal Highway PIN(s): 70015 01001

Acreage: 2.5 Acres

Justification for Rezoning: Zoning Conformance – GA Ports Authority Property

Current Zoning: R-4 Proposed Zoning: I-1

Owner Name: Georgia Ports Authority

Owner Address: 2 Main St., Garden City GA, 31408

Address: South Coastal Highway PIN(s): 70015 01002

Acreage: +/- 8 Acres

Justification for Rezoning: Zoning Conformance – SPLIT zoned parcel

Current Zoning: R-4 & I-1 Proposed Zoning: I-1

Owner Name: United States Sugar Savannah Refinery

Owner Address: 111 Ponce De Leon Ave, Clewiston FL, 33440

Address: 808 Crossgate Road PIN(s): 70010 13025

Acreage: .06 Acres

Justification for Rezoning: Zoning Conformance – Commercial Use

Current Zoning: R-1 Proposed Zoning: C-1

Owner Name: Whitercon Logistics, LLC

Owner Address: 100 Bull St. Suite 100, Savannah GA, 31401

Address: 101 S Coastal Hwy PIN(s): 70010 13011

Acreage: .14 Acres

Justification for Rezoning: Zoning Conformance – Commercial Use (HVAC)

Current Zoning: R-1 Proposed Zoning: C-1

Owner Name: Karen Marie Zollo

Owner Address: 101 S Coastal Hwy, Port Wentworth GA, 31407

Address: 1 Dixie St PIN(s): 70010 02002

Acreage: +/- 1 Acre

Justification for Rezoning: Zoning Conformance – Commercial Use (Mobile Storage)

Current Zoning: R-4 Proposed Zoning: C-2

Owner Name: One Dixie Partners, LLC

Owner Address: 145 South Shore Dr. Unit 3301, Hilton Head SC, 29928

Address: 1000 Dorset Rd PIN(s): 70010 02001

Acreage: 1.8 Acres

Justification for Rezoning: Zoning Conformance – Nursing Home

Current Zoning: R-4 Proposed Zoning: C-2

Owner Name: Chatham Healthcare Properties, Inc

Owner Address: 1626 Jeurgens Court, Norcross GA, 30093

Address: 101 Hodgeville Road PIN(s): 71017 02010

Acreage: 1 Acre

Justification for Rezoning: Zoning Conformance – Fueling Station

Current Zoning: R-1 Proposed Zoning: C-2

Owner Name: Navkar, LLC

Owner Address: 101 Hodgeville Rd, Port Wentworth GA, 31407

Address: 6232 Hwy 21 PIN(s): 70035 01002

Acreage: 19.3 Acres

Justification for Rezoning: Zoning Conformance – Warehouse

Current Zoning: C-3 Proposed Zoning: I-1

Owner Name: Cresent Investments Inc.

Owner Address: 6232 Hwy 21, Port Wentworth GA, 31407

Address: 5 Birkenhead Rd PIN(s): 70010 04005

Acreage: .86 Acres

Justification for Rezoning: Zoning Conformance – Funeral/Mortuary Services

Current Zoning: R-4 Proposed Zoning: C-1

Owner Name: Blue Mountain Holdings, LLC

Owner Address: 8375 SW Beaverton Hillsdale Hwy Suite C, Portland OR, 97225

Address: 8901 Hwy 21

PIN(s): 70906 01038 & 70906 01037

Acreage: +/- 5.76 Acres

Justification for Rezoning: Zoning Conformance – Self Storage

Current Zoning: R-4

Proposed Zoning: C-2

Owner Name: Stop N Stor 7LLC

Owner Address: 9100 White Bluff Rd Suite 502, Savannah GA, 31406

Address: 711 Hwy 30

PIN(s): 70976 01018

Acreage: 1.42 Acres

Justification for Rezoning: Zoning Conformance – Commercial Use (Market/Food Service)

Current Zoning: R-1

Proposed Zoning: C-1

Owner Name: Tina Woods Newman

Owner Address: 333 Westminster Drive, Guyton GA, 31312



CITY OF PORT WENTWORTH

7224 GA Highway 21 | Port Wentworth, Georgia 31407

Phone (912) 964-4379 | Fax (912) 966-7429

Portwentworthga.gov

ELECTED OFFICIALS

MAYOR

Gary Norton

COUNCIL MEMBERS

Gabrielle Nelson

Mayor Pro Tem

Mark Stephens

District 2

Rufus Bright

District 3

Nishant Randerwala

District 4

Thomas Barbee

At-Large

Artlise Alston-Cone

At-Large

City Manager

Steve Davis

April 15, 2025

RE: Public Hearing Notice

Dear Property Owner:

This letter serves as notification that a Zoning Map Amendment Application has been submitted by City of Port Wentworth for PIN #s 70976B 01001B, 70976 02003, 70976 02031, & 70976 02030 located off Highway 30, to Rezone +/- 5.26 acres from the R-1 (Single Family Residential) to the C-2 (General Commercial) Zoning District to achieve zoning compliance. The City of Port Wentworth Planning Commission will consider this application during a public hearing on Monday May 5, 2025, at 3:30 PM.

A public hearing will be held on Thursday May 15, 2025, at 7:00 PM to hear questions and/or comments on this request. On this same date and time, the Mayor and Council will have the 1st reading of application during their regularly scheduled meeting. The 2nd reading and consideration of this application will be during the following month's regularly scheduled City Council meeting. All of the above-mentioned meetings will be held in the City Hall 2nd Floor Council Chambers located at 7224 Highway 21, Port Wentworth GA 31407. You are invited to attend. Please check the City website: portwentworthga.gov for more information on how to attend each meeting.

Sincerely,

Katie Dunnigan, CZI
Director of Planning and Zoning
Development Services
City of Port Wentworth, Georgia

BLUE MOUNTAIN HOLDINGS, LLC
8375 SW BEAVERTON HILLSDALE HWY
PORTLAND, OR 97225

CATES PAUL
PO BOX 7601
SAVANNAH, GA 31418

DSI REALTY COMPANY II LLC
1 BIRKENHEAD RD
PORT WENTWORTH, GA 31407

GRIESEMER MARK O.
6 DIXIE STREET
PORT WENTWORTH, GA 31407

HARLEY LESLIE R
P O BOX 8755
SAVANNAH, GA 31412

JOHNSON DUANE
PO BOX 1294
SAVANNAH, GA 31407

LEE JUDITH DIANNE
PO BOX 4084
PT WENTWORTH, GA 31407

LEONARD JOHN
PO BOX 235
POOLER, GA 31322

LTB FRAZIER PROPERTIES LLC
7281 KELTER DRIVE
WEST CHESTER, OH 45069

NEW BETTY JEAN
102 WILLOWPEG RD
RINCON, GA 31326

NORFOLK SOUTHERN COPR, TAXATION
THREE COMMERCIAL PL
NORFOLK, VA 23510

OWENS SIEGLINDE & JOSEPH N*
8 DIXIE ST
PT WENTWORTH, GA 31407

~~PORT WENTWORTH CITY OF
7224 GA HIGHWAY 21
PORT WENTWORTH, GA 31407~~

SOUTHERN REGION INDUSTRIAL REAL
650 W PEACHTREE ST NW
ATLANTA, GA 30308

SOUTHERN REGION INDUSTRIAL REAL
650 W PEACHTREE ST., NW
ATLANTA, GA 30308

WALTER ROSS MINISTRIES INC
844 SAGEWOOD DR
HINESVILLE, GA 31313

ZAMORA VALERIE L
111 CANTYRE ST
PORT WENTWORTH, GA 31407

ZAMORA VALERIE L
111 CANTYRE STREET
PORT WENTWORTH, GA 31407

ZAMORA VALERIE LYNN
111 CANTYRE STREET
PORT WENTWORTH, GA 31407

DRAYTON-PARKER COMPANIES, LLC
171 CROSSROADS PARKWAY
SAVANNAH, GA 31407

FLOYD CHARLES LYNN
4092 GA HIGHWAY 119 S
GUYTON, GA 31312

FLOYD FRANK NEVILLE
120 HIGHWAY 30
PORT WENTWORTH, GA 31407

FLOYD JUDY SIGLER
119 N CENTER ST
WINDER, GA 30680

FRANK & REITAS II LLC
1716 E HIGHWAY 80
BLOOMINGDALE, GA 31302

~~FRANK AND REITA'S LLC
1716 E HIGHWAY 80
BLOOMINGDALE, GA 31302~~

GREEN EDDIE LEE
7317 GA HWY 21
PORT WENTWORTH, GA 31407

HUNTER CHARLES E ET AL *
7229 HIGHWAY 21
PORT WENTWORTH, GA 31407

HUNTER CHARLES E. / ET AL
7229 HIGHWAY 21,
PORT WENTWORTH, GA 31407

~~PORT WENTWORTH CITY OF
112 PARKSIDE BOULEVARD
PORT WENTWORTH, GA 31407~~

PRICE LYDELL AUSTIN
152 SHADY GROVE LN
SAVANNAH, GA 31419

SAINAMO, LLC
112 PARKSIDE BOULEVARD
PORT WENTWORTH, GA 31407

~~SAINAMO, LLC
112 PARKSIDE DRIVE
PORT WENTWORTH, GA 31407~~

~~DRAYTON PARKER COMPANIES, LLC
171 CROSSROADS PARKWAY
SAVANNAH, GA 31407~~

~~FLOYD CHARLES LYNN
4092 GA HIGHWAY 119 S
GUYTON, GA 31312~~

~~FLOYD FRANK NEVILLE
120 HIGHWAY 30
PORT WENTWORTH, GA 31407~~

~~FRANK & REITAS II LLC
1716 E HIGHWAY 80
BLOOMINGDALE, GA 31302~~

~~FRANK AND REITA'S LLC
1716 E HIGHWAY 80
BLOOMINGDALE, GA 31302~~

~~GREAT AMERICAN RV STORAGE OF PC
2248 MERIDIAN BOULEVARD
SUITE H
MINDEN, NV 89423~~

~~PRICE LYDELL AUSTIN
152 SHADY GROVE LN
SAVANNAH, GA 31419~~

~~PW HOTEL, LLC
117 POST HOUSE TRAIL
POOLER, GA 31322~~

~~SAINAMO, LLC
112 PARKSIDE BOULEVARD
PORT WENTWORTH, GA 31407~~





City Council
7224 GA Highway 21
Port Wentworth, GA 31407

Meeting: 05/15/25
Department: Development Services
Category: Ordinance
Prepared By: Katie Dunnigan
Department Head: Katie Dunnigan

SCHEDULED

AGENDA ITEM (ID)

DOC ID:

A Zoning Map Amendment Application has been submitted by the City of Port Wentworth, requesting to rezone 10.77 acres from C-2 to R-5, for the purpose of land use conformance. PIN # 70037 01012, located in the 3rd Council District, at 1133 Coldbrook Station Circle. 1st Reading

• **PUBLIC HEARING**

Issue/Item: The Planning Commission recommends approval of a Zoning Map Amendment Application has submitted by the City of Port Wentworth, requesting to rezone 10.77 acres from C-2 to R-5, for the purpose of land use conformance. PIN # 70037 01012, located in the 3rd Council District, at 1133 Coldbrook Station Circle.

• **PUBLIC HEARING**

Background:

- The City of Port Wentworth seeks to bring existing operations of an Apartment Complex in to zoning compliance.
- Multifamily residential development is not a permitted use in the C-2 zoning district.
- Pursuant to the City of Port Wentworth Code of Ordinances, Zoning Ordinances, Article 3, Section 3.30, Multifamily Residential use is limited to the R-5 zoning district.
- The Future Land Use Map identifies this parcel as being in the commercial use category, the location of the existing apartment complex is transitional between commercial and conservation use areas.
- Approval of this rezoning would cause a shift of approximately .11% of total land use from R-1 to C-1 zoning districts.

Facts and Finding: Recommendations:

- At the May 5, 2025 meeting, the Planning Commission voted to recommend approval of the rezoning.

Funding: N/A

Recommendation:

RE-ZONING, VARIANCES, AND SPECIAL USE PERMIT APPLICATION



Applicant Information:

Name City of Port Wentworth
Phone 912-999-2084 Email: KDunnigan@portwentworthga.gov
Mailing Address 7224 GA Highway 21, 31407

Property Information: See Attachment A

Site Address _____

Pin/ Parcel # _____

Total Acreage/ Square Feet _____

Description of Project

See Attachment A

Explanation of Variance Request

Applicant Name/Title Omar Senati-Martinez / Zoning Administrator

Authorized City Official Signature: Omar Senati-Martinez

Attachment A

Address: 7512 Highway 21

PIN(s): 070975 02007

Acreage: .9 Acres

Justification for Rezoning: Zoning Conformance – Veterinary Services

Current Zoning: R-1

Proposed Zoning: C-1

Owner Name: James Woo Industries, LLC

Owner Address: 136 Post House Trail, Pooler GA, 31322

Address: 3 Birkenhead Street

PIN(s): 70010 04002

Acreage: .39 Acres

Justification for Rezoning: Zoning Conformance – Inflatable Rentals

Current Zoning: R-1

Proposed Zoning: C-1

Owner Name: Southern Region Industrial Realty Inc.

Owner Address: 650 W Peachtree St NW, Atlanta GA, 30308

Address: Highway 30

PIN(s): 70976 02031, 70976 02030, portion of former 70976 02003 & 70976B 01001B

Acreage: +/- 5.26 Acres

Justification for Rezoning: Zoning Conformance – Nursery (Plants)

Current Zoning: R-1

Proposed Zoning: C-2

Owner Name: Frank and Reita's LLC & Frank Neville Floyd

Owner Address: 1716 E Hwy 80, Bloomindale GA, 31302 & 120 Hwy 30, Port Wentworth GA, 31407

Address: 1133 Coldbrook Station Circle PIN(s): 70037 01012

Acreage: 10.77 Acres

Justification for Rezoning: Zoning Conformance – Multifamily Residential

Current Zoning: C-2 Proposed Zoning: R-5

Owner Name: Wood Meadow Apartments LP

Owner Address: 920 Florence Blvd, Florence AL, 35630

Address: 501 Old Richmond Rd PIN(s): 70037 01051

Acreage: 14 Acres

Justification for Rezoning: Zoning Conformance – Multifamily Residential

Current Zoning: C-2 Proposed Zoning: R-5

Owner Name: Chatham-Coldbrook Associates, LLC

Owner Address: PO Box 20197, Atlanta GA, 30325

Address: 6620 Highway 21 PIN(s): 770010 04005

Acreage: +/- 4 Acres

Justification for Rezoning: Zoning Conformance – SPLIT Zoned Parcel

Current Zoning: C-2 & R-1 Proposed Zoning: C-2

Owner Name: William R. Bell

Owner Address: 6620 Highway 21, Port Wentworth GA, 31407

Address: 604 S. Coastal Highway PIN(s): 70015 01001

Acreage: 2.5 Acres

Justification for Rezoning: Zoning Conformance – GA Ports Authority Property

Current Zoning: R-4 Proposed Zoning: I-1

Owner Name: Georgia Ports Authority

Owner Address: 2 Main St., Garden City GA, 31408

Address: South Coastal Highway PIN(s): 70015 01002

Acreage: +/- 8 Acres

Justification for Rezoning: Zoning Conformance – SPLIT zoned parcel

Current Zoning: R-4 & I-1 Proposed Zoning: I-1

Owner Name: United States Sugar Savannah Refinery

Owner Address: 111 Ponce De Leon Ave, Clewiston FL, 33440

Address: 808 Crossgate Road PIN(s): 70010 13025

Acreage: .06 Acres

Justification for Rezoning: Zoning Conformance – Commercial Use

Current Zoning: R-1 Proposed Zoning: C-1

Owner Name: Whitercon Logistics, LLC

Owner Address: 100 Bull St. Suite 100, Savannah GA, 31401

Address: 101 S Coastal Hwy PIN(s): 70010 13011

Acreage: .14 Acres

Justification for Rezoning: Zoning Conformance – Commercial Use (HVAC)

Current Zoning: R-1 Proposed Zoning: C-1

Owner Name: Karen Marie Zollo

Owner Address: 101 S Coastal Hwy, Port Wentworth GA, 31407

Address: 1 Dixie St PIN(s): 70010 02002

Acreage: +/- 1 Acre

Justification for Rezoning: Zoning Conformance – Commercial Use (Mobile Storage)

Current Zoning: R-4 Proposed Zoning: C-2

Owner Name: One Dixie Partners, LLC

Owner Address: 145 South Shore Dr. Unit 3301, Hilton Head SC, 29928

Address: 1000 Dorset Rd PIN(s): 70010 02001

Acreage: 1.8 Acres

Justification for Rezoning: Zoning Conformance – Nursing Home

Current Zoning: R-4 Proposed Zoning: C-2

Owner Name: Chatham Healthcare Properties, Inc

Owner Address: 1626 Jeurgens Court, Norcross GA, 30093

Address: 101 Hodgeville Road PIN(s): 71017 02010

Acreage: 1 Acre

Justification for Rezoning: Zoning Conformance – Fueling Station

Current Zoning: R-1 Proposed Zoning: C-2

Owner Name: Navkar, LLC

Owner Address: 101 Hodgeville Rd, Port Wentworth GA, 31407

Address: 6232 Hwy 21 PIN(s): 70035 01002

Acreage: 19.3 Acres

Justification for Rezoning: Zoning Conformance – Warehouse

Current Zoning: C-3 Proposed Zoning: I-1

Owner Name: Cresent Investments Inc.

Owner Address: 6232 Hwy 21, Port Wentworth GA, 31407

Address: 5 Birkenhead Rd PIN(s): 70010 04005

Acreage: .86 Acres

Justification for Rezoning: Zoning Conformance – Funeral/Mortuary Services

Current Zoning: R-4 Proposed Zoning: C-1

Owner Name: Blue Mountain Holdings, LLC

Owner Address: 8375 SW Beaverton Hillsdale Hwy Suite C, Portland OR, 97225

Address: 8901 Hwy 21

PIN(s): 70906 01038 & 70906 01037

Acreage: +/- 5.76 Acres

Justification for Rezoning: Zoning Conformance – Self Storage

Current Zoning: R-4

Proposed Zoning: C-2

Owner Name: Stop N Stor 7LLC

Owner Address: 9100 White Bluff Rd Suite 502, Savannah GA, 31406

Address: 711 Hwy 30

PIN(s): 70976 01018

Acreage: 1.42 Acres

Justification for Rezoning: Zoning Conformance – Commercial Use (Market/Food Service)

Current Zoning: R-1

Proposed Zoning: C-1

Owner Name: Tina Woods Newman

Owner Address: 333 Westminster Drive, Guyton GA, 31312



CITY OF PORT WENTWORTH

7224 GA Highway 21 | Port Wentworth, Georgia 31407

Phone (912) 964-4379 | Fax (912) 966-7429

Portwentworthga.gov

ELECTED OFFICIALS

MAYOR

Gary Norton

COUNCIL MEMBERS

Gabrielle Nelson

Mayor Pro Tem

Mark Stephens

District 2

Rufus Bright

District 3

Nishant Randerwala

District 4

Thomas Barbee

At-Large

Artlise Alston-Cone

At-Large

City Manager

Steve Davis

April 15, 2025

RE: Public Hearing Notice

Dear Property Owner:

This letter serves as notification that a Zoning Map Amendment Application has been submitted by City of Port Wentworth for PIN # 70037 01012 located at 1133 Coldbrook Station Circle, to Rezone 10.77 acres from the C-2 (General Commercial) to the R-5 (Multifamily Residential) Zoning District to achieve zoning compliance. The City of Port Wentworth Planning Commission will consider this application during a public hearing on Monday May 5, 2025, at 3:30 PM.

A public hearing will be held on Thursday May 15, 2025, at 7:00 PM to hear questions and/or comments on this request. On this same date and time, the Mayor and Council will have the 1st reading of application during their regularly scheduled meeting. The 2nd reading and consideration of this application will be during the following month's regularly scheduled City Council meeting. All of the above-mentioned meetings will be held in the City Hall 2nd Floor Council Chambers located at 7224 Highway 21, Port Wentworth GA 31407. You are invited to attend. Please check the City website: portwentworthga.gov for more information on how to attend each meeting.

Sincerely,

Katie Dunnigan, CZI
Director of Planning and Zoning
Development Services
City of Port Wentworth, Georgia

AR & TW LLC
920 FLORENCE BLVD
FLORENCE, AL 35630

CHATHAM-COLDBROOK ASSOCIATES L
PO BOX 20197
ATLANTA, GA 30325

GEORGIA/CAROLINA I & D LLC
163 GASCOIGNE BLUFF RD
BLUFFTON, SC 29910

LIMITLESS HOSPITALITIES, LLC
3937 WOODOATS CIR.
BUFORD, GA 30519

LOPA OHM LLC
100 TRAVELERS WAY
PORT WENTWORTH, GA 31407

OMKAR LAXMI LLC
10801 ROCKLAND DRIVE
LAUREL, MD 20723

ROMA HOSPITALITY INC
130 CANAL ST SUITE 101
POOLER, GA 31322

RUAN PROPERTIES, LLC
11 SHORE RD
SAVANNAH, GA 31419

SHREE OHM GAJANAND INC
110 TRAVELERS WAY
PORT WENTWORTH, GA 31407

SRS HOSPITALITY LLC
7206 HIGHWAY 21
PORT WENTWORTH, GA 31407

STAYCATION LAND GROUP LLC
2808 E. COLLEGE AVE
DECATUR, GA 30030

WOOD MEADOW APARTMENTS LP
920 FLORENCE BLVD
FLORENCE, AL 35630





City Council
7224 GA Highway 21
Port Wentworth, GA 31407

Meeting: 05/15/25
Department: Development Services
Category: Ordinance
Prepared By: Katie Dunnigan
Department Head: Katie Dunnigan

SCHEDULED

AGENDA ITEM (ID)

DOC ID:

A Zoning Map Amendment Application has been submitted by the City of Port Wentworth, requesting to rezone 14 acres from C-2 to R-5, for the purpose of land use conformance. PIN # 70037 01051, located in the 3rd Council District, at 501 Old Richmond Road.1st Reading

• **PUBLIC HEARING**

Issue/Item: The Planning Commission recommends approval of a Zoning Map Amendment Application submitted by the City of Port Wentworth, requesting to rezone 14 acres from C-2 to R-5, for the purpose of land use conformance. PIN # 70037 01051, located in the 3rd Council District, at 501 Old Richmond Road.

• **PUBLIC HEARING**

Background:

- The City of Port Wentworth seeks to bring existing operations of an Apartment Complex in to zoning compliance.
- Multifamily residential development is not a permitted use in the C-2 zoning district.
- Pursuant to the City of Port Wentworth Code of Ordinances, Zoning Ordinances, Article 3, Section 3.30, Multifamily Residential use is limited to the R-5 zoning district.
- The Future Land Use Map identifies this parcel as being in the commercial use category, the location of the existing apartment complex is transitional between commercial and conservation use areas.
- Approval of this rezoning would cause a shift of approximately .15% of total land use from C-2 to R-5 zoning districts.

Facts and Finding: Recommendations:

- At the May 5, 2025 meeting, the Planning Commission voted to recommend approval of the rezoning.

Funding: N/A

Recommendation:

RE-ZONING, VARIANCES, AND SPECIAL USE PERMIT APPLICATION



Applicant Information:

Name City of Port Wentworth
Phone 912-999-2084 Email: KDunnigan@portwentworthga.gov
Mailing Address 7224 GA Highway 21, 31407

Property Information: See Attachment A

Site Address _____

Pin/ Parcel # _____

Total Acreage/ Square Feet _____

Description of Project

See Attachment A

Explanation of Variance Request

Applicant Name/Title Omar Senati-Martinez / Zoning Administrator

Authorized City Official Signature: Omar Senati-Martinez

Attachment A

Address: 7512 Highway 21

PIN(s): 070975 02007

Acreage: .9 Acres

Justification for Rezoning: Zoning Conformance – Veterinary Services

Current Zoning: R-1

Proposed Zoning: C-1

Owner Name: James Woo Industries, LLC

Owner Address: 136 Post House Trail, Pooler GA, 31322

Address: 3 Birkenhead Street

PIN(s): 70010 04002

Acreage: .39 Acres

Justification for Rezoning: Zoning Conformance – Inflatable Rentals

Current Zoning: R-1

Proposed Zoning: C-1

Owner Name: Southern Region Industrial Realty Inc.

Owner Address: 650 W Peachtree St NW, Atlanta GA, 30308

Address: Highway 30

PIN(s): 70976 02031, 70976 02030, portion of former 70976 02003 & 70976B 01001B

Acreage: +/- 5.26 Acres

Justification for Rezoning: Zoning Conformance – Nursery (Plants)

Current Zoning: R-1

Proposed Zoning: C-2

Owner Name: Frank and Reita's LLC & Frank Neville Floyd

Owner Address: 1716 E Hwy 80, Bloomindale GA, 31302 & 120 Hwy 30, Port Wentworth GA, 31407

Address: 1133 Coldbrook Station Circle PIN(s): 70037 01012

Acreage: 10.77 Acres

Justification for Rezoning: Zoning Conformance – Multifamily Residential

Current Zoning: C-2 Proposed Zoning: R-5

Owner Name: Wood Meadow Apartments LP

Owner Address: 920 Florence Blvd, Florence AL, 35630

Address: 501 Old Richmond Rd PIN(s): 70037 01051

Acreage: 14 Acres

Justification for Rezoning: Zoning Conformance – Multifamily Residential

Current Zoning: C-2 Proposed Zoning: R-5

Owner Name: Chatham-Coldbrook Associates, LLC

Owner Address: PO Box 20197, Atlanta GA, 30325

Address: 6620 Highway 21 PIN(s): 770010 04005

Acreage: +/- 4 Acres

Justification for Rezoning: Zoning Conformance – SPLIT Zoned Parcel

Current Zoning: C-2 & R-1 Proposed Zoning: C-2

Owner Name: William R. Bell

Owner Address: 6620 Highway 21, Port Wentworth GA, 31407

Address: 604 S. Coastal Highway PIN(s): 70015 01001

Acreage: 2.5 Acres

Justification for Rezoning: Zoning Conformance – GA Ports Authority Property

Current Zoning: R-4 Proposed Zoning: I-1

Owner Name: Georgia Ports Authority

Owner Address: 2 Main St., Garden City GA, 31408

Address: South Coastal Highway PIN(s): 70015 01002

Acreage: +/- 8 Acres

Justification for Rezoning: Zoning Conformance – SPLIT zoned parcel

Current Zoning: R-4 & I-1 Proposed Zoning: I-1

Owner Name: United States Sugar Savannah Refinery

Owner Address: 111 Ponce De Leon Ave, Clewiston FL, 33440

Address: 808 Crossgate Road PIN(s): 70010 13025

Acreage: .06 Acres

Justification for Rezoning: Zoning Conformance – Commercial Use

Current Zoning: R-1 Proposed Zoning: C-1

Owner Name: Whitercon Logistics, LLC

Owner Address: 100 Bull St. Suite 100, Savannah GA, 31401

Address: 101 S Coastal Hwy PIN(s): 70010 13011

Acreage: .14 Acres

Justification for Rezoning: Zoning Conformance – Commercial Use (HVAC)

Current Zoning: R-1 Proposed Zoning: C-1

Owner Name: Karen Marie Zollo

Owner Address: 101 S Coastal Hwy, Port Wentworth GA, 31407

Address: 1 Dixie St PIN(s): 70010 02002

Acreage: +/- 1 Acre

Justification for Rezoning: Zoning Conformance – Commercial Use (Mobile Storage)

Current Zoning: R-4 Proposed Zoning: C-2

Owner Name: One Dixie Partners, LLC

Owner Address: 145 South Shore Dr. Unit 3301, Hilton Head SC, 29928

Address: 1000 Dorset Rd PIN(s): 70010 02001

Acreage: 1.8 Acres

Justification for Rezoning: Zoning Conformance – Nursing Home

Current Zoning: R-4 Proposed Zoning: C-2

Owner Name: Chatham Healthcare Properties, Inc

Owner Address: 1626 Jeurgens Court, Norcross GA, 30093

Address: 101 Hodgeville Road PIN(s): 71017 02010

Acreage: 1 Acre

Justification for Rezoning: Zoning Conformance – Fueling Station

Current Zoning: R-1 Proposed Zoning: C-2

Owner Name: Navkar, LLC

Owner Address: 101 Hodgeville Rd, Port Wentworth GA, 31407

Address: 6232 Hwy 21 PIN(s): 70035 01002

Acreage: 19.3 Acres

Justification for Rezoning: Zoning Conformance – Warehouse

Current Zoning: C-3 Proposed Zoning: I-1

Owner Name: Cresent Investments Inc.

Owner Address: 6232 Hwy 21, Port Wentworth GA, 31407

Address: 5 Birkenhead Rd PIN(s): 70010 04005

Acreage: .86 Acres

Justification for Rezoning: Zoning Conformance – Funeral/Mortuary Services

Current Zoning: R-4 Proposed Zoning: C-1

Owner Name: Blue Mountain Holdings, LLC

Owner Address: 8375 SW Beaverton Hillsdale Hwy Suite C, Portland OR, 97225

Address: 8901 Hwy 21

PIN(s): 70906 01038 & 70906 01037

Acreage: +/- 5.76 Acres

Justification for Rezoning: Zoning Conformance – Self Storage

Current Zoning: R-4

Proposed Zoning: C-2

Owner Name: Stop N Stor 7LLC

Owner Address: 9100 White Bluff Rd Suite 502, Savannah GA, 31406

Address: 711 Hwy 30

PIN(s): 70976 01018

Acreage: 1.42 Acres

Justification for Rezoning: Zoning Conformance – Commercial Use (Market/Food Service)

Current Zoning: R-1

Proposed Zoning: C-1

Owner Name: Tina Woods Newman

Owner Address: 333 Westminster Drive, Guyton GA, 31312



CITY OF PORT WENTWORTH

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Portwentworthga.gov

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Rufus Bright

District 3

Nishant Randerwala

District 4

Thomas Barbee

At-Large

Artlise Alston-Cone

At-Large

City Manager

Steve Davis

April 15, 2025

RE: Public Hearing Notice

Dear Property Owner:

This letter serves as notification that a Zoning Map Amendment Application has been submitted by City of Port Wentworth for PIN # 70037 01051 located at 501 Old Richmond Road, to Rezone 14 acres from the C-2 (General Commercial) to the R-5 (Multifamily Residential) Zoning District to achieve zoning compliance. The City of Port Wentworth Planning Commission will consider this application during a public hearing on Monday May 5, 2025, at 3:30 PM.

A public hearing will be held on Thursday May 15, 2025, at 7:00 PM to hear questions and/or comments on this request. On this same date and time, the Mayor and Council will have the 1st reading of application during their regularly scheduled meeting. The 2nd reading and consideration of this application will be during the following month's regularly scheduled City Council meeting. All of the above-mentioned meetings will be held in the City Hall 2nd Floor Council Chambers located at 7224 Highway 21, Port Wentworth GA 31407. You are invited to attend. Please check the City website: portwentworthga.gov for more information on how to attend each meeting.

Sincerely,

Katie Dunnigan, CZI
Director of Planning and Zoning
Development Services
City of Port Wentworth, Georgia

AR & TW LLC
920 FLORENCE BLVD
FLORENCE, AL 35630

BEP RICE HOPE LLC
100 LAKESIDE BLVD
PORT WENTWORTH, GA 31407

CHATHAM-COLDBROOK ASSOCIATES L
PO BOX 20197
ATLANTA, GA 30325

GEORGIA MUNICIPAL ASSOCIATION INC
201 PRYOR STREET
ATLANTA, GA 30303

LIMITLESS HOSPITALITIES, LLC
3937 WOODOATS CIR.
BUFORD, GA 30519

OMKAR LAXMI LLC
10801 ROCKLAND DRIVE
LAUREL, MD 20723

PORT WENTWORTH CITY OF
305 COASTAL HWY
PORT WENTWORTH, GA 31407

PORT WENTWORTH FEE OWNER LLC
3735 B BEAM ROAD
CHARLOTTE, NC 28217

ROMA HOSPITALITY INC
130 CANAL ST SUITE 101
POOLER, GA 31322

SAINAMO LLC *
243 CLEARWATER CIR
PORT WENTWORTH, GA 31407

SAINAMO, LLC
243 CLEARWATER CIR
PORT WENTWORTH, GA 31407

STAYCATION LAND GROUP LLC
2808 E. COLLEGE AVE
DECATUR, GA 30030

WOOD MEADOW APARTMENTS LP
920 FLORENCE BLVD
FLORENCE, AL 35630







City Council
7224 GA Highway 21
Port Wentworth, GA 31407

Meeting: 05/15/25
Department: Development Services
Category: Ordinance
Prepared By: Katie Dunnigan
Department Head: Katie Dunnigan

SCHEDULED

AGENDA ITEM (ID)

DOC ID:

A Zoning Map Amendment Application has been submitted by the City of Port Wentworth, requesting to rezone +/- 4 acres from SPLIT zoning (C-2/R-1) to C-2, for the purpose of land use conformance. PIN # 70001 04005, located in the 4th Council District, at 6620 Hwy 21. 1st Reading

PUBLIC HEARING

Issue/Item: The Planning Commission recommends approval of a Zoning Map Amendment Application submitted by the City of Port Wentworth, requesting to rezone +/- 4 acres from SPLIT zoning (C-2/R-1) to C-2, for the purpose of land use conformance. PIN # 70001 04005, located in the 4th Council District, at 6620 Hwy 21.

PUBLIC HEARING

Background:

- The City of Port Wentworth seeks to bring existing operations of an Auto Dealership in to zoning compliance.
- Auto Dealerships are a commercial use not permitted in residential zoning districts.
- Currently there is no delineation between R-1 and C-2 zoning on the property, the parcel is "split zoned"
- Pursuant to the City of Port Wentworth Code of Ordinances, Zoning Ordinances, Article 4, Section 4.30, Auto Dealerships are an allowed use within the C-2 zoning district.
- The Future Land Use Map identifies this parcel as being in the commercial use category.
- Approval of this rezoning would increase C-2 zoned acreage by approximately .042%.

Facts and Finding: Recommendations:

- At the May 5, 2025 meeting, the Planning Commission voted to recommend approval of the rezoning.

Funding: N/A

Recommendation:

RE-ZONING, VARIANCES, AND SPECIAL USE PERMIT APPLICATION



Applicant Information:

Name City of Port Wentworth
Phone 912-999-2084 Email: KDunnigan@portwentworthga.gov
Mailing Address 7224 GA Highway 21, 31407

Property Information: See Attachment A

Site Address _____

Pin/ Parcel # _____

Total Acreage/ Square Feet _____

Description of Project

See Attachment A

Explanation of Variance Request

Applicant Name/Title Omar Senati-Martinez / Zoning Administrator

Authorized City Official Signature: Omar Senati-Martinez

Attachment A

Address: 7512 Highway 21

PIN(s): 070975 02007

Acreage: .9 Acres

Justification for Rezoning: Zoning Conformance – Veterinary Services

Current Zoning: R-1

Proposed Zoning: C-1

Owner Name: James Woo Industries, LLC

Owner Address: 136 Post House Trail, Pooler GA, 31322

Address: 3 Birkenhead Street

PIN(s): 70010 04002

Acreage: .39 Acres

Justification for Rezoning: Zoning Conformance – Inflatable Rentals

Current Zoning: R-1

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Owner Name: Southern Region Industrial Realty Inc.

Owner Address: 650 W Peachtree St NW, Atlanta GA, 30308

Address: Highway 30

PIN(s): 70976 02031, 70976 02030, portion of former 70976 02003 & 70976B 01001B

Acreage: +/- 5.26 Acres

Justification for Rezoning: Zoning Conformance – Nursery (Plants)

Current Zoning: R-1

Proposed Zoning: C-2

Owner Name: Frank and Reita's LLC & Frank Neville Floyd

Owner Address: 1716 E Hwy 80, Bloomindale GA, 31302 & 120 Hwy 30, Port Wentworth GA, 31407

Address: 1133 Coldbrook Station Circle PIN(s): 70037 01012

Acreage: 10.77 Acres

Justification for Rezoning: Zoning Conformance – Multifamily Residential

Current Zoning: C-2 Proposed Zoning: R-5

Owner Name: Wood Meadow Apartments LP

Owner Address: 920 Florence Blvd, Florence AL, 35630

Address: 501 Old Richmond Rd PIN(s): 70037 01051

Acreage: 14 Acres

Justification for Rezoning: Zoning Conformance – Multifamily Residential

Current Zoning: C-2 Proposed Zoning: R-5

Owner Name: Chatham-Coldbrook Associates, LLC

Owner Address: PO Box 20197, Atlanta GA, 30325

Address: 6620 Highway 21 PIN(s): 770010 04005

Acreage: +/- 4 Acres

Justification for Rezoning: Zoning Conformance – SPLIT Zoned Parcel

Current Zoning: C-2 & R-1 Proposed Zoning: C-2

Owner Name: William R. Bell

Owner Address: 6620 Highway 21, Port Wentworth GA, 31407

Address: 604 S. Coastal Highway PIN(s): 70015 01001

Acreage: 2.5 Acres

Justification for Rezoning: Zoning Conformance – GA Ports Authority Property

Current Zoning: R-4 Proposed Zoning: I-1

Owner Name: Georgia Ports Authority

Owner Address: 2 Main St., Garden City GA, 31408

Address: South Coastal Highway PIN(s): 70015 01002

Acreage: +/- 8 Acres

Justification for Rezoning: Zoning Conformance – SPLIT zoned parcel

Current Zoning: R-4 & I-1 Proposed Zoning: I-1

Owner Name: United States Sugar Savannah Refinery

Owner Address: 111 Ponce De Leon Ave, Clewiston FL, 33440

Address: 808 Crossgate Road PIN(s): 70010 13025

Acreage: .06 Acres

Justification for Rezoning: Zoning Conformance – Commercial Use

Current Zoning: R-1 Proposed Zoning: C-1

Owner Name: Whitercon Logistics, LLC

Owner Address: 100 Bull St. Suite 100, Savannah GA, 31401

Address: 101 S Coastal Hwy PIN(s): 70010 13011

Acreage: .14 Acres

Justification for Rezoning: Zoning Conformance – Commercial Use (HVAC)

Current Zoning: R-1 Proposed Zoning: C-1

Owner Name: Karen Marie Zollo

Owner Address: 101 S Coastal Hwy, Port Wentworth GA, 31407

Address: 1 Dixie St PIN(s): 70010 02002

Acreage: +/- 1 Acre

Justification for Rezoning: Zoning Conformance – Commercial Use (Mobile Storage)

Current Zoning: R-4 Proposed Zoning: C-2

Owner Name: One Dixie Partners, LLC

Owner Address: 145 South Shore Dr. Unit 3301, Hilton Head SC, 29928

Address: 1000 Dorset Rd PIN(s): 70010 02001

Acreage: 1.8 Acres

Justification for Rezoning: Zoning Conformance – Nursing Home

Current Zoning: R-4 Proposed Zoning: C-2

Owner Name: Chatham Healthcare Properties, Inc

Owner Address: 1626 Jeurgens Court, Norcross GA, 30093

Address: 101 Hodgeville Road PIN(s): 71017 02010

Acreage: 1 Acre

Justification for Rezoning: Zoning Conformance – Fueling Station

Current Zoning: R-1 Proposed Zoning: C-2

Owner Name: Navkar, LLC

Owner Address: 101 Hodgeville Rd, Port Wentworth GA, 31407

Address: 6232 Hwy 21 PIN(s): 70035 01002

Acreage: 19.3 Acres

Justification for Rezoning: Zoning Conformance – Warehouse

Current Zoning: C-3 Proposed Zoning: I-1

Owner Name: Cresent Investments Inc.

Owner Address: 6232 Hwy 21, Port Wentworth GA, 31407

Address: 5 Birkenhead Rd PIN(s): 70010 04005

Acreage: .86 Acres

Justification for Rezoning: Zoning Conformance – Funeral/Mortuary Services

Current Zoning: R-4 Proposed Zoning: C-1

Owner Name: Blue Mountain Holdings, LLC

Owner Address: 8375 SW Beaverton Hillsdale Hwy Suite C, Portland OR, 97225

Address: 8901 Hwy 21

PIN(s): 70906 01038 & 70906 01037

Acreage: +/- 5.76 Acres

Justification for Rezoning: Zoning Conformance – Self Storage

Current Zoning: R-4

Proposed Zoning: C-2

Owner Name: Stop N Stor 7LLC

Owner Address: 9100 White Bluff Rd Suite 502, Savannah GA, 31406

Address: 711 Hwy 30

PIN(s): 70976 01018

Acreage: 1.42 Acres

Justification for Rezoning: Zoning Conformance – Commercial Use (Market/Food Service)

Current Zoning: R-1

Proposed Zoning: C-1

Owner Name: Tina Woods Newman

Owner Address: 333 Westminster Drive, Guyton GA, 31312



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Rufus Bright
District 3

Nishant Randerwala
District 4

Thomas Barbee
At-Large

Artlise Alston-Cone
At-Large

City Manager
Steve Davis

April 15, 2025

RE: Public Hearing Notice

Dear Property Owner:

This letter serves as notification that a Zoning Map Amendment Application has been submitted by City of Port Wentworth for PIN # 70001 04005, located at 6620 Highway 21, to Rezone +/- 4 acres from SPLIT R-1 (Single Family Residential) and C-2 (General Commercial) to the C-2 (General Commercial) Zoning District to achieve zoning compliance. The City of Port Wentworth Planning Commission will consider this application during a public hearing on Monday May 5, 2025, at 3:30 PM.

A public hearing will be held on Thursday May 15, 2025, at 7:00 PM to hear questions and/or comments on this request. On this same date and time, the Mayor and Council will have the 1st reading of application during their regularly scheduled meeting. The 2nd reading and consideration of this application will be during the following month's regularly scheduled City Council meeting. All of the above-mentioned meetings will be held in the City Hall 2nd Floor Council Chambers located at 7224 Highway 21, Port Wentworth GA 31407. You are invited to attend. Please check the City website: portwentworthga.gov for more information on how to attend each meeting.

Sincerely,

Katie Dunnigan, CZI
Director of Planning and Zoning
Development Services
City of Port Wentworth, Georgia

BELL WILLIAM R IND & TRUSTEE*
6620 HIGHWAY 21
PORT WENTWORTH, GA 31407

BELL WILLIAM R TRUSTEE*
6620 HIGHWAY 21
PORT WENTWORTH, GA 31407

BELLS ENTERPRISES INC
6640 HIGHWAY 21
PORT WENTWORTH, GA 31407

BROWN LOUISE EASON
6598 HIGHWAY 21
PORT WENTWORTH, GA 31407

GEORGIA PORTS AUTHORITY
PO BOX 2406
SAVANNAH, GA 31402

INTER METRO PROPERTIES (GA), LLC,
PO BOX 651
BASKING RIDGE, NJ 07920

6620 Hwy 21 Rezone





City Council
7224 GA Highway 21
Port Wentworth, GA 31407

Meeting: 05/15/25
Department: Development Services
Category: Ordinance
Prepared By: Katie Dunnigan
Department Head: Katie Dunnigan

SCHEDULED

AGENDA ITEM (ID)

DOC ID:

A Zoning Map Amendment Application has been submitted by the City of Port Wentworth, requesting to rezone 2.5 acres from R-4 to I-1, for the purpose of land use conformance. PIN # 70015 01001, located in the 4th Council District, at 604 S Coastal Highway. 1st Reading

• **PUBLIC HEARING**

Issue/Item: The Planning Commission recommends approval of a Zoning Map Amendment Application submitted by the City of Port Wentworth, requesting to rezone 2.5 acres from R-4 to I-1, for the purpose of land use conformance. PIN # 70015 01001, located in the 4th Council District, at 604 S Coastal Highway.

• **PUBLIC HEARING**

Background:

- The City of Port Wentworth seeks to bring existing operations of a lot owned by the Georgia Ports Authority in to zoning compliance.
- While no specific industrial use is currently taking place on site, activities associated with the GA Ports Authority are typically industrial in nature and not permitted in residential zoning districts.
- The Future Land Use Map identifies this parcel as being in the industrial use category. Rezoning to industrial will unify this parcel with surrounding industrial zoning and use.
- A variance from the minimum required lot size for I-1 (5 acres) was approved at the May 5, 2025 Zoning Board of Appeals meeting.
- Approval of this rezoning would cause a shift of approximately .026% of total land use, from R-4 to I-1 zoning districts.

Facts and Finding:

- At the May 5, 2025 meeting, the Planning Commission voted to recommend approval of the rezoning.

Funding:

Recommendation:

RE-ZONING, VARIANCES, AND SPECIAL USE PERMIT APPLICATION



Applicant Information:

Name City of Port Wentworth
Phone 912-999-2084 Email: KDunnigan@portwentworthga.gov
Mailing Address 7224 GA Highway 21, 31407

Property Information: See Attachment A

Site Address _____

Pin/ Parcel # _____

Total Acreage/ Square Feet _____

Description of Project

See Attachment A

Explanation of Variance Request

Applicant Name/Title Omar Senati-Martinez / Zoning Administrator

Authorized City Official Signature: Omar Senati-Martinez

Attachment A

Address: 7512 Highway 21

PIN(s): 070975 02007

Acreage: .9 Acres

Justification for Rezoning: Zoning Conformance – Veterinary Services

Current Zoning: R-1

Proposed Zoning: C-1

Owner Name: James Woo Industries, LLC

Owner Address: 136 Post House Trail, Pooler GA, 31322

Address: 3 Birkenhead Street

PIN(s): 70010 04002

Acreage: .39 Acres

Justification for Rezoning: Zoning Conformance – Inflatable Rentals

Current Zoning: R-1

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Owner Name: Southern Region Industrial Realty Inc.

Owner Address: 650 W Peachtree St NW, Atlanta GA, 30308

Address: Highway 30

PIN(s): 70976 02031, 70976 02030, portion of former 70976 02003 & 70976B 01001B

Acreage: +/- 5.26 Acres

Justification for Rezoning: Zoning Conformance – Nursery (Plants)

Current Zoning: R-1

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Owner Name: Frank and Reita's LLC & Frank Neville Floyd

Owner Address: 1716 E Hwy 80, Bloomindale GA, 31302 & 120 Hwy 30, Port Wentworth GA, 31407

Address: 1133 Coldbrook Station Circle PIN(s): 70037 01012

Acreage: 10.77 Acres

Justification for Rezoning: Zoning Conformance – Multifamily Residential

Current Zoning: C-2 Proposed Zoning: R-5

Owner Name: Wood Meadow Apartments LP

Owner Address: 920 Florence Blvd, Florence AL, 35630

Address: 501 Old Richmond Rd PIN(s): 70037 01051

Acreage: 14 Acres

Justification for Rezoning: Zoning Conformance – Multifamily Residential

Current Zoning: C-2 Proposed Zoning: R-5

Owner Name: Chatham-Coldbrook Associates, LLC

Owner Address: PO Box 20197, Atlanta GA, 30325

Address: 6620 Highway 21 PIN(s): 770010 04005

Acreage: +/- 4 Acres

Justification for Rezoning: Zoning Conformance – SPLIT Zoned Parcel

Current Zoning: C-2 & R-1 Proposed Zoning: C-2

Owner Name: William R. Bell

Owner Address: 6620 Highway 21, Port Wentworth GA, 31407

Address: 604 S. Coastal Highway PIN(s): 70015 01001

Acreage: 2.5 Acres

Justification for Rezoning: Zoning Conformance – GA Ports Authority Property

Current Zoning: R-4 Proposed Zoning: I-1

Owner Name: Georgia Ports Authority

Owner Address: 2 Main St., Garden City GA, 31408

Address: South Coastal Highway PIN(s): 70015 01002

Acreage: +/- 8 Acres

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Justification for Rezoning: Zoning Conformance – Commercial Use

Current Zoning: R-1 Proposed Zoning: C-1

Owner Name: Whitercon Logistics, LLC

Owner Address: 100 Bull St. Suite 100, Savannah GA, 31401

Address: 101 S Coastal Hwy PIN(s): 70010 13011

Acreage: .14 Acres

Justification for Rezoning: Zoning Conformance – Commercial Use (HVAC)

Current Zoning: R-1 Proposed Zoning: C-1

Owner Name: Karen Marie Zollo

Owner Address: 101 S Coastal Hwy, Port Wentworth GA, 31407

Address: 1 Dixie St PIN(s): 70010 02002

Acreage: +/- 1 Acre

Justification for Rezoning: Zoning Conformance – Commercial Use (Mobile Storage)

Current Zoning: R-4 Proposed Zoning: C-2

Owner Name: One Dixie Partners, LLC

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Current Zoning: R-4 Proposed Zoning: C-2

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Acreage: 1 Acre

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Owner Name: Navkar, LLC

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Acreage: 19.3 Acres

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PIN(s): 70906 01038 & 70906 01037

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Address: 711 Hwy 30

PIN(s): 70976 01018

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Portwentworthga.gov

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Mayor Pro Tem

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District 2

Rufus Bright

District 3

Nishant Randerwala

District 4

Thomas Barbee

At-Large

Artlise Alston-Cone

At-Large

City Manager

Steve Davis

April 15, 2025

RE: Public Hearing Notice

Dear Property Owner:

This letter serves as notification that a Zoning Map Amendment Application has been submitted by City of Port Wentworth for PIN # 70015 01001, located at 604 S Coastal Highway, to Rezone 2.5 acres from the R-4 (Mixed Residential) to the I-1 (Industrial) Zoning District to achieve zoning compliance. The City of Port Wentworth Planning Commission will consider this application during a public hearing on Monday May 5, 2025, at 3:30 PM.

A public hearing will be held on Thursday May 15, 2025, at 7:00 PM to hear questions and/or comments on this request. On this same date and time, the Mayor and Council will have the 1st reading of application during their regularly scheduled meeting. The 2nd reading and consideration of this application will be during the following month's regularly scheduled City Council meeting. All of the above-mentioned meetings will be held in the City Hall 2nd Floor Council Chambers located at 7224 Highway 21, Port Wentworth GA 31407. You are invited to attend. Please check the City website: portwentworthga.gov for more information on how to attend each meeting.

Sincerely,

Katie Dunnigan, CZI
Director of Planning and Zoning
Development Services
City of Port Wentworth, Georgia



CITY OF PORT WENTWORTH

7224 GA Highway 21 | Port Wentworth, Georgia 31407

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Rufus Bright

District 3

Shawn Randerwala

District 4

Thomas Barbee

At-Large

Artlise Alston-Cone

At-Large

City Manager

Steve Davis

April 15, 2025

RE: Public Hearing Notice

Dear Property Owner:

This letter serves as notification that a Request for Variance Application has been submitted by City of Port Wentworth for PIN # 70015 01001, located at 604 S Coastal Highway. The applicant requests a variance from the required acreage minimum for I-1 zoning. The City of Port Wentworth Zoning Board of Appeals will consider this application during a public hearing on Monday May 5, 2025, at 3:00 PM.

The above-mentioned meeting will be held in the City Hall 2nd Floor Council Chambers located at 7224 Highway 21, Port Wentworth GA 31407. You are invited to attend. Please check the City website portwentworthga.gov for more information on how to attend each meeting.

Sincerely,

Katie Dunnigan, CZI
Director of Planning and Zoning
Development Services
City of Port Wentworth, Georgia

BOARD OF EDUCATION
208 BULL ST
SAVANNAH, GA 31401

DUKE REALTY LIMITED PARTNERSHIP
P O BOX 40509
INDIANAPOLIS, IN 46240

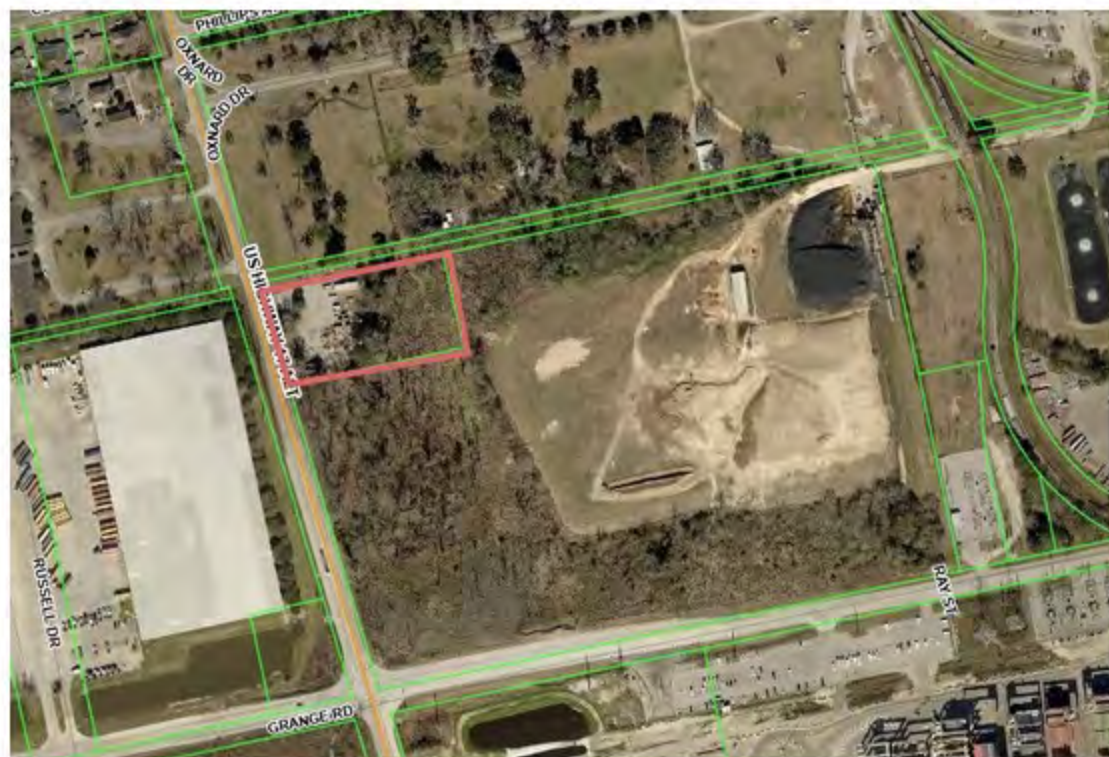
GEORGIA PORTS AUTHORITY
2 MAIN ST
GARDEN CITY, GA 31408

PORT WENTWORTH CITY OF
PO BOX 4086
SAVANNAH, GA 31407

SOUTHERN REGION INDUSTRIAL REAL
650 W PEACHTREE ST., NW
ATLANTA, GA 30308

UNITED STATES SUGAR SAVANNAH RE
111 PONCE DE LEON AVE.
CLEWISTON, FL 33440

604 S. Coastal (RZ + V)







City Council
7224 GA Highway 21
Port Wentworth, GA 31407

Meeting: 05/15/25
Department: Development Services
Category: Ordinance
Prepared By: Katie Dunnigan
Department Head: Katie Dunnigan

SCHEDULED

AGENDA ITEM (ID)

DOC ID:

A Zoning Map Amendment Application has been submitted by the City of Port Wentworth, requesting to rezone .06 acres from R-1 to C-1, for the purpose of land use conformance. PIN # 70010 13025, located in the 4th Council District, at 808 Crossgate Road. 1st Reading

- **PUBLIC HEARING**

Issue/Item: The Planning Commission recommends approval of a Zoning Map Amendment Application submitted by the City of Port Wentworth, requesting to rezone .06 acres from R-1 to C-1, for the purpose of land use conformance. PIN # 70010 13025, located in the 4th Council District, at 808 Crossgate Road.

- **PUBLIC HEARING**

Background:

- The City of Port Wentworth seeks to bring existing operations of office operations for a logistics company in to zoning compliance.
- The parcel was previously a residence and maintained as an R-1 outparcel during rezoning of it's parent parcel (Dollar General).
- Pursuant to the City of Port Wentworth Code of Ordinances, Zoning Ordinances, Article 4, Section 4.30, General Offices and Services are permitted uses within the C-1 zoning district.
- The Future Land Use Map identifies this parcel as being in the Mixed Use category, in which C-1 is a listed zoning district.
- Approval of this rezoning would cause a shift of approximately .0006% of total land use from R-1 to C-1 zoning districts.

Facts and Finding: Recommendations:

- At the May 5, 2025 meeting, the Planning Commission voted to recommend approval of the rezoning.

Funding: N/A

Recommendation:

RE-ZONING, VARIANCES, AND SPECIAL USE PERMIT APPLICATION



Applicant Information:

Name City of Port Wentworth
Phone 912-999-2084 Email: KDunnigan@portwentworthga.gov
Mailing Address 7224 GA Highway 21, 31407

Property Information: See Attachment A

Site Address _____

Pin/ Parcel # _____

Total Acreage/ Square Feet _____

Description of Project

See Attachment A

Explanation of Variance Request

Applicant Name/Title Omar Senati-Martinez / Zoning Administrator

Authorized City Official Signature: Omar Senati-Martinez

Attachment A

Address: 7512 Highway 21

PIN(s): 070975 02007

Acreage: .9 Acres

Justification for Rezoning: Zoning Conformance – Veterinary Services

Current Zoning: R-1

Proposed Zoning: C-1

Owner Name: James Woo Industries, LLC

Owner Address: 136 Post House Trail, Pooler GA, 31322

Address: 3 Birkenhead Street

PIN(s): 70010 04002

Acreage: .39 Acres

Justification for Rezoning: Zoning Conformance – Inflatable Rentals

Current Zoning: R-1

Proposed Zoning: C-1

Owner Name: Southern Region Industrial Realty Inc.

Owner Address: 650 W Peachtree St NW, Atlanta GA, 30308

Address: Highway 30

PIN(s): 70976 02031, 70976 02030, portion of former 70976 02003 & 70976B 01001B

Acreage: +/- 5.26 Acres

Justification for Rezoning: Zoning Conformance – Nursery (Plants)

Current Zoning: R-1

Proposed Zoning: C-2

Owner Name: Frank and Reita's LLC & Frank Neville Floyd

Owner Address: 1716 E Hwy 80, Bloomindale GA, 31302 & 120 Hwy 30, Port Wentworth GA, 31407

Address: 1133 Coldbrook Station Circle PIN(s): 70037 01012

Acreage: 10.77 Acres

Justification for Rezoning: Zoning Conformance – Multifamily Residential

Current Zoning: C-2 Proposed Zoning: R-5

Owner Name: Wood Meadow Apartments LP

Owner Address: 920 Florence Blvd, Florence AL, 35630

Address: 501 Old Richmond Rd PIN(s): 70037 01051

Acreage: 14 Acres

Justification for Rezoning: Zoning Conformance – Multifamily Residential

Current Zoning: C-2 Proposed Zoning: R-5

Owner Name: Chatham-Coldbrook Associates, LLC

Owner Address: PO Box 20197, Atlanta GA, 30325

Address: 6620 Highway 21 PIN(s): 770010 04005

Acreage: +/- 4 Acres

Justification for Rezoning: Zoning Conformance – SPLIT Zoned Parcel

Current Zoning: C-2 & R-1 Proposed Zoning: C-2

Owner Name: William R. Bell

Owner Address: 6620 Highway 21, Port Wentworth GA, 31407

Address: 604 S. Coastal Highway PIN(s): 70015 01001

Acreage: 2.5 Acres

Justification for Rezoning: Zoning Conformance – GA Ports Authority Property

Current Zoning: R-4 Proposed Zoning: I-1

Owner Name: Georgia Ports Authority

Owner Address: 2 Main St., Garden City GA, 31408

Address: South Coastal Highway PIN(s): 70015 01002

Acreage: +/- 8 Acres

Justification for Rezoning: Zoning Conformance – SPLIT zoned parcel

Current Zoning: R-4 & I-1 Proposed Zoning: I-1

Owner Name: United States Sugar Savannah Refinery

Owner Address: 111 Ponce De Leon Ave, Clewiston FL, 33440

Address: 808 Crossgate Road PIN(s): 70010 13025

Acreage: .06 Acres

Justification for Rezoning: Zoning Conformance – Commercial Use

Current Zoning: R-1 Proposed Zoning: C-1

Owner Name: Whitercon Logistics, LLC

Owner Address: 100 Bull St. Suite 100, Savannah GA, 31401

Address: 101 S Coastal Hwy PIN(s): 70010 13011

Acreage: .14 Acres

Justification for Rezoning: Zoning Conformance – Commercial Use (HVAC)

Current Zoning: R-1 Proposed Zoning: C-1

Owner Name: Karen Marie Zollo

Owner Address: 101 S Coastal Hwy, Port Wentworth GA, 31407

Address: 1 Dixie St PIN(s): 70010 02002

Acreage: +/- 1 Acre

Justification for Rezoning: Zoning Conformance – Commercial Use (Mobile Storage)

Current Zoning: R-4 Proposed Zoning: C-2

Owner Name: One Dixie Partners, LLC

Owner Address: 145 South Shore Dr. Unit 3301, Hilton Head SC, 29928

Address: 1000 Dorset Rd PIN(s): 70010 02001

Acreage: 1.8 Acres

Justification for Rezoning: Zoning Conformance – Nursing Home

Current Zoning: R-4 Proposed Zoning: C-2

Owner Name: Chatham Healthcare Properties, Inc

Owner Address: 1626 Jeurgens Court, Norcross GA, 30093

Address: 101 Hodgeville Road PIN(s): 71017 02010

Acreage: 1 Acre

Justification for Rezoning: Zoning Conformance – Fueling Station

Current Zoning: R-1 Proposed Zoning: C-2

Owner Name: Navkar, LLC

Owner Address: 101 Hodgeville Rd, Port Wentworth GA, 31407

Address: 6232 Hwy 21 PIN(s): 70035 01002

Acreage: 19.3 Acres

Justification for Rezoning: Zoning Conformance – Warehouse

Current Zoning: C-3 Proposed Zoning: I-1

Owner Name: Cresent Investments Inc.

Owner Address: 6232 Hwy 21, Port Wentworth GA, 31407

Address: 5 Birkenhead Rd PIN(s): 70010 04005

Acreage: .86 Acres

Justification for Rezoning: Zoning Conformance – Funeral/Mortuary Services

Current Zoning: R-4 Proposed Zoning: C-1

Owner Name: Blue Mountain Holdings, LLC

Owner Address: 8375 SW Beaverton Hillsdale Hwy Suite C, Portland OR, 97225

Address: 8901 Hwy 21

PIN(s): 70906 01038 & 70906 01037

Acreage: +/- 5.76 Acres

Justification for Rezoning: Zoning Conformance – Self Storage

Current Zoning: R-4

Proposed Zoning: C-2

Owner Name: Stop N Stor 7LLC

Owner Address: 9100 White Bluff Rd Suite 502, Savannah GA, 31406

Address: 711 Hwy 30

PIN(s): 70976 01018

Acreage: 1.42 Acres

Justification for Rezoning: Zoning Conformance – Commercial Use (Market/Food Service)

Current Zoning: R-1

Proposed Zoning: C-1

Owner Name: Tina Woods Newman

Owner Address: 333 Westminster Drive, Guyton GA, 31312



CITY OF PORT WENTWORTH

7224 GA Highway 21 | Port Wentworth, Georgia 31407

Phone (912) 964-4379 | Fax (912) 966-7429

Portwentworthga.gov

ELECTED OFFICIALS

MAYOR
Gary Norton

COUNCIL MEMBERS

Gabrielle Nelson
Mayor Pro Tem

Mark Stephens
District 2

Rufus Bright
District 3

Nishant Randerwala
District 4

Thomas Barbee
At-Large

Artlise Alston-Cone
At-Large

City Manager
Steve Davis

April 15, 2025

RE: Public Hearing Notice

Dear Property Owner:

This letter serves as notification that a Zoning Map Amendment Application has been submitted by City of Port Wentworth for PIN # 70010 13025, located at 808 Crossgate Road, to Rezone .06 acres from the R-1 (Single Family Residential) to the C-1 (Neighborhood Commercial) Zoning District to achieve zoning compliance. The City of Port Wentworth Planning Commission will consider this application during a public hearing on Monday May 5, 2025, at 3:30 PM.

A public hearing will be held on Thursday May 15, 2025, at 7:00 PM to hear questions and/or comments on this request. On this same date and time, the Mayor and Council will have the 1st reading of application during their regularly scheduled meeting. The 2nd reading and consideration of this application will be during the following month's regularly scheduled City Council meeting. All of the above-mentioned meetings will be held in the City Hall 2nd Floor Council Chambers located at 7224 Highway 21, Port Wentworth GA 31407. You are invited to attend. Please check the City website: portwentworthga.gov for more information on how to attend each meeting.

Sincerely,

Katie Dunnigan, CZI
Director of Planning and Zoning
Development Services
City of Port Wentworth, Georgia

ALVAREZ CLARA M.
121 MILDRED TERRACE
CLARK, GA 07066

BALCOM JUDY G
408 MCLEOD ST
TYBEE ISLAND, GA 31328

BARKER TONI W
4709 OLD LOUISVILLE RD
GARDEN CITY, GA 31408

BELTRAN JENNIFER NAPOD, BELTRAN
118 ARBOR VILLAGE DRIVE
POOLER, GA 31322

BOATRIGHT-ANDERSON & ANDERSON
114 CANTYRE ST
PORT WENTWORTH, GA 31407

BRAGG HARPER L JR
6 BRAGG DR
BLOOMINGDALE, GA 31302

CEASZAR ENTERPRISE, LLC
3965 AMBROSE RIDGE COURT
ATLANTA, GA 30294

CRAVEN DANNY & BARBARA M*
116 CANTYRE ST
PT WENTWORTH, GA 31407

DG BMN LLC
1860 HIGHLAND GROVE DRIVE
DELRAY BEACH, FL 33445

DONALDSON MARY ANN
116 S COASTAL HWY
PT WENTWORTH, GA 31407

DUNCAN CHARLES HEBERT
811 CROSSGATE ROAD
PORT WENTWORTH, GA 31407

GUNNELS DAVID L JR
171 WATKIN GLEN
BLOOMINGDALE, GA 31302

GUTHRIE ELIZABETH
114 S COASTAL HIGHWAY
PORT WENTWORTH, GA 31407

HERTLER DANIEL R.
97 CHATHAM PLACE
WEST HEMPSTEAD, NY 11552

HINELY CARLTON DONALD & S JEAN*
113 PLEASANT DR
PT WENTWORTH, GA 31407

HOLBROOK CORAZON T
122 COASTAL HIGHWAY SOUTH
PORT WENTWORTH, GA 31407

HOLBROOK CORAZONE T
407 TURNBERRY STREET
PORT WENTWORTH, GA 31407

JARVIS & PHILIPS LLC
1606 STALEY AVENUE
SAVANNAH, GA 31405

JEFFERS LYNN SR
222 JEFFERS RD
PORT WENTWORTH, GA 31407

JOHNSON EARLINE M
PO BOX 7582
SAVANNAH, GA 31418

KESSLER JAMES RONALD
3991 MCCALL RD
RINCON, GA 31326

LIEBSACK OLIVIA DEE
200 CANTYRE ST
PORT WENTWORTH, GA 31407

MARTIN LEIGH APRIL
410 BLANDFORD RD
RINCON, GA 31326

NEW BETTY JEAN
102 WILLOWPEG RD
RINCON, GA 31326

PASTOR-PRICE VANDERHORST HARMC
204 CANTRYE ST
PORT WENTWORTH, GA 31407

Q BRAND PROPERTIES LLC
1093 BELFAST RIVER ROAD
RICHMOND HILL, GA 31324

REASONABLE SERVICES LLC
2813 PLANTATION DR
HARDEEVILLE, SC 29927

RIDUFLO STEVEN M.
314 COMMONWEALTH AVE
PORT WENTWORTH, GA 31407

RIDULFO STEVEN M
314 COMMONWEALTH AVE.
PORT WENTWORTH, GA 31407

RILEY ALVIN J JR
115 CANTYRE ST
PORT WENTWORTH, GA 31407

SCOTT PATRICIA E & GWYNN S*
116 DIXIE ST
PORT WENTWORTH, GA 31407

SCOTT TERRY R & JESSICA G
111 KEY RD
BLOOMINGDALE, GA 31302

SIEDENBURG KYLE G
118 SOUTH COASTAL HIGHWAY
PORT WENTWORTH, GA 31407

SMITH TONGOK
8413 WHITEFIELD AVE
SAVANNAH, GA 31406

TESTON DAVID LEROY JR
309 CLIFTON ST
PORT WENTWORTH, GA 31407

TWIN PALM COVE LLC
408 MCLEOD AVE
TYBEE ISLAND, GA 31328

UPTON JEFFERY PAUL & LISA, JAYNE
815 CROSSGATE RD
SAVANNAH, GA 31407

WHITERECON LOGISTICS, LLC
100 BULL STREET SUITE 200
SAVANNAH, GA 31401

ZAMORA VALERIE L
111 CANTYRE ST
PORT WENTWORTH, GA 31407







City Council
7224 GA Highway 21
Port Wentworth, GA 31407

SCHEDULED

Meeting: 05/15/25
Department: Development Services
Category: Ordinance
Prepared By: Katie Dunnigan
Department Head: Katie Dunnigan

AGENDA ITEM (ID)

DOC ID:

A Zoning Map Amendment Application has been submitted by the City of Port Wentworth, requesting to rezone .14 acres from R-1 to C-1, for the purpose of land use conformance. PIN # 70010 13011, located in the 4th Council District, at 101 S Coastal Hwy. 1st Reading
• **PUBLIC HEARING**

Issue/Item: The Planning Commission recommends approval of a Zoning Map Amendment Application submitted by the City of Port Wentworth, requesting to rezone .14 acres from R-1 to C-1, for the purpose of land use conformance. PIN # 70010 13011, located in the 4th Council District, at 101 S Coastal Hwy.

- **PUBLIC HEARING**

Background:

- The City of Port Wentworth seeks to bring existing operations of office operations for an HVAC company in to zoning compliance.
- Offices for HVAC are a commercial use not permitted in residential zoning districts and may fall under General Offices and Services in use.
- Pursuant to the City of Port Wentworth Code of Ordinances, Zoning Ordinances, Article 4, Section 4.30, General Offices and Services are permitted uses within the C-1 zoning district.
- The Future Land Use Map identifies this parcel as being in the Mixed Use category, in which C-1 is a listed zoning district.
- Approval of this rezoning would cause a shift of approximately .0015% of total land use from R-1 to C-1 zoning districts.

Facts and Finding: Recommendations:

- At the May 5, 2025 meeting, the Planning Commission voted to recommend approval of the rezoning.

Funding: N/A

Recommendation:

RE-ZONING, VARIANCES, AND SPECIAL USE PERMIT APPLICATION



Applicant Information:

Name City of Port Wentworth
Phone 912-999-2084 Email: KDunnigan@portwentworthga.gov
Mailing Address 7224 GA Highway 21, 31407

Property Information: See Attachment A

Site Address _____

Pin/ Parcel # _____

Total Acreage/ Square Feet _____

Description of Project

See Attachment A

Explanation of Variance Request

Applicant Name/Title Omar Senati-Martinez / Zoning Administrator

Authorized City Official Signature: Omar Senati-Martinez

Attachment A

Address: 7512 Highway 21

PIN(s): 070975 02007

Acreage: .9 Acres

Justification for Rezoning: Zoning Conformance – Veterinary Services

Current Zoning: R-1

Proposed Zoning: C-1

Owner Name: James Woo Industries, LLC

Owner Address: 136 Post House Trail, Pooler GA, 31322

Address: 3 Birkenhead Street

PIN(s): 70010 04002

Acreage: .39 Acres

Justification for Rezoning: Zoning Conformance – Inflatable Rentals

Current Zoning: R-1

Proposed Zoning: C-1

Owner Name: Southern Region Industrial Realty Inc.

Owner Address: 650 W Peachtree St NW, Atlanta GA, 30308

Address: Highway 30

PIN(s): 70976 02031, 70976 02030, portion of former 70976 02003 & 70976B 01001B

Acreage: +/- 5.26 Acres

Justification for Rezoning: Zoning Conformance – Nursery (Plants)

Current Zoning: R-1

Proposed Zoning: C-2

Owner Name: Frank and Reita's LLC & Frank Neville Floyd

Owner Address: 1716 E Hwy 80, Bloomindale GA, 31302 & 120 Hwy 30, Port Wentworth GA, 31407

Address: 1133 Coldbrook Station Circle PIN(s): 70037 01012

Acreage: 10.77 Acres

Justification for Rezoning: Zoning Conformance – Multifamily Residential

Current Zoning: C-2 Proposed Zoning: R-5

Owner Name: Wood Meadow Apartments LP

Owner Address: 920 Florence Blvd, Florence AL, 35630

Address: 501 Old Richmond Rd PIN(s): 70037 01051

Acreage: 14 Acres

Justification for Rezoning: Zoning Conformance – Multifamily Residential

Current Zoning: C-2 Proposed Zoning: R-5

Owner Name: Chatham-Coldbrook Associates, LLC

Owner Address: PO Box 20197, Atlanta GA, 30325

Address: 6620 Highway 21 PIN(s): 770010 04005

Acreage: +/- 4 Acres

Justification for Rezoning: Zoning Conformance – SPLIT Zoned Parcel

Current Zoning: C-2 & R-1 Proposed Zoning: C-2

Owner Name: William R. Bell

Owner Address: 6620 Highway 21, Port Wentworth GA, 31407

Address: 604 S. Coastal Highway PIN(s): 70015 01001

Acreage: 2.5 Acres

Justification for Rezoning: Zoning Conformance – GA Ports Authority Property

Current Zoning: R-4 Proposed Zoning: I-1

Owner Name: Georgia Ports Authority

Owner Address: 2 Main St., Garden City GA, 31408

Address: South Coastal Highway PIN(s): 70015 01002

Acreage: +/- 8 Acres

Justification for Rezoning: Zoning Conformance – SPLIT zoned parcel

Current Zoning: R-4 & I-1 Proposed Zoning: I-1

Owner Name: United States Sugar Savannah Refinery

Owner Address: 111 Ponce De Leon Ave, Clewiston FL, 33440

Address: 808 Crossgate Road PIN(s): 70010 13025

Acreage: .06 Acres

Justification for Rezoning: Zoning Conformance – Commercial Use

Current Zoning: R-1 Proposed Zoning: C-1

Owner Name: Whitercon Logistics, LLC

Owner Address: 100 Bull St. Suite 100, Savannah GA, 31401

Address: 101 S Coastal Hwy PIN(s): 70010 13011

Acreage: .14 Acres

Justification for Rezoning: Zoning Conformance – Commercial Use (HVAC)

Current Zoning: R-1 Proposed Zoning: C-1

Owner Name: Karen Marie Zollo

Owner Address: 101 S Coastal Hwy, Port Wentworth GA, 31407

Address: 1 Dixie St PIN(s): 70010 02002

Acreage: +/- 1 Acre

Justification for Rezoning: Zoning Conformance – Commercial Use (Mobile Storage)

Current Zoning: R-4 Proposed Zoning: C-2

Owner Name: One Dixie Partners, LLC

Owner Address: 145 South Shore Dr. Unit 3301, Hilton Head SC, 29928

Address: 1000 Dorset Rd PIN(s): 70010 02001

Acreage: 1.8 Acres

Justification for Rezoning: Zoning Conformance – Nursing Home

Current Zoning: R-4 Proposed Zoning: C-2

Owner Name: Chatham Healthcare Properties, Inc

Owner Address: 1626 Jeurgens Court, Norcross GA, 30093

Address: 101 Hodgeville Road PIN(s): 71017 02010

Acreage: 1 Acre

Justification for Rezoning: Zoning Conformance – Fueling Station

Current Zoning: R-1 Proposed Zoning: C-2

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Acreage: 19.3 Acres

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Owner Address: 6232 Hwy 21, Port Wentworth GA, 31407

Address: 5 Birkenhead Rd PIN(s): 70010 04005

Acreage: .86 Acres

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Owner Name: Blue Mountain Holdings, LLC

Owner Address: 8375 SW Beaverton Hillsdale Hwy Suite C, Portland OR, 97225

Address: 8901 Hwy 21

PIN(s): 70906 01038 & 70906 01037

Acreage: +/- 5.76 Acres

Justification for Rezoning: Zoning Conformance – Self Storage

Current Zoning: R-4

Proposed Zoning: C-2

Owner Name: Stop N Stor 7LLC

Owner Address: 9100 White Bluff Rd Suite 502, Savannah GA, 31406

Address: 711 Hwy 30

PIN(s): 70976 01018

Acreage: 1.42 Acres

Justification for Rezoning: Zoning Conformance – Commercial Use (Market/Food Service)

Current Zoning: R-1

Proposed Zoning: C-1

Owner Name: Tina Woods Newman

Owner Address: 333 Westminster Drive, Guyton GA, 31312



CITY OF PORT WENTWORTH

7224 GA Highway 21 | Port Wentworth, Georgia 31407

Phone (912) 964-4379 | Fax (912) 966-7429

Portwentworthga.gov

ELECTED OFFICIALS

MAYOR

Gary Norton

COUNCIL MEMBERS

Gabrielle Nelson
Mayor Pro Tem

Mark Stephens
District 2

Rufus Bright
District 3

Nishant Randerwala
District 4

Thomas Barbee
At-Large

Artlise Alston-Cone
At-Large

City Manager
Steve Davis

April 15, 2025

RE: Public Hearing Notice

Dear Property Owner:

This letter serves as notification that a Zoning Map Amendment Application has been submitted by City of Port Wentworth for PIN # 70010 13011, located at 101 S Coastal Highway, to Rezone .14 acres from the R-1 (Single Family Residential) to the C-1 (Neighborhood Commercial) Zoning District to achieve zoning compliance. The City of Port Wentworth Planning Commission will consider this application during a public hearing on Monday May 5, 2025, at 3:30 PM.

A public hearing will be held on Thursday May 15, 2025, at 7:00 PM to hear questions and/or comments on this request. On this same date and time, the Mayor and Council will have the 1st reading of application during their regularly scheduled meeting. The 2nd reading and consideration of this application will be during the following month's regularly scheduled City Council meeting. All of the above-mentioned meetings will be held in the City Hall 2nd Floor Council Chambers located at 7224 Highway 21, Port Wentworth GA 31407. You are invited to attend. Please check the City website: portwentworthga.gov for more information on how to attend each meeting.

Sincerely,

Katie Dunnigan, CZI
Director of Planning and Zoning
Development Services
City of Port Wentworth, Georgia

BALCOM JUDY A & ANTHONY K*
408 MCLEOD AVE
TYBEE ISLAND, GA 31328

BAZEMORE LARRY H & SANDRA G
1821 WILMINGTON ISLAND RD
SAVANNAH, GA 31410

BELTRAN JENNIFER NAPOD, BELTRAN
118 ARBOR VILLAGE DRIVE
POOLER, GA 31322

BLUE MOUNTAIN HOLDINGS, LLC
8375 SW BEAVERTON HILLSDALE HWY
PORTLAND, OR 97225

BOATRIGHT-ANDERSON & ANDERSON
114 CANTYRE ST
PORT WENTWORTH, GA 31407

BRAGG HARPER L JR
6 BRAGG DR
BLOOMINGDALE, GA 31302

BRASWELL GREGORY K
108 CANTRYE ST
PORT WENTWORTH, GA 31407

COOK ROSE FOSTER
101 CANTYRE ST
PT WENTWORTH, GA 31407

CRAVEN DANNY & BARBARA M*
116 CANTYRE ST
PT WENTWORTH, GA 31407

DEMINA IRINA
2115 VERMONT AVE
SAVANNAH, GA 31404

DURDEN LEO & DEBORAH*
104 CANTYRE ST
SAVANNAH, GA 31407

GARRISON, JR. JEFFREY C., RIMMER H
110 S. COASTAL HWY
PORT WENTWORTH, GA 31407

GLEVUM LLC
PO BOX 2386
RINCON, GA 31326

GRASS ANNA MARIE
109 ABERFELDY ST
PORT WENTWORTH, GA 31407

GUNNELS DAVID L JR
171 WATKIN GLEN
BLOOMINGDALE, GA 31302

GUTHRIE ELIZABETH
114 S COASTAL HIGHWAY
PORT WENTWORTH, GA 31407

HARLEY LESLIE R
P O BOX 8755
SAVANNAH, GA 31412

HODGES FAYE
102 CANTYRE ST
SAVANNAH, GA 31407

HODGES DONNA
103 S. COASTAL HWY.
PORT WENTWORTH, GA 31407

JEFFERS LYNN SR
222 JEFFERS RD
PORT WENTWORTH, GA 31407

JOHNSON CASSANDRA A, JOHNSON NI
11 ABERFELDY STREET
PORT WENTWORTH, GA 31407

JOHNSON DUANE
PO BOX 1294
SAVANNAH, GA 31407

JONES BERNEICE M
103 ABERFELDY ST
PT WENTWORTH, GA 31407

KESSLER JAMES RONALD
3991 MCCALL RD
RINCON, GA 31326

LAPLUME MATTHEW ROBERT
13 ABERFELDY STREET
PORT WENTWORTH, GA 31407

LEE JUDITH DIANNE
PO BOX 4084
PT WENTWORTH, GA 31407

LTB FRAZIER PROPERTIES LLC
7281 KELTER DRIVE
WEST CHESTER, OH 45069

MALDONADO SANTOS SINDY
108 COASTAL HWY S
PORT WENTWORTH, GA 31407

MALIK JEROME ROBERT
109 CANTYRE STREET
PORT WENTWORTH, GA 31407

NEW BETTY JEAN
102 WILLOWPEG RD
RINCON, GA 31326

PORT WENTWORTH CITY OF
7224 GA HIGHWAY 21
PORT WENTWORTH, GA 31407

RADOVICH GLEN H & BARBARA*
107 CANTRYE ST
PORT WENTWORTH, GA 31407

SALMEN JAMES R
106 CANTYRE ST
PORT WENTWORTH, GA 31407

SALTER RICHARD L JR & AMY E*
103 CANTYRE ST
PT WENTWORTH, GA 31407

SCHOLL MILDRED M
107 ABERFELDY ST
SAVANNAH, GA 31407

VUONG VIEN VINH
2226 S FEDERAL HWY
STUART, FL 34994

WALTER ROSS MINISTRIES INC
844 SAGEWOOD DR
HINESVILLE, GA 31313

ZAMORA VALERIE L
111 CANTYRE ST
PORT WENTWORTH, GA 31407

ZOLLO KAREN MARIE
101 S COASTAL HWY
PORT WENTWORTH, GA 31407







City Council
7224 GA Highway 21
Port Wentworth, GA 31407

SCHEDULED

Meeting: 05/15/25
Department: Development Services
Category: Ordinance
Prepared By: Katie Dunnigan
Department Head: Katie Dunnigan

AGENDA ITEM (ID)

DOC ID:

A Zoning Map Amendment Application has been submitted by the City of Port Wentworth, requesting to rezone +/- 1 acre from R-4 to C-2, for the purpose of land use conformance. PIN # 70010 02002, located in the 4th Council District, at 1 Dixie St. 1st Reading
• **PUBLIC HEARING**

Issue/Item: The Planning Commission recommends approval of a Zoning Map Amendment Application submitted by the City of Port Wentworth, requesting to rezone +/- 1 acre from R-4 to C-2, for the purpose of land use conformance. PIN # 70010 02002, located in the 4th Council District, at 1 Dixie St.

• **PUBLIC HEARING**

Background:

- The City of Port Wentworth seeks to bring existing operations of a Mobile Storage business in to zoning compliance.
- Mobile Storage is a commercial use not permitted in residential zoning districts and most closely aligns with uses permitted in the C-2 zoning district as outlined in the City of Port Wentworth Code of Ordinances, Zoning Ordinances, Article 4, Section 4.30.
- Because Mobile Storage is not a described use, the business must also obtain a Special Use permit to be in compliance.
- The owner states that this use was permitted by Council in 2017, Staff is not in possession of these records at the time of this Staff Report.
- The Future Land Use Map identifies this parcel as being in the Mixed Use category, in which C-2 is a listed zoning district.
- Approval of this rezoning would cause a shift of approximately .010% of total land use from R-1 to C-1 zoning districts.

Facts and Finding: Recommendations:

- At the May 5, 2025 meeting, the Planning Commission voted to recommend approval of the rezoning.

Funding: N/A

Recommendation:

RE-ZONING, VARIANCES, AND SPECIAL USE PERMIT APPLICATION



Applicant Information:

Name City of Port Wentworth
Phone 912-999-2084 Email: KDunnigan@portwentworthga.gov
Mailing Address 7224 GA Highway 21, 31407

Property Information: See Attachment A

Site Address _____

Pin/ Parcel # _____

Total Acreage/ Square Feet _____

Description of Project

See Attachment A

Explanation of Variance Request

Applicant Name/Title Omar Senati-Martinez / Zoning Administrator

Authorized City Official Signature: Omar Senati-Martinez

Attachment A

Address: 7512 Highway 21

PIN(s): 070975 02007

Acreage: .9 Acres

Justification for Rezoning: Zoning Conformance – Veterinary Services

Current Zoning: R-1

Proposed Zoning: C-1

Owner Name: James Woo Industries, LLC

Owner Address: 136 Post House Trail, Pooler GA, 31322

Address: 3 Birkenhead Street

PIN(s): 70010 04002

Acreage: .39 Acres

Justification for Rezoning: Zoning Conformance – Inflatable Rentals

Current Zoning: R-1

Proposed Zoning: C-1

Owner Name: Southern Region Industrial Realty Inc.

Owner Address: 650 W Peachtree St NW, Atlanta GA, 30308

Address: Highway 30

PIN(s): 70976 02031, 70976 02030, portion of former 70976 02003 & 70976B 01001B

Acreage: +/- 5.26 Acres

Justification for Rezoning: Zoning Conformance – Nursery (Plants)

Current Zoning: R-1

Proposed Zoning: C-2

Owner Name: Frank and Reita's LLC & Frank Neville Floyd

Owner Address: 1716 E Hwy 80, Bloomindale GA, 31302 & 120 Hwy 30, Port Wentworth GA, 31407

Address: 1133 Coldbrook Station Circle PIN(s): 70037 01012

Acreage: 10.77 Acres

Justification for Rezoning: Zoning Conformance – Multifamily Residential

Current Zoning: C-2 Proposed Zoning: R-5

Owner Name: Wood Meadow Apartments LP

Owner Address: 920 Florence Blvd, Florence AL, 35630

Address: 501 Old Richmond Rd PIN(s): 70037 01051

Acreage: 14 Acres

Justification for Rezoning: Zoning Conformance – Multifamily Residential

Current Zoning: C-2 Proposed Zoning: R-5

Owner Name: Chatham-Coldbrook Associates, LLC

Owner Address: PO Box 20197, Atlanta GA, 30325

Address: 6620 Highway 21 PIN(s): 770010 04005

Acreage: +/- 4 Acres

Justification for Rezoning: Zoning Conformance – SPLIT Zoned Parcel

Current Zoning: C-2 & R-1 Proposed Zoning: C-2

Owner Name: William R. Bell

Owner Address: 6620 Highway 21, Port Wentworth GA, 31407

Address: 604 S. Coastal Highway PIN(s): 70015 01001

Acreage: 2.5 Acres

Justification for Rezoning: Zoning Conformance – GA Ports Authority Property

Current Zoning: R-4 Proposed Zoning: I-1

Owner Name: Georgia Ports Authority

Owner Address: 2 Main St., Garden City GA, 31408

Address: South Coastal Highway PIN(s): 70015 01002

Acreage: +/- 8 Acres

Justification for Rezoning: Zoning Conformance – SPLIT zoned parcel

Current Zoning: R-4 & I-1 Proposed Zoning: I-1

Owner Name: United States Sugar Savannah Refinery

Owner Address: 111 Ponce De Leon Ave, Clewiston FL, 33440

Address: 808 Crossgate Road PIN(s): 70010 13025

Acreage: .06 Acres

Justification for Rezoning: Zoning Conformance – Commercial Use

Current Zoning: R-1 Proposed Zoning: C-1

Owner Name: Whitercon Logistics, LLC

Owner Address: 100 Bull St. Suite 100, Savannah GA, 31401

Address: 101 S Coastal Hwy PIN(s): 70010 13011

Acreage: .14 Acres

Justification for Rezoning: Zoning Conformance – Commercial Use (HVAC)

Current Zoning: R-1 Proposed Zoning: C-1

Owner Name: Karen Marie Zollo

Owner Address: 101 S Coastal Hwy, Port Wentworth GA, 31407

Address: 1 Dixie St PIN(s): 70010 02002

Acreage: +/- 1 Acre

Justification for Rezoning: Zoning Conformance – Commercial Use (Mobile Storage)

Current Zoning: R-4 Proposed Zoning: C-2

Owner Name: One Dixie Partners, LLC

Owner Address: 145 South Shore Dr. Unit 3301, Hilton Head SC, 29928

Address: 1000 Dorset Rd PIN(s): 70010 02001

Acreage: 1.8 Acres

Justification for Rezoning: Zoning Conformance – Nursing Home

Current Zoning: R-4 Proposed Zoning: C-2

Owner Name: Chatham Healthcare Properties, Inc

Owner Address: 1626 Jeurgens Court, Norcross GA, 30093

Address: 101 Hodgeville Road PIN(s): 71017 02010

Acreage: 1 Acre

Justification for Rezoning: Zoning Conformance – Fueling Station

Current Zoning: R-1 Proposed Zoning: C-2

Owner Name: Navkar, LLC

Owner Address: 101 Hodgeville Rd, Port Wentworth GA, 31407

Address: 6232 Hwy 21 PIN(s): 70035 01002

Acreage: 19.3 Acres

Justification for Rezoning: Zoning Conformance – Warehouse

Current Zoning: C-3 Proposed Zoning: I-1

Owner Name: Cresent Investments Inc.

Owner Address: 6232 Hwy 21, Port Wentworth GA, 31407

Address: 5 Birkenhead Rd PIN(s): 70010 04005

Acreage: .86 Acres

Justification for Rezoning: Zoning Conformance – Funeral/Mortuary Services

Current Zoning: R-4 Proposed Zoning: C-1

Owner Name: Blue Mountain Holdings, LLC

Owner Address: 8375 SW Beaverton Hillsdale Hwy Suite C, Portland OR, 97225

Address: 8901 Hwy 21

PIN(s): 70906 01038 & 70906 01037

Acreage: +/- 5.76 Acres

Justification for Rezoning: Zoning Conformance – Self Storage

Current Zoning: R-4

Proposed Zoning: C-2

Owner Name: Stop N Stor 7LLC

Owner Address: 9100 White Bluff Rd Suite 502, Savannah GA, 31406

Address: 711 Hwy 30

PIN(s): 70976 01018

Acreage: 1.42 Acres

Justification for Rezoning: Zoning Conformance – Commercial Use (Market/Food Service)

Current Zoning: R-1

Proposed Zoning: C-1

Owner Name: Tina Woods Newman

Owner Address: 333 Westminster Drive, Guyton GA, 31312



CITY OF PORT WENTWORTH

7224 GA Highway 21 | Port Wentworth, Georgia 31407

Phone (912) 964-4379 | Fax (912) 966-7429

Portwentworthga.gov

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Rufus Bright

District 3

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District 4

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At-Large

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April 15, 2025

RE: Public Hearing Notice

Dear Property Owner:

This letter serves as notification that a Zoning Map Amendment Application has been submitted by City of Port Wentworth for PIN # 70010 02002 located at 1 Dixie Street, to Rezone +/- 1 acre from the R-4 (Mixed Residential) to the C-2 (General Commercial) Zoning District to achieve zoning compliance. The City of Port Wentworth Planning Commission will consider this application during a public hearing on Monday May 5, 2025, at 3:30 PM.

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Sincerely,

Katie Dunnigan, CZI
Director of Planning and Zoning
Development Services
City of Port Wentworth, Georgia



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District 4

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Artlise Alston-Cone
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City Manager
Steve Davis

April 15, 2025

RE: Public Hearing Notice

Dear Property Owner:

This letter serves as notification that a Special Use Permit Application has been submitted by City of Port Wentworth for PIN # 70010 02002, located at 1 Dixie Street, to allow for a self-storage facility in the C-2 zoning district. The City of Port Wentworth Planning Commission will consider this application during a public hearing on Monday May 5, 2025 at 3:30 PM.

A public hearing will be held on Thursday May 15, 2025, at 7:00 PM to hear questions and/or comments on this request. On this same date and time, the Mayor and Council will consider this application during their regularly scheduled meeting. All of the above-mentioned meetings will be held in the City Hall 2nd Floor Council Chambers located at 7224 Highway 21, Port Wentworth GA 31407. You are invited to attend. Please check the City website: portwentworthga.gov for more information on how to attend each meeting.

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Director of Planning and Zoning
Development Services
City of Port Wentworth, Georgia

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TYBEE ISLAND, GA 31328

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4709 OLD LOUISVILLE RD
GARDEN CITY, GA 31408

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PORTLAND, OR 97225

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1860 HIGHLAND GROVE DRIVE
DELRAY BEACH, FL 33445

DUNCAN CHARLES HEBERT
811 CROSSGATE ROAD
PORT WENTWORTH, GA 31407

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104 CANTYRE ST
SAVANNAH, GA 31407

EZELL RUTH & CLIFFORD E
1243 OLD TUSCULUM ROAD
SPRINGFIELD, GA 31329

FINCH CAROL DENISE ETAL*
819 CROSSGATE RD
PT WENTWORTH, GA 31407

FIREFLY HOLDINGS 821 CROSSGATE LI
1 DIAMOND CAUSEWAY
PMB 188, STE 21
SAVANNAH, GA 31406

GILMAN SHERYL M
823 CROSSGATE RD
PORT WENTWORTH, GA 31407

GLATZ LACEY
151 VARNEDOE AVE
SAVANNAH, GA 31408

GODBEE GLYNN ALLEN & GINGER M
825 CROSSGATE RD
SAVANNAH, GA 31407

GOETHE EVERETT INVESTMENTS INC
143 ANDOVER DR
SAVANNAH, GA 31405

GREGORY L. KENT, AS TRUSTEE OF TR
112 DIXIE STREET
PORT WENTWORTH, GA 31407

GRIESEMER MARK O.
6 DIXIE STREET
PORT WENTWORTH, GA 31407

HARRISON NELDA M
103 EVORA ST
SAVANNAH, GA 31407

HENDRIX F D & CAROLYN W
824 CROSSGATE RD
SAVANNAH, GA 31407

HENDRIX FRANKLIN D & MARY E*
824 CROSSGATE RD
PT WENTWORTH, GA 31407

HERTLER DANIEL R.
97 CHATHAM PLACE
WEST HEMPSTEAD, NY 11552

HODGES FAYE
102 CANTYRE ST
SAVANNAH, GA 31407

HOLBROOK CORAZONE T
407 TURNBERRY STREET
PORT WENTWORTH, GA 31407

HULING SIDNEY H
111 EVORA ST
SAVANNAH, GA 31407

ISW HOLDINGS, LLC
1632 1ST AVE
#20583
NEW YORK, NY 10028

JARVIS & PHILIPS LLC
1606 STALEY AVENUE
SAVANNAH, GA 31405

JOHNSON EARLINE M
PO BOX 7582
SAVANNAH, GA 31418

JOHNSON III GARY
2151 FOX STREET
SAVANNAH, GA 31415

KESSLER JAMES RONALD
3991 MCCALL RD
RINCON, GA 31326

KORITKO CODY J
108 DIXIE AVENUE
PORT WENTWORTH, GA 31407

LAWSON RHONDA
112 EVORA ST
SAVANNAH, GA 31407

LEE JUDITH DIANNE
PO BOX 4084
PT WENTWORTH, GA 31407

LTB FRAZIER PROPERTIES LLC
7281 KELTER DRIVE
WEST CHESTER, OH 45069

MALIK JEROME ROBERT
109 CANTYRE STREET
PORT WENTWORTH, GA 31407

MARTIN LEIGH APRIL
410 BLANDFORD RD
RINCON, GA 31326

MILLER JOANNE H
113 DIXIE ST
PT WENTWORTH, GA 31407

NEASE WADE
817 CROSSGATE RD
PORT WENTWORTH, GA 31407

NEW BETTY JEAN
102 WILLOWPEG RD
RINCON, GA 31326

NEWTON BRIAN
111 DIXIE ST
PORT WENTWORTH, GA 31407

NORFOLK SOUTHERN COPR, TAXATION
THREE COMMERCIAL PL
NORFOLK, VA 23510

ONE DIXIE PARTNERS LLC
145 SOUTH SHORE DRIVE
UNIT 3301
HILTON HEAD ISLAND, SC 29928

OWENS SIEGLINDE & JOSEPH N*
8 DIXIE ST
PT WENTWORTH, GA 31407

PENTON JOSEPH CALVIN, RUDOLPH H
107 DIXIE STREET
PORT WENTWORTH, GA 31407

PORT WENTWORTH CITY OF
7224 GA HIGHWAY 21
PORT WENTWORTH, GA 31407

PURVIS YANA
101 DIXIE ST
SAVANNAH, GA 31407

RADOVICH GLEN H & BARBARA*
107 CANTRYE ST
PORT WENTWORTH, GA 31407

REASONABLE SERVICES LLC
2813 PLANTATION DR
HARDEEVILLE, SC 29927

RICHEY WILLIE JOYCE
109 EVORA ST
PT WENTWORTH, GA 31407

RICHEY WILLIE JOYCE
109 EVORA ST
SAVANNAH, GA 31407

RILEY ALVIN J JR
115 CANTYRE ST
PORT WENTWORTH, GA 31407

ROPER STEPHEN T
357 WOODLAND DRIVE
RINCON, GA 31326

SALMEN JAMES R
106 CANTYRE ST
PORT WENTWORTH, GA 31407

SALTER RICHARD L JR & AMY E*
103 CANTYRE ST
PT WENTWORTH, GA 31407

SCOTT PATRICIA E & GWYNN S*
116 DIXIE ST
PORT WENTWORTH, GA 31407

SHISLER BRIAN FRANCIS
12 DIXIE ST
PORT WENTWORTH, GA 31407

SIKES KENNETH RAY
105 DIXIE ST
SAVANNAH, GA 31407

SMITH TONGOK
8413 WHITEFIELD AVE
SAVANNAH, GA 31406

SOUTHERN REGION INDUSTRIAL REAL
650 W PEACHTREE ST NW
ATLANTA, GA 30308

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650 W PEACHTREE ST., NW
ATLANTA, GA 30308

STANHOPE DEBRA H
828 CROSSGATE RD
PT WENTWORTH, GA 31407

TAYLOR LAURA WHITLOCK
826 CROSSGATE RD
PORT WENTWORTH, GA 31407

TWIN PALM COVE LLC
408 MCLEOD AVE
TYBEE ISLAND, GA 31328

UNDERWOOD JEFFREY, UNDERWOOD
7961 HIGHWAY 115 W
CLEVELAND, GA 30528

UPTON JEFFERY PAUL & LISA, JAYNE
815 CROSSGATE RD
SAVANNAH, GA 31407

WALTER ROSS MINISTRIES INC
844 SAGEWOOD DR
HINESVILLE, GA 31313

WHITERECON LOGISTICS, LLC
100 BULL STREET SUITE 200
SAVANNAH, GA 31401

WIMPY LARRY
104 EVORA ST
PORT WENTWORTH, GA 31407

ZAMORA VALERIE L
111 CANTYRE ST
PORT WENTWORTH, GA 31407

ZUNIGA MARIO A, FUNES YENI MARITZ
19 LAKE SHORE BLVD
PORT WENTWORTH, GA 31407







City Council
7224 GA Highway 21
Port Wentworth, GA 31407

Meeting: 05/15/25
Department: Development Services
Category: Ordinance
Prepared By: Katie Dunnigan
Department Head: Katie Dunnigan

SCHEDULED

AGENDA ITEM (ID)

DOC ID:

A Special Use Permit Application has been submitted by the City of Port Wentworth, requesting to allow a mobile storage business in the C-2 zoning district. PIN # 70010 02002, located in the 4th Council District, at 1 Dixie St. Current zoning R-4, proposed zoning C-2. 1st Reading

- PUBLIC HEARING**

Issue/Item: A Special Use Permit Application has been submitted by the City of Port Wentworth, requesting to allow a mobile storage business in the C-2 zoning district. PIN # 70010 02002, located in the 4th Council District, at 1 Dixie St. Current zoning R-4, proposed zoning C-2.

- PUBLIC HEARING**

Background:

- The City of Port Wentworth seeks to bring existing operations of a Mobile Storage business in to zoning compliance.
- Mobile Storage is a use which most closely aligns with uses permitted in the C-2 zoning district as outlined in the City of Port Wentworth Code of Ordinances, Zoning Ordinances, Article 4, Section 4.30.
- Because Mobile Storage is not a described use, the business must be zoned C-2 and obtain a Special Use permit to be in compliance.
- The owner states that this use was permitted by Council in 2017, Staff is not in possession of these records at the time of this Staff Report.

Facts and Finding: Recommendations:

At the May 5, 2025 meeting, the Planning Commission voted to recommend approval of the Special Use Permit for Mobile Storage with the condition:

- Approval of the Special Use Permit is contingent upon successful rezoning to C-2.

Funding: N/A

Recommendation:

RE-ZONING, VARIANCES, AND **SPECIAL USE PERMIT** APPLICATION



Applicant Information:

Name City of Port Wentworth
Phone 912-999-2084 Email: KDunnigan@portwentworthga.gov
Mailing Address 7224 GA Highway 21, 31407

Property Information: See Attachment A

Site Address _____

Pin/ Parcel # _____

Total Acreage/ Square Feet _____

Description of Project

See Attachment A

Explanation of Variance Request

Applicant Name/Title Omar Senati-Martinez / Zoning Administrator

Authorized City Official Signature: Omar Senati-Martinez

Attachment A

Address: 1 Dixie St PIN(s): 70010 02002

Acreage: +/- 1 Acre

Justification for Rezoning: Zoning Conformance – Commercial Use (Mobile Storage)

Current Zoning: R-4 Proposed Zoning: C-2

Owner Name: One Dixie Partners, LLC

Owner Address: 145 South Shore Dr. Unit 3301, Hilton Head SC, 29928

Address: 1000 Dorset Rd PIN(s): 70010 02001

Acreage: 1.8 Acres

Justification for Rezoning: Zoning Conformance – Nursing Home

Current Zoning: R-4 Proposed Zoning: C-2

Owner Name: Chatham Healthcare Properties, Inc

Owner Address: 1626 Jeurgens Court, Norcross GA, 30093

Address: 101 Hodgeville Road PIN(s): 71017 02010

Acreage: 1 Acre

Justification for Rezoning: Zoning Conformance – Fueling Station

Current Zoning: R-1 Proposed Zoning: C-2

Owner Name: Navkar, LLC

Owner Address: 101 Hodgeville Rd, Port Wentworth GA, 31407

Address: 6232 Hwy 21

PIN(s): 70035 01002

Acreage: 19.3 Acres

Justification for Rezoning: Zoning Conformance – Warehouse

Current Zoning: C-3

Proposed Zoning: I-1

Owner Name: Cresent Investments Inc.

Owner Address: 6232 Hwy 21, Port Wentworth GA, 31407

Address: 8901 Hwy 21

PIN(s): 70906 01038 & 70906 01037

Acreage: +/- 5.76 Acres

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Owner Address: 8375 SW Beaverton Hillsdale Hwy Suite C, Portland OR, 97225



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April 15, 2025

RE: Public Hearing Notice

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Sincerely,

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Director of Planning and Zoning
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City of Port Wentworth, Georgia



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April 15, 2025

RE: Public Hearing Notice

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819 CROSSGATE RD
PT WENTWORTH, GA 31407

FIREFLY HOLDINGS 821 CROSSGATE LI
1 DIAMOND CAUSEWAY
PMB 188, STE 21
SAVANNAH, GA 31406

GILMAN SHERYL M
823 CROSSGATE RD
PORT WENTWORTH, GA 31407

GLATZ LACEY
151 VARNEDOE AVE
SAVANNAH, GA 31408

GODBEE GLYNN ALLEN & GINGER M
825 CROSSGATE RD
SAVANNAH, GA 31407

GOETHE EVERETT INVESTMENTS INC
143 ANDOVER DR
SAVANNAH, GA 31405

GREGORY L. KENT, AS TRUSTEE OF TR
112 DIXIE STREET
PORT WENTWORTH, GA 31407

GRIESEMER MARK O.
6 DIXIE STREET
PORT WENTWORTH, GA 31407

HARRISON NELDA M
103 EVORA ST
SAVANNAH, GA 31407

HENDRIX F D & CAROLYN W
824 CROSSGATE RD
SAVANNAH, GA 31407

HENDRIX FRANKLIN D & MARY E*
824 CROSSGATE RD
PT WENTWORTH, GA 31407

HERTLER DANIEL R.
97 CHATHAM PLACE
WEST HEMPSTEAD, NY 11552

HODGES FAYE
102 CANTYRE ST
SAVANNAH, GA 31407

HOLBROOK CORAZONE T
407 TURNBERRY STREET
PORT WENTWORTH, GA 31407

HULING SIDNEY H
111 EVORA ST
SAVANNAH, GA 31407

ISW HOLDINGS, LLC
1632 1ST AVE
#20583
NEW YORK, NY 10028

JARVIS & PHILIPS LLC
1606 STALEY AVENUE
SAVANNAH, GA 31405

JOHNSON EARLINE M
PO BOX 7582
SAVANNAH, GA 31418

JOHNSON III GARY
2151 FOX STREET
SAVANNAH, GA 31415

KESSLER JAMES RONALD
3991 MCCALL RD
RINCON, GA 31326

KORITKO CODY J
108 DIXIE AVENUE
PORT WENTWORTH, GA 31407

LAWSON RHONDA
112 EVORA ST
SAVANNAH, GA 31407

LEE JUDITH DIANNE
PO BOX 4084
PT WENTWORTH, GA 31407

LTB FRAZIER PROPERTIES LLC
7281 KELTER DRIVE
WEST CHESTER, OH 45069

MALIK JEROME ROBERT
109 CANTYRE STREET
PORT WENTWORTH, GA 31407

MARTIN LEIGH APRIL
410 BLANDFORD RD
RINCON, GA 31326

MILLER JOANNE H
113 DIXIE ST
PT WENTWORTH, GA 31407

NEASE WADE
817 CROSSGATE RD
PORT WENTWORTH, GA 31407

NEW BETTY JEAN
102 WILLOWPEG RD
RINCON, GA 31326

NEWTON BRIAN
111 DIXIE ST
PORT WENTWORTH, GA 31407

NORFOLK SOUTHERN COPR, TAXATION
THREE COMMERCIAL PL
NORFOLK, VA 23510

ONE DIXIE PARTNERS LLC
145 SOUTH SHORE DRIVE
UNIT 3301
HILTON HEAD ISLAND, SC 29928

OWENS SIEGLINDE & JOSEPH N*
8 DIXIE ST
PT WENTWORTH, GA 31407

PENTON JOSEPH CALVIN, RUDOLPH H
107 DIXIE STREET
PORT WENTWORTH, GA 31407

PORT WENTWORTH CITY OF
7224 GA HIGHWAY 21
PORT WENTWORTH, GA 31407

PURVIS YANA
101 DIXIE ST
SAVANNAH, GA 31407

RADOVICH GLEN H & BARBARA*
107 CANTRYE ST
PORT WENTWORTH, GA 31407

REASONABLE SERVICES LLC
2813 PLANTATION DR
HARDEEVILLE, SC 29927

RICHEY WILLIE JOYCE
109 EVORA ST
PT WENTWORTH, GA 31407

RICHEY WILLIE JOYCE
109 EVORA ST
SAVANNAH, GA 31407

RILEY ALVIN J JR
115 CANTYRE ST
PORT WENTWORTH, GA 31407

ROPER STEPHEN T
357 WOODLAND DRIVE
RINCON, GA 31326

SALMEN JAMES R
106 CANTYRE ST
PORT WENTWORTH, GA 31407

SALTER RICHARD L JR & AMY E*
103 CANTYRE ST
PT WENTWORTH, GA 31407

SCOTT PATRICIA E & GWYNN S*
116 DIXIE ST
PORT WENTWORTH, GA 31407

SHISLER BRIAN FRANCIS
12 DIXIE ST
PORT WENTWORTH, GA 31407

SIKES KENNETH RAY
105 DIXIE ST
SAVANNAH, GA 31407

SMITH TONGOK
8413 WHITEFIELD AVE
SAVANNAH, GA 31406

SOUTHERN REGION INDUSTRIAL REAL
650 W PEACHTREE ST NW
ATLANTA, GA 30308

SOUTHERN REGION INDUSTRIAL REAL
650 W PEACHTREE ST NW
ATLANTA, GA 30308

SOUTHERN REGION INDUSTRIAL REAL
650 W PEACHTREE ST., NW
ATLANTA, GA 30308

STANHOPE DEBRA H
828 CROSSGATE RD
PT WENTWORTH, GA 31407

TAYLOR LAURA WHITLOCK
826 CROSSGATE RD
PORT WENTWORTH, GA 31407

TWIN PALM COVE LLC
408 MCLEOD AVE
TYBEE ISLAND, GA 31328

UNDERWOOD JEFFREY, UNDERWOOD
7961 HIGHWAY 115 W
CLEVELAND, GA 30528

UPTON JEFFERY PAUL & LISA, JAYNE
815 CROSSGATE RD
SAVANNAH, GA 31407

WALTER ROSS MINISTRIES INC
844 SAGEWOOD DR
HINESVILLE, GA 31313

WHITERECON LOGISTICS, LLC
100 BULL STREET SUITE 200
SAVANNAH, GA 31401

WIMPY LARRY
104 EVORA ST
PORT WENTWORTH, GA 31407

ZAMORA VALERIE L
111 CANTYRE ST
PORT WENTWORTH, GA 31407

ZUNIGA MARIO A, FUNES YENI MARITZ
19 LAKE SHORE BLVD
PORT WENTWORTH, GA 31407







City Council
7224 GA Highway 21
Port Wentworth, GA 31407

Meeting: 05/15/25
Department: Development Services
Category: Ordinance
Prepared By: Katie Dunnigan
Department Head: Katie Dunnigan

SCHEDULED

AGENDA ITEM (ID)

DOC ID:

A Zoning Map Amendment Application has been submitted by the City of Port Wentworth, requesting to rezone 1.8 acres from R-4 to C-2, for the purpose of land use conformance. PIN # 70010 02001, located in the 4th Council District, at 1000 Dorset Rd. 1st Reading

- **PUBLIC HEARING**

Issue/Item: The Planning Commission recommends approval of a Zoning Map Amendment Application has submitted by the City of Port Wentworth, requesting to rezone 1.8 acres from R-4 to C-2, for the purpose of land use conformance. PIN # 70010 02001, located in the 4th Council District, at 1000 Dorset Rd.

- **PUBLIC HEARING**

Background:

- The City of Port Wentworth seeks to bring existing operations of a Nursing Home business in to zoning compliance.
- Nursing Homes are not permitted within residential zoning districts.
- Pursuant to the City of Port Wentworth Code of Ordinances, Zoning Ordinances, Article 4, Section 4.30 a Nursing Home is allowed in the C-2 zoning district as a special use.
- The Future Land Use Map identifies this parcel as being in the Mixed Use category, in which C-2 is a listed zoning district.
- Approval of this rezoning would cause a shift of approximately .019% of total land use from R-4 to C-2 zoning districts.

Facts and Finding: Recommendations:

- At the May 5, 2025 meeting, the Planning Commission voted to recommend approval of the rezoning.

Funding: N/A

Recommendation:

RE-ZONING, VARIANCES, AND SPECIAL USE PERMIT APPLICATION



Applicant Information:

Name City of Port Wentworth
Phone 912-999-2084 Email: KDunnigan@portwentworthga.gov
Mailing Address 7224 GA Highway 21, 31407

Property Information: See Attachment A

Site Address _____

Pin/ Parcel # _____

Total Acreage/ Square Feet _____

Description of Project

See Attachment A

Explanation of Variance Request

Applicant Name/Title Omar Senati-Martinez / Zoning Administrator

Authorized City Official Signature: Omar Senati-Martinez

Attachment A

Address: 7512 Highway 21

PIN(s): 070975 02007

Acreage: .9 Acres

Justification for Rezoning: Zoning Conformance – Veterinary Services

Current Zoning: R-1

Proposed Zoning: C-1

Owner Name: James Woo Industries, LLC

Owner Address: 136 Post House Trail, Pooler GA, 31322

Address: 3 Birkenhead Street

PIN(s): 70010 04002

Acreage: .39 Acres

Justification for Rezoning: Zoning Conformance – Inflatable Rentals

Current Zoning: R-1

Proposed Zoning: C-1

Owner Name: Southern Region Industrial Realty Inc.

Owner Address: 650 W Peachtree St NW, Atlanta GA, 30308

Address: Highway 30

PIN(s): 70976 02031, 70976 02030, portion of former 70976 02003 & 70976B 01001B

Acreage: +/- 5.26 Acres

Justification for Rezoning: Zoning Conformance – Nursery (Plants)

Current Zoning: R-1

Proposed Zoning: C-2

Owner Name: Frank and Reita's LLC & Frank Neville Floyd

Owner Address: 1716 E Hwy 80, Bloomindale GA, 31302 & 120 Hwy 30, Port Wentworth GA, 31407

Address: 1133 Coldbrook Station Circle PIN(s): 70037 01012

Acreage: 10.77 Acres

Justification for Rezoning: Zoning Conformance – Multifamily Residential

Current Zoning: C-2 Proposed Zoning: R-5

Owner Name: Wood Meadow Apartments LP

Owner Address: 920 Florence Blvd, Florence AL, 35630

Address: 501 Old Richmond Rd PIN(s): 70037 01051

Acreage: 14 Acres

Justification for Rezoning: Zoning Conformance – Multifamily Residential

Current Zoning: C-2 Proposed Zoning: R-5

Owner Name: Chatham-Coldbrook Associates, LLC

Owner Address: PO Box 20197, Atlanta GA, 30325

Address: 6620 Highway 21 PIN(s): 770010 04005

Acreage: +/- 4 Acres

Justification for Rezoning: Zoning Conformance – SPLIT Zoned Parcel

Current Zoning: C-2 & R-1 Proposed Zoning: C-2

Owner Name: William R. Bell

Owner Address: 6620 Highway 21, Port Wentworth GA, 31407

Address: 604 S. Coastal Highway PIN(s): 70015 01001

Acreage: 2.5 Acres

Justification for Rezoning: Zoning Conformance – GA Ports Authority Property

Current Zoning: R-4 Proposed Zoning: I-1

Owner Name: Georgia Ports Authority

Owner Address: 2 Main St., Garden City GA, 31408

Address: South Coastal Highway PIN(s): 70015 01002

Acreage: +/- 8 Acres

Justification for Rezoning: Zoning Conformance – SPLIT zoned parcel

Current Zoning: R-4 & I-1 Proposed Zoning: I-1

Owner Name: United States Sugar Savannah Refinery

Owner Address: 111 Ponce De Leon Ave, Clewiston FL, 33440

Address: 808 Crossgate Road PIN(s): 70010 13025

Acreage: .06 Acres

Justification for Rezoning: Zoning Conformance – Commercial Use

Current Zoning: R-1 Proposed Zoning: C-1

Owner Name: Whitercon Logistics, LLC

Owner Address: 100 Bull St. Suite 100, Savannah GA, 31401

Address: 101 S Coastal Hwy PIN(s): 70010 13011

Acreage: .14 Acres

Justification for Rezoning: Zoning Conformance – Commercial Use (HVAC)

Current Zoning: R-1 Proposed Zoning: C-1

Owner Name: Karen Marie Zollo

Owner Address: 101 S Coastal Hwy, Port Wentworth GA, 31407

Address: 1 Dixie St PIN(s): 70010 02002

Acreage: +/- 1 Acre

Justification for Rezoning: Zoning Conformance – Commercial Use (Mobile Storage)

Current Zoning: R-4 Proposed Zoning: C-2

Owner Name: One Dixie Partners, LLC

Owner Address: 145 South Shore Dr. Unit 3301, Hilton Head SC, 29928

Address: 1000 Dorset Rd PIN(s): 70010 02001

Acreage: 1.8 Acres

Justification for Rezoning: Zoning Conformance – Nursing Home

Current Zoning: R-4 Proposed Zoning: C-2

Owner Name: Chatham Healthcare Properties, Inc

Owner Address: 1626 Jeurgens Court, Norcross GA, 30093

Address: 101 Hodgeville Road PIN(s): 71017 02010

Acreage: 1 Acre

Justification for Rezoning: Zoning Conformance – Fueling Station

Current Zoning: R-1 Proposed Zoning: C-2

Owner Name: Navkar, LLC

Owner Address: 101 Hodgeville Rd, Port Wentworth GA, 31407

Address: 6232 Hwy 21 PIN(s): 70035 01002

Acreage: 19.3 Acres

Justification for Rezoning: Zoning Conformance – Warehouse

Current Zoning: C-3 Proposed Zoning: I-1

Owner Name: Cresent Investments Inc.

Owner Address: 6232 Hwy 21, Port Wentworth GA, 31407

Address: 5 Birkenhead Rd PIN(s): 70010 04005

Acreage: .86 Acres

Justification for Rezoning: Zoning Conformance – Funeral/Mortuary Services

Current Zoning: R-4 Proposed Zoning: C-1

Owner Name: Blue Mountain Holdings, LLC

Owner Address: 8375 SW Beaverton Hillsdale Hwy Suite C, Portland OR, 97225

Address: 8901 Hwy 21

PIN(s): 70906 01038 & 70906 01037

Acreage: +/- 5.76 Acres

Justification for Rezoning: Zoning Conformance – Self Storage

Current Zoning: R-4

Proposed Zoning: C-2

Owner Name: Stop N Stor 7LLC

Owner Address: 9100 White Bluff Rd Suite 502, Savannah GA, 31406

Address: 711 Hwy 30

PIN(s): 70976 01018

Acreage: 1.42 Acres

Justification for Rezoning: Zoning Conformance – Commercial Use (Market/Food Service)

Current Zoning: R-1

Proposed Zoning: C-1

Owner Name: Tina Woods Newman

Owner Address: 333 Westminster Drive, Guyton GA, 31312



CITY OF PORT WENTWORTH

7224 GA Highway 21 | Port Wentworth, Georgia 31407

Phone (912) 964-4379 | Fax (912) 966-7429

Portwentworthga.gov

ELECTED OFFICIALS

MAYOR

Gary Norton

COUNCIL MEMBERS

Gabrielle Nelson

Mayor Pro Tem

Mark Stephens

District 2

Rufus Bright

District 3

Nishant Randerwala

District 4

Thomas Barbee

At-Large

Artlise Alston-Cone

At-Large

City Manager

Steve Davis

April 15, 2025

RE: Public Hearing Notice

Dear Property Owner:

This letter serves as notification that a Zoning Map Amendment Application has been submitted by City of Port Wentworth for PIN # 70010 02001 located at 1000 Dorset Street, to Rezone 1.8 acres from the R-4 (Mixed Residential) to the C-2 (General Commercial) Zoning District to achieve zoning compliance. The City of Port Wentworth Planning Commission will consider this application during a public hearing on Monday May 5, 2025, at 3:30 PM.

A public hearing will be held on Thursday May 15, 2025, at 7:00 PM to hear questions and/or comments on this request. On this same date and time, the Mayor and Council will have the 1st reading of application during their regularly scheduled meeting. The 2nd reading and consideration of this application will be during the following month's regularly scheduled City Council meeting. All of the above-mentioned meetings will be held in the City Hall 2nd Floor Council Chambers located at 7224 Highway 21, Port Wentworth GA 31407. You are invited to attend. Please check the City website: portwentworthga.gov for more information on how to attend each meeting.

Sincerely,

Katie Dunnigan, CZI
Director of Planning and Zoning
Development Services
City of Port Wentworth, Georgia



CITY OF PORT WENTWORTH

7224 GA Highway 21 | Port Wentworth, Georgia 31407

Phone (912) 964-4379 | Fax (912) 966-7429

www.cityofportwentworth.com

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Mayor Pro Tem

Mark Stephens
District 2

Rufus Bright
District 3

Nishant Randerwala
District 4

Thomas Barbee
At-Large

Artlise Alston-Cone
At-Large

City Manager
Steve Davis

April 15, 2025

RE: Public Hearing Notice

Dear Property Owner:

This letter serves as notification that a Special Use Permit Application has been submitted by City of Port Wentworth for PIN # 70010 02001, located at 1000 Dorset Road, to allow for a nursing home in the C-2 zoning district. The City of Port Wentworth Planning Commission will consider this application during a public hearing on Monday May 5, 2025 at 3:30 PM.

A public hearing will be held on Thursday May 15, 2025, at 7:00 PM to hear questions and/or comments on this request. On this same date and time, the Mayor and Council will consider this application during their regularly scheduled meeting. All of the above-mentioned meetings will be held in the City Hall 2nd Floor Council Chambers located at 7224 Highway 21, Port Wentworth GA 31407. You are invited to attend. Please check the City website: portwentworthga.gov for more information on how to attend each meeting.

Sincerely,

Katie Dunnigan, CZI
Director of Planning and Zoning
Development Services
City of Port Wentworth, Georgia

BRADL STEPHANIE A 106 EVORA ST PT WENTWORTH, GA 31407	CHATHAM HEALTHCARE PROPERTIES I 1626 JEURGENS CT NORCROSS, GA 30093	COLE SARAH JOYCE COLSON 2 COLSON DR GARDEN CITY, GA 31408
COOK ROSE FOSTER 101 CANTYRE ST PT WENTWORTH, GA 31407	GOETHE EVERETT INVESTMENTS INC 143 ANDOVER DR SAVANNAH, GA 31405	GRIESEMER MARK O. 6 DIXIE STREET PORT WENTWORTH, GA 31407
HARRISON NELDA M 103 EVORA ST SAVANNAH, GA 31407	ISW HOLDINGS, LLC 1632 1ST AVE #20583 NEW YORK, NY 10028	KORITKO CODY J 108 DIXIE AVENUE PORT WENTWORTH, GA 31407
LOVE CHERYLE KAYE 110 FALKIRK STREET PORT WENTWORTH, GA 31407	NEW BETTY JEAN 102 WILLOWPEG RD RINCON, GA 31326	NORFOLK SOUTHERN COPR, TAXATION THREE COMMERCIAL PL NORFOLK, VA 23510
ONE DIXIE PARTNERS LLC 145 SOUTH SHORE DRIVE UNIT 3301 HILTON HEAD ISLAND, SC 29928	OWENS SIEGLINDE & JOSEPH N* 8 DIXIE ST PT WENTWORTH, GA 31407	PENTON JOSEPH CALVIN, RUDOLPH H 107 DIXIE STREET PORT WENTWORTH, GA 31407
PORT WENTWORTH CITY OF 7224 GA HIGHWAY 21 PORT WENTWORTH, GA 31407	PURVIS YANA 101 DIXIE ST SAVANNAH, GA 31407	RADOVICH GLEN H & BARBARA* 107 CANTRYE ST PORT WENTWORTH, GA 31407
REASONABLE SERVICES LLC & MARTIN 2813 PLANTATION DR HARDEEVILLE, SC 29927	REASONABLE SERVICES LLC 2813 PLANTATION DR HARDEEVILLE, SC 29927	RICHEY WILLIE JOYCE 109 EVORA ST PT WENTWORTH, GA 31407
RICHEY WILLIE JOYCE 109 EVORA ST SAVANNAH, GA 31407	SALTER RICHARD L JR & AMY E* 103 CANTYRE ST PT WENTWORTH, GA 31407	SHISLER BRIAN FRANCIS 12 DIXIE ST PORT WENTWORTH, GA 31407
SIKES KENNETH RAY 105 DIXIE ST SAVANNAH, GA 31407	SOUTHERN REGION INDUSTRIAL REAL 650 W PEACHTREE ST NW ATLANTA, GA 30308	SOUTHERN REGION INDUSTRIAL REAL 650 W PEACHTREE ST NW ATLANTA, GA 30308
SOUTHERN REGION INDUSTRIAL REAL 650 W PEACHTREE ST., NW ATLANTA, GA 30308	TARASE MATTHEW M 104 FALKIRK ST PORT WENTWORTH, GA 31407	UNDERWOOD JEFFREY, UNDERWOOD 7961 HIGHWAY 115 W CLEVELAND, GA 30528

WALTER ROSS MINISTRIES INC
844 SAGEWOOD DR
HINESVILLE, GA 31313

WIMPY LARRY
104 EVORA ST
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ZUNIGA MARIO A, FUNES YENI MARITZ
19 LAKE SHORE BLVD
PORT WENTWORTH, GA 31407







City Council
7224 GA Highway 21
Port Wentworth, GA 31407

Meeting: 05/15/25
Department: Development Services
Category: Ordinance
Prepared By: Katie Dunnigan
Department Head: Katie Dunnigan

SCHEDULED

AGENDA ITEM (ID)

DOC ID:

A Special Use Permit Application has been submitted by the City of Port Wentworth, requesting to allow a a Nursing Home in the C-2 zoning district. PIN # 70010 02001, located in the 4th Council District, at 1000 Dorset Rd. Current zoning R-4, proposed zoning C-2. 1st Reading
• **PUBLIC HEARING**

Issue/Item: A Special Use Permit Application has been submitted by the City of Port Wentworth, requesting to allow a a Nursing Home in the C-2 zoning district. PIN # 70010 02001, located in the 4th Council District, at 1000 Dorset Rd. Current zoning R-4, proposed zoning C-2.

- **PUBLIC HEARING**

Background:

- The City of Port Wentworth seeks to bring existing operations of a Nursing Home in to zoning compliance.
- Pursuant to the City of Port Wentworth Code of Ordinances, Zoning Ordinances, Article 4, Section 4.30, Nursing Homes require a Special Use Permit in the C-2 zoning district.

Facts and Finding: Recommendations:

At the May 5, 2025 meeting, the Planning Commission voted to recommend approval of the Special Use Permit to allow for a Nursing Home with the condition:

1. Approval of the Special Use Permit is contingent upon successful rezoning to C-2.

Funding: N/A

Recommendation:

RE-ZONING, VARIANCES, AND **SPECIAL USE PERMIT** APPLICATION



Applicant Information:

Name City of Port Wentworth
Phone 912-999-2084 Email: KDunnigan@portwentworthga.gov
Mailing Address 7224 GA Highway 21, 31407

Property Information: See Attachment A

Site Address _____

Pin/ Parcel # _____

Total Acreage/ Square Feet _____

Description of Project

See Attachment A

Explanation of Variance Request

Applicant Name/Title Omar Senati-Martinez / Zoning Administrator

Authorized City Official Signature: Omar Senati-Martinez

Attachment A

Address: 1 Dixie St PIN(s): 70010 02002

Acreage: +/- 1 Acre

Justification for Rezoning: Zoning Conformance – Commercial Use (Mobile Storage)

Current Zoning: R-4 Proposed Zoning: C-2

Owner Name: One Dixie Partners, LLC

Owner Address: 145 South Shore Dr. Unit 3301, Hilton Head SC, 29928

Address: 1000 Dorset Rd PIN(s): 70010 02001

Acreage: 1.8 Acres

Justification for Rezoning: Zoning Conformance – Nursing Home

Current Zoning: R-4 Proposed Zoning: C-2

Owner Name: Chatham Healthcare Properties, Inc

Owner Address: 1626 Jeurgens Court, Norcross GA, 30093

Address: 101 Hodgeville Road PIN(s): 71017 02010

Acreage: 1 Acre

Justification for Rezoning: Zoning Conformance – Fueling Station

Current Zoning: R-1 Proposed Zoning: C-2

Owner Name: Navkar, LLC

Owner Address: 101 Hodgeville Rd, Port Wentworth GA, 31407

Address: 6232 Hwy 21

PIN(s): 70035 01002

Acreage: 19.3 Acres

Justification for Rezoning: Zoning Conformance – Warehouse

Current Zoning: C-3

Proposed Zoning: I-1

Owner Name: Cresent Investments Inc.

Owner Address: 6232 Hwy 21, Port Wentworth GA, 31407

Address: 8901 Hwy 21

PIN(s): 70906 01038 & 70906 01037

Acreage: +/- 5.76 Acres

Justification for Rezoning: Zoning Conformance – Self Storage

Current Zoning: R-4

Proposed Zoning: C-2

Owner Name: Stop N Stor 7LLC

Owner Address: 9100 White Bluff Rd Suite 502, Savannah GA, 31406

Address: 5 Birkenhead Rd PIN(s): 70010 04005

Acreage: .86 Acres

Justification for Rezoning: Zoning Conformance – Funeral/Mortuary Services

Current Zoning: R-4

Proposed Zoning: C-1

Owner Name: Blue Mountain Holdings, LLC

Owner Address: 8375 SW Beaverton Hillsdale Hwy Suite C, Portland OR, 97225



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April 15, 2025

RE: Public Hearing Notice

Dear Property Owner:

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City of Port Wentworth, Georgia



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April 15, 2025

RE: Public Hearing Notice

Dear Property Owner:

This letter serves as notification that a Special Use Permit Application has been submitted by City of Port Wentworth for PIN # 70010 02001, located at 1000 Dorset Road, to allow for a nursing home in the C-2 zoning district. The City of Port Wentworth Planning Commission will consider this application during a public hearing on Monday May 5, 2025 at 3:30 PM.

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LOVE CHERYLE KAYE 110 FALKIRK STREET PORT WENTWORTH, GA 31407	NEW BETTY JEAN 102 WILLOWPEG RD RINCON, GA 31326	NORFOLK SOUTHERN COPR, TAXATION THREE COMMERCIAL PL NORFOLK, VA 23510
ONE DIXIE PARTNERS LLC 145 SOUTH SHORE DRIVE UNIT 3301 HILTON HEAD ISLAND, SC 29928	OWENS SIEGLINDE & JOSEPH N* 8 DIXIE ST PT WENTWORTH, GA 31407	PENTON JOSEPH CALVIN, RUDOLPH H 107 DIXIE STREET PORT WENTWORTH, GA 31407
PORT WENTWORTH CITY OF 7224 GA HIGHWAY 21 PORT WENTWORTH, GA 31407	PURVIS YANA 101 DIXIE ST SAVANNAH, GA 31407	RADOVICH GLEN H & BARBARA* 107 CANTRYE ST PORT WENTWORTH, GA 31407
REASONABLE SERVICES LLC & MARTIN 2813 PLANTATION DR HARDEEVILLE, SC 29927	REASONABLE SERVICES LLC 2813 PLANTATION DR HARDEEVILLE, SC 29927	RICHEY WILLIE JOYCE 109 EVORA ST PT WENTWORTH, GA 31407
RICHEY WILLIE JOYCE 109 EVORA ST SAVANNAH, GA 31407	SALTER RICHARD L JR & AMY E* 103 CANTYRE ST PT WENTWORTH, GA 31407	SHISLER BRIAN FRANCIS 12 DIXIE ST PORT WENTWORTH, GA 31407
SIKES KENNETH RAY 105 DIXIE ST SAVANNAH, GA 31407	SOUTHERN REGION INDUSTRIAL REAL 650 W PEACHTREE ST NW ATLANTA, GA 30308	SOUTHERN REGION INDUSTRIAL REAL 650 W PEACHTREE ST NW ATLANTA, GA 30308
SOUTHERN REGION INDUSTRIAL REAL 650 W PEACHTREE ST., NW ATLANTA, GA 30308	TARASE MATTHEW M 104 FALKIRK ST PORT WENTWORTH, GA 31407	UNDERWOOD JEFFREY, UNDERWOOD 7961 HIGHWAY 115 W CLEVELAND, GA 30528

WALTER ROSS MINISTRIES INC
844 SAGEWOOD DR
HINESVILLE, GA 31313

WIMPY LARRY
104 EVORA ST
PORT WENTWORTH, GA 31407

ZUNIGA MARIO A, FUNES YENI MARITZ
19 LAKE SHORE BLVD
PORT WENTWORTH, GA 31407







City Council
7224 GA Highway 21
Port Wentworth, GA 31407

Meeting: 05/15/25
Department: Development Services
Category: Ordinance
Prepared By: Katie Dunnigan
Department Head: Katie Dunnigan

SCHEDULED

AGENDA ITEM (ID)

DOC ID:

A Zoning Map Amendment Application has been submitted by the City of Port Wentworth, requesting to rezone 1 acre from R-1 to C-2, for the purpose of land use conformance. PIN # 71017 02010, located in the 3rd Council District, at 101 Hodgeville Rd. 1st Reading
• **PUBLIC HEARING**

Issue/Item: The Planning Commission recommends approval of a Zoning Map Amendment Application has been submitted by the City of Port Wentworth, requesting to rezone 1 acre from R-1 to C-2, for the purpose of land use conformance. PIN # 71017 02010, located in the 3rd Council District, at 101 Hodgeville Rd.

- **PUBLIC HEARING**

Background:

- The City of Port Wentworth seeks to bring existing operations of a Gas Station in to zoning compliance.
- Gas Stations are not permitted within residential zoning districts.
- Pursuant to the City of Port Wentworth Code of Ordinances, Zoning Ordinances, Article 4, Section 4.30 a Gas Station is allowed in the C-2 zoning district as a special use.
- The Future Land Use Map identifies this parcel as being in the Commercial category, in which C-2 is a listed zoning district.
- Approval of this rezoning would cause a shift of approximately .010% of total land use from R-1 to C-2 zoning districts.

Facts and Finding: Recommendations:

- At the May 5, 2025 meeting, the Planning Commission voted to recommend approval of the rezoning.

Funding: N/A

Recommendation:

RE-ZONING, VARIANCES, AND SPECIAL USE PERMIT APPLICATION



Applicant Information:

Name City of Port Wentworth
Phone 912-999-2084 Email: KDunnigan@portwentworthga.gov
Mailing Address 7224 GA Highway 21, 31407

Property Information: See Attachment A

Site Address _____

Pin/ Parcel # _____

Total Acreage/ Square Feet _____

Description of Project

See Attachment A

Explanation of Variance Request

Applicant Name/Title Omar Senati-Martinez / Zoning Administrator

Authorized City Official Signature: Omar Senati-Martinez

Attachment A

Address: 7512 Highway 21

PIN(s): 070975 02007

Acreage: .9 Acres

Justification for Rezoning: Zoning Conformance – Veterinary Services

Current Zoning: R-1

Proposed Zoning: C-1

Owner Name: James Woo Industries, LLC

Owner Address: 136 Post House Trail, Pooler GA, 31322

Address: 3 Birkenhead Street

PIN(s): 70010 04002

Acreage: .39 Acres

Justification for Rezoning: Zoning Conformance – Inflatable Rentals

Current Zoning: R-1

Proposed Zoning: C-1

Owner Name: Southern Region Industrial Realty Inc.

Owner Address: 650 W Peachtree St NW, Atlanta GA, 30308

Address: Highway 30

PIN(s): 70976 02031, 70976 02030, portion of former 70976 02003 & 70976B 01001B

Acreage: +/- 5.26 Acres

Justification for Rezoning: Zoning Conformance – Nursery (Plants)

Current Zoning: R-1

Proposed Zoning: C-2

Owner Name: Frank and Reita's LLC & Frank Neville Floyd

Owner Address: 1716 E Hwy 80, Bloomindale GA, 31302 & 120 Hwy 30, Port Wentworth GA, 31407

Address: 1133 Coldbrook Station Circle PIN(s): 70037 01012

Acreage: 10.77 Acres

Justification for Rezoning: Zoning Conformance – Multifamily Residential

Current Zoning: C-2 Proposed Zoning: R-5

Owner Name: Wood Meadow Apartments LP

Owner Address: 920 Florence Blvd, Florence AL, 35630

Address: 501 Old Richmond Rd PIN(s): 70037 01051

Acreage: 14 Acres

Justification for Rezoning: Zoning Conformance – Multifamily Residential

Current Zoning: C-2 Proposed Zoning: R-5

Owner Name: Chatham-Coldbrook Associates, LLC

Owner Address: PO Box 20197, Atlanta GA, 30325

Address: 6620 Highway 21 PIN(s): 770010 04005

Acreage: +/- 4 Acres

Justification for Rezoning: Zoning Conformance – SPLIT Zoned Parcel

Current Zoning: C-2 & R-1 Proposed Zoning: C-2

Owner Name: William R. Bell

Owner Address: 6620 Highway 21, Port Wentworth GA, 31407

Address: 604 S. Coastal Highway PIN(s): 70015 01001

Acreage: 2.5 Acres

Justification for Rezoning: Zoning Conformance – GA Ports Authority Property

Current Zoning: R-4 Proposed Zoning: I-1

Owner Name: Georgia Ports Authority

Owner Address: 2 Main St., Garden City GA, 31408

Address: South Coastal Highway PIN(s): 70015 01002

Acreage: +/- 8 Acres

Justification for Rezoning: Zoning Conformance – SPLIT zoned parcel

Current Zoning: R-4 & I-1 Proposed Zoning: I-1

Owner Name: United States Sugar Savannah Refinery

Owner Address: 111 Ponce De Leon Ave, Clewiston FL, 33440

Address: 808 Crossgate Road PIN(s): 70010 13025

Acreage: .06 Acres

Justification for Rezoning: Zoning Conformance – Commercial Use

Current Zoning: R-1 Proposed Zoning: C-1

Owner Name: Whitercon Logistics, LLC

Owner Address: 100 Bull St. Suite 100, Savannah GA, 31401

Address: 101 S Coastal Hwy PIN(s): 70010 13011

Acreage: .14 Acres

Justification for Rezoning: Zoning Conformance – Commercial Use (HVAC)

Current Zoning: R-1 Proposed Zoning: C-1

Owner Name: Karen Marie Zollo

Owner Address: 101 S Coastal Hwy, Port Wentworth GA, 31407

Address: 1 Dixie St PIN(s): 70010 02002

Acreage: +/- 1 Acre

Justification for Rezoning: Zoning Conformance – Commercial Use (Mobile Storage)

Current Zoning: R-4 Proposed Zoning: C-2

Owner Name: One Dixie Partners, LLC

Owner Address: 145 South Shore Dr. Unit 3301, Hilton Head SC, 29928

Address: 1000 Dorset Rd PIN(s): 70010 02001

Acreage: 1.8 Acres

Justification for Rezoning: Zoning Conformance – Nursing Home

Current Zoning: R-4 Proposed Zoning: C-2

Owner Name: Chatham Healthcare Properties, Inc

Owner Address: 1626 Jeurgens Court, Norcross GA, 30093

Address: 101 Hodgeville Road PIN(s): 71017 02010

Acreage: 1 Acre

Justification for Rezoning: Zoning Conformance – Fueling Station

Current Zoning: R-1 Proposed Zoning: C-2

Owner Name: Navkar, LLC

Owner Address: 101 Hodgeville Rd, Port Wentworth GA, 31407

Address: 6232 Hwy 21 PIN(s): 70035 01002

Acreage: 19.3 Acres

Justification for Rezoning: Zoning Conformance – Warehouse

Current Zoning: C-3 Proposed Zoning: I-1

Owner Name: Cresent Investments Inc.

Owner Address: 6232 Hwy 21, Port Wentworth GA, 31407

Address: 5 Birkenhead Rd PIN(s): 70010 04005

Acreage: .86 Acres

Justification for Rezoning: Zoning Conformance – Funeral/Mortuary Services

Current Zoning: R-4 Proposed Zoning: C-1

Owner Name: Blue Mountain Holdings, LLC

Owner Address: 8375 SW Beaverton Hillsdale Hwy Suite C, Portland OR, 97225

Address: 8901 Hwy 21

PIN(s): 70906 01038 & 70906 01037

Acreage: +/- 5.76 Acres

Justification for Rezoning: Zoning Conformance – Self Storage

Current Zoning: R-4

Proposed Zoning: C-2

Owner Name: Stop N Stor 7LLC

Owner Address: 9100 White Bluff Rd Suite 502, Savannah GA, 31406

Address: 711 Hwy 30

PIN(s): 70976 01018

Acreage: 1.42 Acres

Justification for Rezoning: Zoning Conformance – Commercial Use (Market/Food Service)

Current Zoning: R-1

Proposed Zoning: C-1

Owner Name: Tina Woods Newman

Owner Address: 333 Westminster Drive, Guyton GA, 31312



CITY OF PORT WENTWORTH

7224 GA Highway 21 | Port Wentworth, Georgia 31407

Phone (912) 964-4379 | Fax (912) 966-7429

Portwentworthga.gov

ELECTED OFFICIALS

MAYOR

Gary Norton

COUNCIL MEMBERS

Gabrielle Nelson

Mayor Pro Tem

Mark Stephens

District 2

Rufus Bright

District 3

Nishant Randerwala

District 4

Thomas Barbee

At-Large

Artlise Alston-Cone

At-Large

City Manager

Steve Davis

April 15, 2025

RE: Public Hearing Notice

Dear Property Owner:

This letter serves as notification that a Zoning Map Amendment Application has been submitted by City of Port Wentworth for PIN # 71017 02010 located at 101 Hodgeville Road, to Rezone 1 acre from the R-1 (Single Family Residential) to the C-2 (General Commercial) Zoning District to achieve zoning compliance. The City of Port Wentworth Planning Commission will consider this application during a public hearing on Monday May 5, 2025, at 3:30 PM.

A public hearing will be held on Thursday May 15, 2025, at 7:00 PM to hear questions and/or comments on this request. On this same date and time, the Mayor and Council will have the 1st reading of application during their regularly scheduled meeting. The 2nd reading and consideration of this application will be during the following month's regularly scheduled City Council meeting. All of the above-mentioned meetings will be held in the City Hall 2nd Floor Council Chambers located at 7224 Highway 21, Port Wentworth GA 31407. You are invited to attend. Please check the City website: portwentworthga.gov for more information on how to attend each meeting.

Sincerely,

Katie Dunnigan, CZI
Director of Planning and Zoning
Development Services
City of Port Wentworth, Georgia



CITY OF PORT WENTWORTH

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Phone (912) 964-4379 | Fax (912) 966-7429

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District 4

Thomas Barbee
At-Large

Artlise Alston-Cone
At-Large

City Manager
Steve Davis

April 15, 2025

RE: Public Hearing Notice

Dear Property Owner:

This letter serves as notification that a Special Use Permit Application has been submitted by City of Port Wentworth for PIN # 71017 02010, located at 101 Hodgeville Road, to allow for a service station in the C-2 zoning district. The City of Port Wentworth Planning Commission will consider this application during a public hearing on Monday May 5, 2025 at 3:30 PM.

A public hearing will be held on Thursday May 15, 2025, at 7:00 PM to hear questions and/or comments on this request. On this same date and time, the Mayor and Council will consider this application during their regularly scheduled meeting. All of the above-mentioned meetings will be held in the City Hall 2nd Floor Council Chambers located at 7224 Highway 21, Port Wentworth GA 31407. You are invited to attend. Please check the City website: portwentworthga.gov for more information on how to attend each meeting.

Sincerely,

Katie Dunnigan, CZI
Director of Planning and Zoning
Development Services
City of Port Wentworth, Georgia

BUTLER ROSALYN R GRINER**
1222 HIGHWAY 30
PORT WENTWORTH, GA 31407

COME-A-LONG GROUP LLC
120 TALL PINES TRL
GREENWOOD, SC 29646

COOVERT CHARLES H & GWENDOLYN
1238 STATE ROAD 30
PORT WENTWORTH, GA 31407

DOTSON ANDREW JERALD
133 HODGEVILLE RD
PT WENTWORTH, GA 31407

HP-221120 PORT WENTWORTH, LLC
1010 SOUTH NEW YORK AVE
STE 240
WINTER PARK, FL 32789

KEI-MAR LLC
PO BOX 2165
RINCON, GA 31326

NAVKAR LLC
101 HODGEVILLE ROAD
PORT WENTWORTH, GA 31407

SHREE PRABHU 2, LLC
1116 HWY 30
PORT WENTWORTH, GA 31407

THOMAS WILLIAM S.
1220 GA. HIGHWAY 30
PORT WENTWORTH, GA 31407







City Council
7224 GA Highway 21
Port Wentworth, GA 31407

Meeting: 05/15/25
Department: Development Services
Category: Ordinance
Prepared By: Katie Dunnigan
Department Head: Katie Dunnigan

SCHEDULED

AGENDA ITEM (ID)

DOC ID:

A Special Use Permit Application has been submitted by the City of Port Wentworth, requesting to allow a Vehicle Service Station (Gas Station) in the C-2 zoning district. PIN # 71017 02010, located in the 3rd Council District, at 101 Hodgeville Rd. Current zoning R-1, proposed zoning C-2.

1st Reading

PUBLIC HEARING

•

Issue/Item: A Special Use Permit Application has been submitted by the City of Port Wentworth, requesting to allow a Vehicle Service Station (Gas Station) in the C-2 zoning district. PIN # 71017 02010, located in the 3rd Council District, at 101 Hodgeville Rd. Current zoning R-1, proposed zoning C-2.

• PUBLIC HEARING

Background:

- The City of Port Wentworth seeks to bring existing operations of a GasStation in to zoning compliance.
- Pursuant to the City of Port Wentworth Code of Ordinances, Zoning Ordinances, Article 4, Section 4.30, Gas Stations require a Special Use Permit in the C-2 zoning district.

Facts and Finding: Recommendation:

At the May 5, 2025 meeting, the Planning Commission voted to recommend approval of the request for a Special Use Permit allowing the operations of a Vehicle Service Station (Gas Station) with the condition:
1. Approval of the Special Use Permit is contingent upon successful rezoning to C-2.

Funding: N/A

Recommendation:



CITY OF PORT WENTWORTH

7224 GA Highway 21 | Port Wentworth, Georgia 31407

Phone (912) 964-4379 | Fax (912) 966-7429

Portwentworthga.gov

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April 15, 2025

RE: Public Hearing Notice

Dear Property Owner:

This letter serves as notification that a Zoning Map Amendment Application has been submitted by City of Port Wentworth for PIN # 71017 02010 located at 101 Hodgeville Road, to Rezone 1 acre from the R-1 (Single Family Residential) to the C-2 (General Commercial) Zoning District to achieve zoning compliance. The City of Port Wentworth Planning Commission will consider this application during a public hearing on Monday May 5, 2025, at 3:30 PM.

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Sincerely,

Katie Dunnigan, CZI
Director of Planning and Zoning
Development Services
City of Port Wentworth, Georgia



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Steve Davis

April 15, 2025

RE: Public Hearing Notice

Dear Property Owner:

This letter serves as notification that a Special Use Permit Application has been submitted by City of Port Wentworth for PIN # 71017 02010, located at 101 Hodgeville Road, to allow for a service station in the C-2 zoning district. The City of Port Wentworth Planning Commission will consider this application during a public hearing on Monday May 5, 2025 at 3:30 PM.

A public hearing will be held on Thursday May 15, 2025, at 7:00 PM to hear questions and/or comments on this request. On this same date and time, the Mayor and Council will consider this application during their regularly scheduled meeting. All of the above-mentioned meetings will be held in the City Hall 2nd Floor Council Chambers located at 7224 Highway 21, Port Wentworth GA 31407. You are invited to attend. Please check the City website: portwentworthga.gov for more information on how to attend each meeting.

Sincerely,

Katie Dunnigan, CZI
Director of Planning and Zoning
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City of Port Wentworth, Georgia

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1222 HIGHWAY 30
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1238 STATE ROAD 30
PORT WENTWORTH, GA 31407

DOTSON ANDREW JERALD
133 HODGEVILLE RD
PT WENTWORTH, GA 31407

HP-221120 PORT WENTWORTH, LLC
1010 SOUTH NEW YORK AVE
STE 240
WINTER PARK, FL 32789

KEI-MAR LLC
PO BOX 2165
RINCON, GA 31326

NAVKAR LLC
101 HODGEVILLE ROAD
PORT WENTWORTH, GA 31407

SHREE PRABHU 2, LLC
1116 HWY 30
PORT WENTWORTH, GA 31407

THOMAS WILLIAM S.
1220 GA. HIGHWAY 30
PORT WENTWORTH, GA 31407

RE-ZONING, VARIANCES, AND SPECIAL USE PERMIT APPLICATION



Applicant Information:

Name City of Port Wentworth
Phone 912-999-2084 Email: KDunnigan@portwentworthga.gov
Mailing Address 7224 GA Highway 21, 31407

Property Information: See Attachment A

Site Address _____

Pin/ Parcel # _____

Total Acreage/ Square Feet _____

Description of Project

See Attachment A

Explanation of Variance Request

Applicant Name/Title Omar Senati-Martinez / Zoning Administrator

Authorized City Official Signature: Omar Senati-Martinez

Attachment A

Address: 1 Dixie St PIN(s): 70010 02002

Acreage: +/- 1 Acre

Justification for Rezoning: Zoning Conformance – Commercial Use (Mobile Storage)

Current Zoning: R-4 Proposed Zoning: C-2

Owner Name: One Dixie Partners, LLC

Owner Address: 145 South Shore Dr. Unit 3301, Hilton Head SC, 29928

Address: 1000 Dorset Rd PIN(s): 70010 02001

Acreage: 1.8 Acres

Justification for Rezoning: Zoning Conformance – Nursing Home

Current Zoning: R-4 Proposed Zoning: C-2

Owner Name: Chatham Healthcare Properties, Inc

Owner Address: 1626 Jeurgens Court, Norcross GA, 30093

Address: 101 Hodgeville Road PIN(s): 71017 02010

Acreage: 1 Acre

Justification for Rezoning: Zoning Conformance – Fueling Station

Current Zoning: R-1 Proposed Zoning: C-2

Owner Name: Navkar, LLC

Owner Address: 101 Hodgeville Rd, Port Wentworth GA, 31407

Address: 6232 Hwy 21

PIN(s): 70035 01002

Acreage: 19.3 Acres

Justification for Rezoning: Zoning Conformance – Warehouse

Current Zoning: C-3

Proposed Zoning: I-1

Owner Name: Cresent Investments Inc.

Owner Address: 6232 Hwy 21, Port Wentworth GA, 31407

Address: 8901 Hwy 21

PIN(s): 70906 01038 & 70906 01037

Acreage: +/- 5.76 Acres

Justification for Rezoning: Zoning Conformance – Self Storage

Current Zoning: R-4

Proposed Zoning: C-2

Owner Name: Stop N Stor 7LLC

Owner Address: 9100 White Bluff Rd Suite 502, Savannah GA, 31406

Address: 5 Birkenhead Rd PIN(s): 70010 04005

Acreage: .86 Acres

Justification for Rezoning: Zoning Conformance – Funeral/Mortuary Services

Current Zoning: R-4

Proposed Zoning: C-1

Owner Name: Blue Mountain Holdings, LLC

Owner Address: 8375 SW Beaverton Hillsdale Hwy Suite C, Portland OR, 97225







City Council
7224 GA Highway 21
Port Wentworth, GA 31407

Meeting: 05/15/25
Department: Development Services
Category: Ordinance
Prepared By: Katie Dunnigan
Department Head: Katie Dunnigan

SCHEDULED

AGENDA ITEM (ID)

DOC ID:

A Zoning Map Amendment Application has been submitted by the City of Port Wentworth, requesting to rezone 19.3 acre from C-3 to I-1, for the purpose of land use conformance. PIN # 70035 01002, located in the 2nd Council District, at 6232 Hwy 21. 1st Reading

- **PUBLIC HEARING**

Issue/Item: The Planning Commission recommends approval of a Zoning Map Amendment Application submitted by the City of Port Wentworth, requesting to rezone 19.3 acre from C-3 to I-1, for the purpose of land use conformance. PIN # 70035 01002, located in the 2nd Council District, at 6232 Hwy 21.

- **PUBLIC HEARING**

Background:

- The City of Port Wentworth seeks to bring existing operations of a Warehouse in to zoning compliance.
- Warehousing is not an allowable use in commercial zoning districts.
- Pursuant to the City of Port Wentworth Code of Ordinances, Zoning Ordinances, Article 4, Section 4.30 Warehousing is allowed in the I-1 zoning district as a special use.
- The Future Land Use Map identifies this parcel as being in the Industrial category.
- Approval of this rezoning would cause a shift of approximately .20% of total land use from R-1 to C-1 zoning districts.

Facts and Finding: Recommendations:

- At the May 5, 2025 meeting, the Planning Commission voted to recommend approval of the rezoning.

Funding: N/A

Recommendation:

RE-ZONING, VARIANCES, AND SPECIAL USE PERMIT APPLICATION



Applicant Information:

Name City of Port Wentworth
Phone 912-999-2084 Email: KDunnigan@portwentworthga.gov
Mailing Address 7224 GA Highway 21, 31407

Property Information: See Attachment A

Site Address _____

Pin/ Parcel # _____

Total Acreage/ Square Feet _____

Description of Project

See Attachment A

Explanation of Variance Request

Applicant Name/Title Omar Senati-Martinez / Zoning Administrator

Authorized City Official Signature: Omar Senati-Martinez

Attachment A

Address: 7512 Highway 21

PIN(s): 070975 02007

Acreage: .9 Acres

Justification for Rezoning: Zoning Conformance – Veterinary Services

Current Zoning: R-1

Proposed Zoning: C-1

Owner Name: James Woo Industries, LLC

Owner Address: 136 Post House Trail, Pooler GA, 31322

Address: 3 Birkenhead Street

PIN(s): 70010 04002

Acreage: .39 Acres

Justification for Rezoning: Zoning Conformance – Inflatable Rentals

Current Zoning: R-1

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Owner Address: 650 W Peachtree St NW, Atlanta GA, 30308

Address: Highway 30

PIN(s): 70976 02031, 70976 02030, portion of former 70976 02003 & 70976B 01001B

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Current Zoning: R-1

Proposed Zoning: C-2

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Address: 1133 Coldbrook Station Circle PIN(s): 70037 01012

Acreage: 10.77 Acres

Justification for Rezoning: Zoning Conformance – Multifamily Residential

Current Zoning: C-2 Proposed Zoning: R-5

Owner Name: Wood Meadow Apartments LP

Owner Address: 920 Florence Blvd, Florence AL, 35630

Address: 501 Old Richmond Rd PIN(s): 70037 01051

Acreage: 14 Acres

Justification for Rezoning: Zoning Conformance – Multifamily Residential

Current Zoning: C-2 Proposed Zoning: R-5

Owner Name: Chatham-Coldbrook Associates, LLC

Owner Address: PO Box 20197, Atlanta GA, 30325

Address: 6620 Highway 21 PIN(s): 770010 04005

Acreage: +/- 4 Acres

Justification for Rezoning: Zoning Conformance – SPLIT Zoned Parcel

Current Zoning: C-2 & R-1 Proposed Zoning: C-2

Owner Name: William R. Bell

Owner Address: 6620 Highway 21, Port Wentworth GA, 31407

Address: 604 S. Coastal Highway PIN(s): 70015 01001

Acreage: 2.5 Acres

Justification for Rezoning: Zoning Conformance – GA Ports Authority Property

Current Zoning: R-4 Proposed Zoning: I-1

Owner Name: Georgia Ports Authority

Owner Address: 2 Main St., Garden City GA, 31408

Address: South Coastal Highway PIN(s): 70015 01002

Acreage: +/- 8 Acres

Justification for Rezoning: Zoning Conformance – SPLIT zoned parcel

Current Zoning: R-4 & I-1 Proposed Zoning: I-1

Owner Name: United States Sugar Savannah Refinery

Owner Address: 111 Ponce De Leon Ave, Clewiston FL, 33440

Address: 808 Crossgate Road PIN(s): 70010 13025

Acreage: .06 Acres

Justification for Rezoning: Zoning Conformance – Commercial Use

Current Zoning: R-1 Proposed Zoning: C-1

Owner Name: Whitercon Logistics, LLC

Owner Address: 100 Bull St. Suite 100, Savannah GA, 31401

Address: 101 S Coastal Hwy PIN(s): 70010 13011

Acreage: .14 Acres

Justification for Rezoning: Zoning Conformance – Commercial Use (HVAC)

Current Zoning: R-1 Proposed Zoning: C-1

Owner Name: Karen Marie Zollo

Owner Address: 101 S Coastal Hwy, Port Wentworth GA, 31407

Address: 1 Dixie St PIN(s): 70010 02002

Acreage: +/- 1 Acre

Justification for Rezoning: Zoning Conformance – Commercial Use (Mobile Storage)

Current Zoning: R-4 Proposed Zoning: C-2

Owner Name: One Dixie Partners, LLC

Owner Address: 145 South Shore Dr. Unit 3301, Hilton Head SC, 29928

Address: 1000 Dorset Rd PIN(s): 70010 02001

Acreage: 1.8 Acres

Justification for Rezoning: Zoning Conformance – Nursing Home

Current Zoning: R-4 Proposed Zoning: C-2

Owner Name: Chatham Healthcare Properties, Inc

Owner Address: 1626 Jeurgens Court, Norcross GA, 30093

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Acreage: 1 Acre

Justification for Rezoning: Zoning Conformance – Fueling Station

Current Zoning: R-1 Proposed Zoning: C-2

Owner Name: Navkar, LLC

Owner Address: 101 Hodgeville Rd, Port Wentworth GA, 31407

Address: 6232 Hwy 21 PIN(s): 70035 01002

Acreage: 19.3 Acres

Justification for Rezoning: Zoning Conformance – Warehouse

Current Zoning: C-3 Proposed Zoning: I-1

Owner Name: Cresent Investments Inc.

Owner Address: 6232 Hwy 21, Port Wentworth GA, 31407

Address: 5 Birkenhead Rd PIN(s): 70010 04005

Acreage: .86 Acres

Justification for Rezoning: Zoning Conformance – Funeral/Mortuary Services

Current Zoning: R-4 Proposed Zoning: C-1

Owner Name: Blue Mountain Holdings, LLC

Owner Address: 8375 SW Beaverton Hillsdale Hwy Suite C, Portland OR, 97225

Address: 8901 Hwy 21

PIN(s): 70906 01038 & 70906 01037

Acreage: +/- 5.76 Acres

Justification for Rezoning: Zoning Conformance – Self Storage

Current Zoning: R-4

Proposed Zoning: C-2

Owner Name: Stop N Stor 7LLC

Owner Address: 9100 White Bluff Rd Suite 502, Savannah GA, 31406

Address: 711 Hwy 30

PIN(s): 70976 01018

Acreage: 1.42 Acres

Justification for Rezoning: Zoning Conformance – Commercial Use (Market/Food Service)

Current Zoning: R-1

Proposed Zoning: C-1

Owner Name: Tina Woods Newman

Owner Address: 333 Westminster Drive, Guyton GA, 31312



CITY OF PORT WENTWORTH

7224 GA Highway 21 | Port Wentworth, Georgia 31407

Phone (912) 964-4379 | Fax (912) 966-7429

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ELECTED OFFICIALS

MAYOR

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Nishant Randerwala
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At-Large

Artlise Alston-Cone
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City Manager
Steve Davis

April 15, 2025

RE: Public Hearing Notice

Dear Property Owner:

This letter serves as notification that a Special Use Permit Application has been submitted by City of Port Wentworth for PIN # 70035 01002, located at 6232 Highway 21, to allow for warehousing in the I-1 zoning district. The City of Port Wentworth Planning Commission will consider this application during a public hearing on Monday May 5, 2025 at 3:30 PM.

A public hearing will be held on Thursday May 15, 2025, at 7:00 PM to hear questions and/or comments on this request. On this same date and time, the Mayor and Council will consider this application during their regularly scheduled meeting. All of the above-mentioned meetings will be held in the City Hall 2nd Floor Council Chambers located at 7224 Highway 21, Port Wentworth GA 31407. You are invited to attend. Please check the City website: portwentworthga.gov for more information on how to attend each meeting.

Sincerely,

Katie Dunnigan, CZI
Director of Planning and Zoning
Development Services
City of Port Wentworth, Georgia



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April 15, 2025

RE: Public Hearing Notice

Dear Property Owner:

This letter serves as notification that a Zoning Map Amendment Application has been submitted by City of Port Wentworth for PIN # 70035 01002 located at 6232 Highway 21, to Rezone 19.3 acre from the C-3 (Interchange Commercial) to the I-1 (Industrial) zoning district, to achieve zoning compliance. The City of Port Wentworth Planning Commission will consider this application during a public hearing on Monday May 5, 2025, at 3:30 PM.

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Development Services
City of Port Wentworth, Georgia

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C/O PREMIER LEASING & PROPERTY M
49 PARK OF COMMERCE WAY #204
SAVANNAH, GA 31405

ARTICLE VIII CREDIT SHELTER TRUST I
6232 HIGHWAY 21
PORT WENTWORTH, GA 31407

CRESCENT INVESTMENTS INC*
6232 GA HWY 21
PORT WENTWORTH, GA 31407

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GEORGIA POWER COMPANY
241 RALPH MCGILL BLVD NE
TAX DEPT. BIN 10120
ATLANTA, GA 30308

L-A SAVANNAH-CROSSGATE LLC
1960 SATELLITE BLVD STE 3000
DULUTH, GA 30097







City Council
7224 GA Highway 21
Port Wentworth, GA 31407

SCHEDULED

Meeting: 05/15/25
Department: Development Services
Category: Ordinance
Prepared By: Katie Dunnigan
Department Head: Katie Dunnigan

AGENDA ITEM (ID)

DOC ID:

A Special Use Permit Application has been submitted by the City of Port Wentworth, requesting to allow Warehousing in the I-1 zoning district. PIN # 70035 01002, located in the 2nd Council District, at 6232 Hwy 21. Current zoning C-3, proposed zoning I-1. 1st Reading

- **PUBLIC HEARING**

Issue/Item: A Special Use Permit Application has been submitted by the City of Port Wentworth, requesting to allow Warehousing in the I-1 zoning district. PIN # 70035 01002, located in the 2nd Council District, at 6232 Hwy 21. Current zoning C-3, proposed zoning I-1.

- **PUBLIC HEARING**

Background:

- The City of Port Wentworth seeks to bring existing Warehousing operations in to zoning compliance.
- Pursuant to the City of Port Wentworth Code of Ordinances, Zoning Ordinances, Article 4, Section 4.30, Warehousing requires a Special Use Permit in the I-1 zoning district.

Facts and Finding: Recommendation:

Approve the request for a Special Use Permit allowing Warehousing with the condition:
1. Approval of the Special Use Permit is contingent upon successful rezoning to I-1.

Funding: N/A

Recommendation:

RE-ZONING, VARIANCES, AND **SPECIAL USE PERMIT** APPLICATION



Applicant Information:

Name City of Port Wentworth
Phone 912-999-2084 Email: KDunnigan@portwentworthga.gov
Mailing Address 7224 GA Highway 21, 31407

Property Information: See Attachment A

Site Address _____

Pin/ Parcel # _____

Total Acreage/ Square Feet _____

Description of Project

See Attachment A

Explanation of Variance Request

Applicant Name/Title Omar Senati-Martinez/Zoning Administrator

Authorized City Official Signature: Omar Senati-Martinez

Attachment A

Address: 1 Dixie St PIN(s): 70010 02002

Acreage: +/- 1 Acre

Justification for Rezoning: Zoning Conformance – Commercial Use (Mobile Storage)

Current Zoning: R-4 Proposed Zoning: C-2

Owner Name: One Dixie Partners, LLC

Owner Address: 145 South Shore Dr. Unit 3301, Hilton Head SC, 29928

Address: 1000 Dorset Rd PIN(s): 70010 02001

Acreage: 1.8 Acres

Justification for Rezoning: Zoning Conformance – Nursing Home

Current Zoning: R-4 Proposed Zoning: C-2

Owner Name: Chatham Healthcare Properties, Inc

Owner Address: 1626 Jeurgens Court, Norcross GA, 30093

Address: 101 Hodgeville Road PIN(s): 71017 02010

Acreage: 1 Acre

Justification for Rezoning: Zoning Conformance – Fueling Station

Current Zoning: R-1 Proposed Zoning: C-2

Owner Name: Navkar, LLC

Owner Address: 101 Hodgeville Rd, Port Wentworth GA, 31407

Address: 6232 Hwy 21

PIN(s): 70035 01002

Acreage: 19.3 Acres

Justification for Rezoning: Zoning Conformance – Warehouse

Current Zoning: C-3

Proposed Zoning: I-1

Owner Name: Cresent Investments Inc.

Owner Address: 6232 Hwy 21, Port Wentworth GA, 31407

Address: 8901 Hwy 21

PIN(s): 70906 01038 & 70906 01037

Acreage: +/- 5.76 Acres

Justification for Rezoning: Zoning Conformance – Self Storage

Current Zoning: R-4

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Acreage: .86 Acres

Justification for Rezoning: Zoning Conformance – Funeral/Mortuary Services

Current Zoning: R-4

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April 15, 2025

RE: Public Hearing Notice

Dear Property Owner:

This letter serves as notification that a Special Use Permit Application has been submitted by City of Port Wentworth for PIN # 70035 01002, located at 6232 Highway 21, to allow for warehousing in the I-1 zoning district. The City of Port Wentworth Planning Commission will consider this application during a public hearing on Monday May 5, 2025 at 3:30 PM.

A public hearing will be held on Thursday May 15, 2025, at 7:00 PM to hear questions and/or comments on this request. On this same date and time, the Mayor and Council will consider this application during their regularly scheduled meeting. All of the above-mentioned meetings will be held in the City Hall 2nd Floor Council Chambers located at 7224 Highway 21, Port Wentworth GA 31407. You are invited to attend. Please check the City website: portwentworthga.gov for more information on how to attend each meeting.

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April 15, 2025

RE: Public Hearing Notice

Dear Property Owner:

This letter serves as notification that a Zoning Map Amendment Application has been submitted by City of Port Wentworth for PIN # 70035 01002 located at 6232 Highway 21, to Rezone 19.3 acre from the C-3 (Interchange Commercial) to the I-1 (Industrial) zoning district, to achieve zoning compliance. The City of Port Wentworth Planning Commission will consider this application during a public hearing on Monday May 5, 2025, at 3:30 PM.

A public hearing will be held on Thursday May 15, 2025, at 7:00 PM to hear questions and/or comments on this request. On this same date and time, the Mayor and Council will have the 1st reading of application during their regularly scheduled meeting. The 2nd reading and consideration of this application will be during the following month's regularly scheduled City Council meeting. All of the above-mentioned meetings will be held in the City Hall 2nd Floor Council Chambers located at 7224 Highway 21, Port Wentworth GA 31407. You are invited to attend. Please check the City website: portwentworthga.gov for more information on how to attend each meeting.

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L-A SAVANNAH-CROSSGATE LLC
1960 SATELLITE BLVD STE 3000
DULUTH, GA 30097







City Council
7224 GA Highway 21
Port Wentworth, GA 31407

Meeting: 05/15/25
Department: Development Services
Category: Ordinance
Prepared By: Katie Dunnigan
Department Head: Katie Dunnigan

SCHEDULED

AGENDA ITEM (ID)

DOC ID:

A Zoning Map Amendment Application has been submitted by the City of Port Wentworth, requesting to rezone .86 acres from R-4 to C-1, for the purpose of land use conformance. PIN # 70010 04005, located in the 4th Council District, at 5 Birkenhead Rd. 1st Reading

- **PUBLIC HEARING**

Issue/Item: The Planning Commission recommends approval of a Zoning Map Amendment Application submitted by the City of Port Wentworth, requesting to rezone .86 acres from R-4 to C-1, for the purpose of land use conformance. PIN # 70010 04005, located in the 4th Council District, at 5 Birkenhead Rd.

- **PUBLIC HEARING**

Background:

- The City of Port Wentworth seeks to bring existing operations of a Funeral Home in to zoning compliance.
- Funeral Homes are not allowable as a use in residential zoning districts.
- Pursuant to the City of Port Wentworth Code of Ordinances, Zoning Ordinances, Article 4, Section 4.30 Funeral Homes allowed in the C-1 zoning district as a special use.
- The Future Land Use Map identifies this parcel as being in the Mixed Use category, in which C-1 is a compatible zoning.
- Approval of this rezoning would cause a shift of approximately .009% of total land use, from R-4 to C-1 zoning districts.

Facts and Finding: Recommendations:

- At the May 5, 2025 meeting, the Planning Commission voted to recommend approval of the rezoning.

Funding: N/A

Recommendation:

RE-ZONING, VARIANCES, AND SPECIAL USE PERMIT APPLICATION



Applicant Information:

Name City of Port Wentworth
Phone 912-999-2084 Email: KDunnigan@portwentworthga.gov
Mailing Address 7224 GA Highway 21, 31407

Property Information: See Attachment A

Site Address _____

Pin/ Parcel # _____

Total Acreage/ Square Feet _____

Description of Project

See Attachment A

Explanation of Variance Request

Applicant Name/Title Omar Senati-Martinez / Zoning Administrator

Authorized City Official Signature: Omar Senati-Martinez

Attachment A

Address: 7512 Highway 21

PIN(s): 070975 02007

Acreage: .9 Acres

Justification for Rezoning: Zoning Conformance – Veterinary Services

Current Zoning: R-1

Proposed Zoning: C-1

Owner Name: James Woo Industries, LLC

Owner Address: 136 Post House Trail, Pooler GA, 31322

Address: 3 Birkenhead Street

PIN(s): 70010 04002

Acreage: .39 Acres

Justification for Rezoning: Zoning Conformance – Inflatable Rentals

Current Zoning: R-1

Proposed Zoning: C-1

Owner Name: Southern Region Industrial Realty Inc.

Owner Address: 650 W Peachtree St NW, Atlanta GA, 30308

Address: Highway 30

PIN(s): 70976 02031, 70976 02030, portion of former 70976 02003 & 70976B 01001B

Acreage: +/- 5.26 Acres

Justification for Rezoning: Zoning Conformance – Nursery (Plants)

Current Zoning: R-1

Proposed Zoning: C-2

Owner Name: Frank and Reita's LLC & Frank Neville Floyd

Owner Address: 1716 E Hwy 80, Bloomindale GA, 31302 & 120 Hwy 30, Port Wentworth GA, 31407

Address: 1133 Coldbrook Station Circle PIN(s): 70037 01012

Acreage: 10.77 Acres

Justification for Rezoning: Zoning Conformance – Multifamily Residential

Current Zoning: C-2 Proposed Zoning: R-5

Owner Name: Wood Meadow Apartments LP

Owner Address: 920 Florence Blvd, Florence AL, 35630

Address: 501 Old Richmond Rd PIN(s): 70037 01051

Acreage: 14 Acres

Justification for Rezoning: Zoning Conformance – Multifamily Residential

Current Zoning: C-2 Proposed Zoning: R-5

Owner Name: Chatham-Coldbrook Associates, LLC

Owner Address: PO Box 20197, Atlanta GA, 30325

Address: 6620 Highway 21 PIN(s): 770010 04005

Acreage: +/- 4 Acres

Justification for Rezoning: Zoning Conformance – SPLIT Zoned Parcel

Current Zoning: C-2 & R-1 Proposed Zoning: C-2

Owner Name: William R. Bell

Owner Address: 6620 Highway 21, Port Wentworth GA, 31407

Address: 604 S. Coastal Highway PIN(s): 70015 01001

Acreage: 2.5 Acres

Justification for Rezoning: Zoning Conformance – GA Ports Authority Property

Current Zoning: R-4 Proposed Zoning: I-1

Owner Name: Georgia Ports Authority

Owner Address: 2 Main St., Garden City GA, 31408

Address: South Coastal Highway PIN(s): 70015 01002

Acreage: +/- 8 Acres

Justification for Rezoning: Zoning Conformance – SPLIT zoned parcel

Current Zoning: R-4 & I-1 Proposed Zoning: I-1

Owner Name: United States Sugar Savannah Refinery

Owner Address: 111 Ponce De Leon Ave, Clewiston FL, 33440

Address: 808 Crossgate Road PIN(s): 70010 13025

Acreage: .06 Acres

Justification for Rezoning: Zoning Conformance – Commercial Use

Current Zoning: R-1 Proposed Zoning: C-1

Owner Name: Whitercon Logistics, LLC

Owner Address: 100 Bull St. Suite 100, Savannah GA, 31401

Address: 101 S Coastal Hwy PIN(s): 70010 13011

Acreage: .14 Acres

Justification for Rezoning: Zoning Conformance – Commercial Use (HVAC)

Current Zoning: R-1 Proposed Zoning: C-1

Owner Name: Karen Marie Zollo

Owner Address: 101 S Coastal Hwy, Port Wentworth GA, 31407

Address: 1 Dixie St PIN(s): 70010 02002

Acreage: +/- 1 Acre

Justification for Rezoning: Zoning Conformance – Commercial Use (Mobile Storage)

Current Zoning: R-4 Proposed Zoning: C-2

Owner Name: One Dixie Partners, LLC

Owner Address: 145 South Shore Dr. Unit 3301, Hilton Head SC, 29928

Address: 1000 Dorset Rd PIN(s): 70010 02001

Acreage: 1.8 Acres

Justification for Rezoning: Zoning Conformance – Nursing Home

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Address: 101 Hodgeville Road PIN(s): 71017 02010

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Steve Davis

April 15, 2025

RE: Public Hearing Notice

Dear Property Owner:

This letter serves as notification that a Zoning Map Amendment Application has been submitted by City of Port Wentworth for PIN # 70010 04005, located at 5 Birkenhead Road, to Rezone .86 acres from R-4 (Mixed Residential) to the C-1 (Neighborhood Commercial) Zoning District to achieve zoning compliance. The City of Port Wentworth Planning Commission will consider this application during a public hearing on Monday May 5, 2025, at 3:30 PM.

A public hearing will be held on Thursday May 15, 2025, at 7:00 PM to hear questions and/or comments on this request. On this same date and time, the Mayor and Council will have the 1st reading of application during their regularly scheduled meeting. The 2nd reading and consideration of this application will be during the following month's regularly scheduled City Council meeting. All of the above-mentioned meetings will be held in the City Hall 2nd Floor Council Chambers located at 7224 Highway 21, Port Wentworth GA 31407. You are invited to attend. Please check the City website: portwentworthga.gov for more information on how to attend each meeting.

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Steve Davis

April 15, 2025

RE: Public Hearing Notice

Dear Property Owner:

This letter serves as notification that a Special Use Permit Application has been submitted by City of Port Wentworth for PIN # 70010 04005, located at 5 Birkenhead Road, to allow for a funeral home in the C-1 zoning district. The City of Port Wentworth Planning Commission will consider this application during a public hearing on Monday May 5, 2025 at 3:30 PM.

A public hearing will be held on Thursday May 15, 2025, at 7:00 PM to hear questions and/or comments on this request. On this same date and time, the Mayor and Council will consider this application during their regularly scheduled meeting. All of the above-mentioned meetings will be held in the City Hall 2nd Floor Council Chambers located at 7224 Highway 21, Port Wentworth GA 31407. You are invited to attend. Please check the City website: portwentworthga.gov for more information on how to attend each meeting.

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Director of Planning and Zoning
Development Services
City of Port Wentworth, Georgia

BALCOM JUDY A & ANTHONY K*
408 MCLEOD AVE
TYBEE ISLAND, GA 31328

BLUE MOUNTAIN HOLDINGS, LLC
8375 SW BEAVERTON HILLSDALE HWY
PORTLAND, OR 97225

CATES PAUL
PO BOX 7601
SAVANNAH, GA 31418

COLE SARAH JOYCE COLSON
2 COLSON DR
GARDEN CITY, GA 31408

COOK ROSE FOSTER
101 CANTYRE ST
PT WENTWORTH, GA 31407

DURDEN LEO & DEBORAH*
104 CANTYRE ST
SAVANNAH, GA 31407

GLEVUM LLC
PO BOX 2386
RINCON, GA 31326

GRIESEMER MARK O.
6 DIXIE STREET
PORT WENTWORTH, GA 31407

HARLEY LESLIE R
P O BOX 8755
SAVANNAH, GA 31412

HODGES FAYE
102 CANTYRE ST
SAVANNAH, GA 31407

HODGES DONNA
103 S. COASTAL HWY.
PORT WENTWORTH, GA 31407

JEFFERS LYNN SR
222 JEFFERS RD
PORT WENTWORTH, GA 31407

JOHNSON CASSANDRA A, JOHNSON NI
11 ABERFELDY STREET
PORT WENTWORTH, GA 31407

JOHNSON DUANE
PO BOX 1294
SAVANNAH, GA 31407

LAPLUME MATTHEW ROBERT
13 ABERFELDY STREET
PORT WENTWORTH, GA 31407

LEE JUDITH DIANNE
PO BOX 4084
PT WENTWORTH, GA 31407

LEONARD JOHN
PO BOX 235
POOLER, GA 31322

LTB FRAZIER PROPERTIES LLC
7281 KELTER DRIVE
WEST CHESTER, OH 45069

NEW BETTY JEAN
102 WILLOWPEG RD
RINCON, GA 31326

NORFOLK SOUTHERN COPR, TAXATION
THREE COMMERCIAL PL
NORFOLK, VA 23510

OWENS SIEGLINDE & JOSEPH N*
8 DIXIE ST
PT WENTWORTH, GA 31407

PORT WENTWORTH CITY OF
7224 GA HIGHWAY 21
PORT WENTWORTH, GA 31407

SALMEN JAMES R
106 CANTYRE ST
PORT WENTWORTH, GA 31407

SALTER RICHARD L JR & AMY E*
103 CANTYRE ST
PT WENTWORTH, GA 31407

SHISLER BRIAN FRANCIS
12 DIXIE ST
PORT WENTWORTH, GA 31407

SOUTHERN REGION INDUSTRIAL REAL
650 W PEACHTREE ST NW
ATLANTA, GA 30308

SOUTHERN REGION INDUSTRIAL REAL
650 W PEACHTREE ST., NW
ATLANTA, GA 30308

WALTER ROSS MINISTRIES INC
844 SAGEWOOD DR
HINESVILLE, GA 31313

ZAMORA VALERIE L
111 CANTYRE ST
PORT WENTWORTH, GA 31407

ZAMORA VALERIE L
111 CANTYRE STREET
PORT WENTWORTH, GA 31407

ZAMORA VALERIE LYNN
111 CANTYRE STREET
PORT WENTWORTH, GA 31407

ZOLLO KAREN MARIE
101 S COASTAL HWY
PORT WENTWORTH, GA 31407







City Council
7224 GA Highway 21
Port Wentworth, GA 31407

SCHEDULED

Meeting: 05/15/25
Department: Development Services
Category: Ordinance
Prepared By: Katie Dunnigan
Department Head: Katie Dunnigan

AGENDA ITEM (ID)

DOC ID:

A Special Use Permit Application has been submitted by the City of Port Wentworth, requesting to allow a Funeral Home in the C-1 zoning district. PIN # 70010 04005, located in the 4th Council District, at 5 Birkenhead Rd. Current zoning R-4, proposed zoning C-1. 1st Reading

- **PUBLIC HEARING**

Issue/Item: A Special Use Permit Application has been submitted by the City of Port Wentworth, requesting to allow a Funeral Home in the C-1 zoning district. PIN # 70010 04005, located in the 4th Council District, at 5 Birkenhead Rd. Current zoning R-4, proposed zoning C-1.

- **PUBLIC HEARING**

Background:

- The City of Port Wentworth seeks to bring existing Funeral Home operations in to zoning compliance.
- Pursuant to the City of Port Wentworth Code of Ordinances, Zoning Ordinances, Article 4, Section 4.30, a Funeral Home requires a Special Use Permit in the C-1 zoning district.

Facts and Finding: Recommendation:

At the May 5, 2025 meeting, the Planning Commission voted to recommend approval of the request for a Special Use Permit allowing a Funeral Home, with the condition:

1. Approval of the Special Use Permit is contingent upon successful rezoning to C-1.

Funding:

Recommendation:

RE-ZONING, VARIANCES, AND **SPECIAL USE PERMIT** APPLICATION



Applicant Information:

Name City of Port Wentworth
Phone 912-999-2084 Email: KDunnigan@portwentworthga.gov
Mailing Address 7224 GA Highway 21, 31407

Property Information: See Attachment A

Site Address _____

Pin/ Parcel # _____

Total Acreage/ Square Feet _____

Description of Project

See Attachment A

Explanation of Variance Request

Applicant Name/Title Omar Senati-Martinez / Zoning Administrator

Authorized City Official Signature: Omar Senati-Martinez

Attachment A

Address: 1 Dixie St PIN(s): 70010 02002

Acreage: +/- 1 Acre

Justification for Rezoning: Zoning Conformance – Commercial Use (Mobile Storage)

Current Zoning: R-4 Proposed Zoning: C-2

Owner Name: One Dixie Partners, LLC

Owner Address: 145 South Shore Dr. Unit 3301, Hilton Head SC, 29928

Address: 1000 Dorset Rd PIN(s): 70010 02001

Acreage: 1.8 Acres

Justification for Rezoning: Zoning Conformance – Nursing Home

Current Zoning: R-4 Proposed Zoning: C-2

Owner Name: Chatham Healthcare Properties, Inc

Owner Address: 1626 Jeurgens Court, Norcross GA, 30093

Address: 101 Hodgeville Road PIN(s): 71017 02010

Acreage: 1 Acre

Justification for Rezoning: Zoning Conformance – Fueling Station

Current Zoning: R-1 Proposed Zoning: C-2

Owner Name: Navkar, LLC

Owner Address: 101 Hodgeville Rd, Port Wentworth GA, 31407

Address: 6232 Hwy 21

PIN(s): 70035 01002

Acreage: 19.3 Acres

Justification for Rezoning: Zoning Conformance – Warehouse

Current Zoning: C-3

Proposed Zoning: I-1

Owner Name: Cresent Investments Inc.

Owner Address: 6232 Hwy 21, Port Wentworth GA, 31407

Address: 8901 Hwy 21

PIN(s): 70906 01038 & 70906 01037

Acreage: +/- 5.76 Acres

Justification for Rezoning: Zoning Conformance – Self Storage

Current Zoning: R-4

Proposed Zoning: C-2

Owner Name: Stop N Stor 7LLC

Owner Address: 9100 White Bluff Rd Suite 502, Savannah GA, 31406

Address: 5 Birkenhead Rd PIN(s): 70010 04005

Acreage: .86 Acres

Justification for Rezoning: Zoning Conformance – Funeral/Mortuary Services

Current Zoning: R-4

Proposed Zoning: C-1

Owner Name: Blue Mountain Holdings, LLC

Owner Address: 8375 SW Beaverton Hillsdale Hwy Suite C, Portland OR, 97225



CITY OF PORT WENTWORTH

7224 GA Highway 21 | Port Wentworth, Georgia 31407

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Portwentworthga.gov

ELECTED OFFICIALS

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Gary Norton

COUNCIL MEMBERS

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Mayor Pro Tem

Mark Stephens
District 2

Rufus Bright
District 3

Nishant Randerwala
District 4

Thomas Barbee
At-Large

Artlise Alston-Cone
At-Large

City Manager
Steve Davis

April 15, 2025

RE: Public Hearing Notice

Dear Property Owner:

This letter serves as notification that a Zoning Map Amendment Application has been submitted by City of Port Wentworth for PIN # 70010 04005, located at 5 Birkenhead Road, to Rezone .86 acres from R-4 (Mixed Residential) to the C-1 (Neighborhood Commercial) Zoning District to achieve zoning compliance. The City of Port Wentworth Planning Commission will consider this application during a public hearing on Monday May 5, 2025, at 3:30 PM.

A public hearing will be held on Thursday May 15, 2025, at 7:00 PM to hear questions and/or comments on this request. On this same date and time, the Mayor and Council will have the 1st reading of application during their regularly scheduled meeting. The 2nd reading and consideration of this application will be during the following month's regularly scheduled City Council meeting. All of the above-mentioned meetings will be held in the City Hall 2nd Floor Council Chambers located at 7224 Highway 21, Port Wentworth GA 31407. You are invited to attend. Please check the City website: portwentworthga.gov for more information on how to attend each meeting.

Sincerely,

Katie Dunnigan, CZI
Director of Planning and Zoning
Development Services
City of Port Wentworth, Georgia



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Artlise Alston-Cone

At-Large

City Manager

Steve Davis

April 15, 2025

RE: Public Hearing Notice

Dear Property Owner:

This letter serves as notification that a Special Use Permit Application has been submitted by City of Port Wentworth for PIN # 70010 04005, located at 5 Birkenhead Road, to allow for a funeral home in the C-1 zoning district. The City of Port Wentworth Planning Commission will consider this application during a public hearing on Monday May 5, 2025 at 3:30 PM.

A public hearing will be held on Thursday May 15, 2025, at 7:00 PM to hear questions and/or comments on this request. On this same date and time, the Mayor and Council will consider this application during their regularly scheduled meeting. All of the above-mentioned meetings will be held in the City Hall 2nd Floor Council Chambers located at 7224 Highway 21, Port Wentworth GA 31407. You are invited to attend. Please check the City website: portwentworthga.gov for more information on how to attend each meeting.

Sincerely,

Katie Dunnigan, CZI
Director of Planning and Zoning
Development Services
City of Port Wentworth, Georgia

BALCOM JUDY A & ANTHONY K*
408 MCLEOD AVE
TYBEE ISLAND, GA 31328

BLUE MOUNTAIN HOLDINGS, LLC
8375 SW BEAVERTON HILLSDALE HWY
PORTLAND, OR 97225

CATES PAUL
PO BOX 7601
SAVANNAH, GA 31418

COLE SARAH JOYCE COLSON
2 COLSON DR
GARDEN CITY, GA 31408

COOK ROSE FOSTER
101 CANTYRE ST
PT WENTWORTH, GA 31407

DURDEN LEO & DEBORAH*
104 CANTYRE ST
SAVANNAH, GA 31407

GLEVUM LLC
PO BOX 2386
RINCON, GA 31326

GRIESEMER MARK O.
6 DIXIE STREET
PORT WENTWORTH, GA 31407

HARLEY LESLIE R
P O BOX 8755
SAVANNAH, GA 31412

HODGES FAYE
102 CANTYRE ST
SAVANNAH, GA 31407

HODGES DONNA
103 S. COASTAL HWY.
PORT WENTWORTH, GA 31407

JEFFERS LYNN SR
222 JEFFERS RD
PORT WENTWORTH, GA 31407

JOHNSON CASSANDRA A, JOHNSON NI
11 ABERFELDY STREET
PORT WENTWORTH, GA 31407

JOHNSON DUANE
PO BOX 1294
SAVANNAH, GA 31407

LAPLUME MATTHEW ROBERT
13 ABERFELDY STREET
PORT WENTWORTH, GA 31407

LEE JUDITH DIANNE
PO BOX 4084
PT WENTWORTH, GA 31407

LEONARD JOHN
PO BOX 235
POOLER, GA 31322

LTB FRAZIER PROPERTIES LLC
7281 KELTER DRIVE
WEST CHESTER, OH 45069

NEW BETTY JEAN
102 WILLOWPEG RD
RINCON, GA 31326

NORFOLK SOUTHERN COPR, TAXATION
THREE COMMERCIAL PL
NORFOLK, VA 23510

OWENS SIEGLINDE & JOSEPH N*
8 DIXIE ST
PT WENTWORTH, GA 31407

PORT WENTWORTH CITY OF
7224 GA HIGHWAY 21
PORT WENTWORTH, GA 31407

SALMEN JAMES R
106 CANTYRE ST
PORT WENTWORTH, GA 31407

SALTER RICHARD L JR & AMY E*
103 CANTYRE ST
PT WENTWORTH, GA 31407

SHISLER BRIAN FRANCIS
12 DIXIE ST
PORT WENTWORTH, GA 31407

SOUTHERN REGION INDUSTRIAL REAL
650 W PEACHTREE ST NW
ATLANTA, GA 30308

SOUTHERN REGION INDUSTRIAL REAL
650 W PEACHTREE ST., NW
ATLANTA, GA 30308

WALTER ROSS MINISTRIES INC
844 SAGEWOOD DR
HINESVILLE, GA 31313

ZAMORA VALERIE L
111 CANTYRE ST
PORT WENTWORTH, GA 31407

ZAMORA VALERIE L
111 CANTYRE STREET
PORT WENTWORTH, GA 31407

ZAMORA VALERIE LYNN
111 CANTYRE STREET
PORT WENTWORTH, GA 31407

ZOLLO KAREN MARIE
101 S COASTAL HWY
PORT WENTWORTH, GA 31407







City Council
7224 GA Highway 21
Port Wentworth, GA 31407

Meeting: 05/15/25
Department: Development Services
Category: Ordinance
Prepared By: Katie Dunnigan
Department Head: Katie Dunnigan

SCHEDULED

AGENDA ITEM (ID)

DOC ID:

A Zoning Map Amendment Application has been submitted by the City of Port Wentworth, requesting to rezone +/- 5.76 acres from R-4 to C-2, for the purpose of land use conformance. PIN #s 70906 01038 & 70906 01037, located in the 1st Council District, at 8901 Highway 21. 1st

Reading

PUBLIC HEARING

Issue/Item: The Planning Commission recommends approval of a Zoning Map Amendment Application submitted by the City of Port Wentworth, requesting to rezone +/- 5.76 acres from R-4 to C-2, for the purpose of land use conformance. PIN #s 70906 01038 & 70906 01037, located in the 1st Council District, at 8901 Highway 21.

PUBLIC HEARING

Background:

- The City of Port Wentworth seeks to bring existing Self-Storage operations in to zoning compliance.
- Self-Storage is not allowable as a use in residential zoning districts.
- Pursuant to the City of Port Wentworth Code of Ordinances, Zoning Ordinances, Article 4, Section 4.30 Self-Storage is allowed in the C-2 zoning district as a special use.
- The Future Land Use Map identifies this parcel as being in the Commercial use category.
- Approval of this rezoning would cause a shift of approximately .06% of total land use, from R-4 to C-2 zoning districts.

Facts and Finding: Recommendations:

- At the May 5, 2025 meeting, the Planning Commission voted to recommend approval of the rezoning.

Funding: N/A

Recommendation:

RE-ZONING, VARIANCES, AND SPECIAL USE PERMIT APPLICATION



Applicant Information:

Name City of Port Wentworth
Phone 912-999-2084 Email: KDunnigan@portwentworthga.gov
Mailing Address 7224 GA Highway 21, 31407

Property Information: See Attachment A

Site Address _____

Pin/ Parcel # _____

Total Acreage/ Square Feet _____

Description of Project

See Attachment A

Explanation of Variance Request

Applicant Name/Title Omar Senati-Martinez / Zoning Administrator

Authorized City Official Signature: Omar Senati-Martinez

Attachment A

Address: 7512 Highway 21

PIN(s): 070975 02007

Acreage: .9 Acres

Justification for Rezoning: Zoning Conformance – Veterinary Services

Current Zoning: R-1

Proposed Zoning: C-1

Owner Name: James Woo Industries, LLC

Owner Address: 136 Post House Trail, Pooler GA, 31322

Address: 3 Birkenhead Street

PIN(s): 70010 04002

Acreage: .39 Acres

Justification for Rezoning: Zoning Conformance – Inflatable Rentals

Current Zoning: R-1

Proposed Zoning: C-1

Owner Name: Southern Region Industrial Realty Inc.

Owner Address: 650 W Peachtree St NW, Atlanta GA, 30308

Address: Highway 30

PIN(s): 70976 02031, 70976 02030, portion of former 70976 02003 & 70976B 01001B

Acreage: +/- 5.26 Acres

Justification for Rezoning: Zoning Conformance – Nursery (Plants)

Current Zoning: R-1

Proposed Zoning: C-2

Owner Name: Frank and Reita's LLC & Frank Neville Floyd

Owner Address: 1716 E Hwy 80, Bloomindale GA, 31302 & 120 Hwy 30, Port Wentworth GA, 31407

Address: 1133 Coldbrook Station Circle PIN(s): 70037 01012

Acreage: 10.77 Acres

Justification for Rezoning: Zoning Conformance – Multifamily Residential

Current Zoning: C-2 Proposed Zoning: R-5

Owner Name: Wood Meadow Apartments LP

Owner Address: 920 Florence Blvd, Florence AL, 35630

Address: 501 Old Richmond Rd PIN(s): 70037 01051

Acreage: 14 Acres

Justification for Rezoning: Zoning Conformance – Multifamily Residential

Current Zoning: C-2 Proposed Zoning: R-5

Owner Name: Chatham-Coldbrook Associates, LLC

Owner Address: PO Box 20197, Atlanta GA, 30325

Address: 6620 Highway 21 PIN(s): 770010 04005

Acreage: +/- 4 Acres

Justification for Rezoning: Zoning Conformance – SPLIT Zoned Parcel

Current Zoning: C-2 & R-1 Proposed Zoning: C-2

Owner Name: William R. Bell

Owner Address: 6620 Highway 21, Port Wentworth GA, 31407

Address: 604 S. Coastal Highway PIN(s): 70015 01001

Acreage: 2.5 Acres

Justification for Rezoning: Zoning Conformance – GA Ports Authority Property

Current Zoning: R-4 Proposed Zoning: I-1

Owner Name: Georgia Ports Authority

Owner Address: 2 Main St., Garden City GA, 31408

Address: South Coastal Highway PIN(s): 70015 01002

Acreage: +/- 8 Acres

Justification for Rezoning: Zoning Conformance – SPLIT zoned parcel

Current Zoning: R-4 & I-1 Proposed Zoning: I-1

Owner Name: United States Sugar Savannah Refinery

Owner Address: 111 Ponce De Leon Ave, Clewiston FL, 33440

Address: 808 Crossgate Road PIN(s): 70010 13025

Acreage: .06 Acres

Justification for Rezoning: Zoning Conformance – Commercial Use

Current Zoning: R-1 Proposed Zoning: C-1

Owner Name: Whitercon Logistics, LLC

Owner Address: 100 Bull St. Suite 100, Savannah GA, 31401

Address: 101 S Coastal Hwy PIN(s): 70010 13011

Acreage: .14 Acres

Justification for Rezoning: Zoning Conformance – Commercial Use (HVAC)

Current Zoning: R-1 Proposed Zoning: C-1

Owner Name: Karen Marie Zollo

Owner Address: 101 S Coastal Hwy, Port Wentworth GA, 31407

Address: 1 Dixie St PIN(s): 70010 02002

Acreage: +/- 1 Acre

Justification for Rezoning: Zoning Conformance – Commercial Use (Mobile Storage)

Current Zoning: R-4 Proposed Zoning: C-2

Owner Name: One Dixie Partners, LLC

Owner Address: 145 South Shore Dr. Unit 3301, Hilton Head SC, 29928

Address: 1000 Dorset Rd PIN(s): 70010 02001

Acreage: 1.8 Acres

Justification for Rezoning: Zoning Conformance – Nursing Home

Current Zoning: R-4 Proposed Zoning: C-2

Owner Name: Chatham Healthcare Properties, Inc

Owner Address: 1626 Jeurgens Court, Norcross GA, 30093

Address: 101 Hodgeville Road PIN(s): 71017 02010

Acreage: 1 Acre

Justification for Rezoning: Zoning Conformance – Fueling Station

Current Zoning: R-1 Proposed Zoning: C-2

Owner Name: Navkar, LLC

Owner Address: 101 Hodgeville Rd, Port Wentworth GA, 31407

Address: 6232 Hwy 21 PIN(s): 70035 01002

Acreage: 19.3 Acres

Justification for Rezoning: Zoning Conformance – Warehouse

Current Zoning: C-3 Proposed Zoning: I-1

Owner Name: Cresent Investments Inc.

Owner Address: 6232 Hwy 21, Port Wentworth GA, 31407

Address: 5 Birkenhead Rd PIN(s): 70010 04005

Acreage: .86 Acres

Justification for Rezoning: Zoning Conformance – Funeral/Mortuary Services

Current Zoning: R-4 Proposed Zoning: C-1

Owner Name: Blue Mountain Holdings, LLC

Owner Address: 8375 SW Beaverton Hillsdale Hwy Suite C, Portland OR, 97225

Address: 8901 Hwy 21

PIN(s): 70906 01038 & 70906 01037

Acreage: +/- 5.76 Acres

Justification for Rezoning: Zoning Conformance – Self Storage

Current Zoning: R-4

Proposed Zoning: C-2

Owner Name: Stop N Stor 7LLC

Owner Address: 9100 White Bluff Rd Suite 502, Savannah GA, 31406

Address: 711 Hwy 30

PIN(s): 70976 01018

Acreage: 1.42 Acres

Justification for Rezoning: Zoning Conformance – Commercial Use (Market/Food Service)

Current Zoning: R-1

Proposed Zoning: C-1

Owner Name: Tina Woods Newman

Owner Address: 333 Westminster Drive, Guyton GA, 31312



CITY OF PORT WENTWORTH

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Portwentworthga.gov

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Artlise Alston-Cone
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City Manager
Steve Davis

April 15, 2025

RE: Public Hearing Notice

Dear Property Owner:

This letter serves as notification that a Zoning Map Amendment Application has been submitted by City of Port Wentworth for PIN #s 70906 01037 & 70906 01038 located at 8901 Highway 21, to Rezone 5.76 acres from the R-4 (Mixed Residential) to the C-2 (General Commercial) Zoning District to achieve zoning compliance. The City of Port Wentworth Planning Commission will consider this application during a public hearing on Monday May 5, 2025, at 3:30 PM.

A public hearing will be held on Thursday May 15, 2025, at 7:00 PM to hear questions and/or comments on this request. On this same date and time, the Mayor and Council will have the 1st reading of application during their regularly scheduled meeting. The 2nd reading and consideration of this application will be during the following month's regularly scheduled City Council meeting. All of the above-mentioned meetings will be held in the City Hall 2nd Floor Council Chambers located at 7224 Highway 21, Port Wentworth GA 31407. You are invited to attend. Please check the City website: portwentworthga.gov for more information on how to attend each meeting.

Sincerely,

Katie Dunnigan, CZI
Director of Planning and Zoning
Development Services
City of Port Wentworth, Georgia



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Steve Davis

April 15, 2025

RE: Public Hearing Notice

Dear Property Owner:

This letter serves as notification that a Special Use Permit Application has been submitted by City of Port Wentworth for PIN #s 70906 01037 & 70906 01038, located at 8901 Highway 21, to allow for self-storage in the C-2 zoning district. The City of Port Wentworth Planning Commission will consider this application during a public hearing on Monday May 5, 2025 at 3:30 PM.

A public hearing will be held on Thursday May 15, 2025, at 7:00 PM to hear questions and/or comments on this request. On this same date and time, the Mayor and Council will consider this application during their regularly scheduled meeting. All of the above-mentioned meetings will be held in the City Hall 2nd Floor Council Chambers located at 7224 Highway 21, Port Wentworth GA 31407. You are invited to attend. Please check the City website: portwentworthga.gov for more information on how to attend each meeting.

Sincerely,

Katie Dunnigan, CZI
Director of Planning and Zoning
Development Services
City of Port Wentworth, Georgia

ANDERSON MARY
15 RICE CREEK RD
PORT WENTWORTH, GA 31407

COKE SANDO A.
11 RICE CREEK ROAD
PORT WENTWORTH, GA 31407

GAINES TIMOTHY B
9 RICE CREEK RD
PORT WENTWORTH, GA 31407

MAY MAR-LING S., PACE MARGIE T.
13 RICE CREEK ROAD
PORT WENTWORTH, GA 31407

MUSA BOB D
18 RICE CREEK RD
PORT WENTWORTH, GA 31407

PARKS ALAINA D
5 MANGROVE TRAIL
PORT WENTWORTH, GA 31407

PARKS JAYMARIE, PARKS JOSH
3677 SADDLE HORN TRAIL
OGDEN, KS 66517

RC RESIDENTIAL LLC
PO BOX 672647
MARIETTA, GA 30006

RICE CREEK HOMEOWNERS ASSOCIAT
119 CANAL ST SUITE 102
POOLER, GA 31410

RICE CREEK LANDING, LLC
PO BOX 16176
SAVANNAH, GA 31416

STOP N STOR 7 LLC
9100 WHITE BLUFF RD SUITE 502
SAVANNAH, GA 31406

THOMPSON NEAL & AMELIA
8024 OLD HWY 21
PORT WENTWORTH, GA 31407

THOMPSON TRENT V & JEANINE N
8140 OLD HIWAY 21
PORT WENTWORTH, GA 31407

WRIGHT SHIRLEY
14 RICE CREEK RD
PORT WENTWORTH, GA 31407

THOMPSON JIMMY NEAL
8024 OLD HWY 21
SAVANNAH, GA 31407







City Council
7224 GA Highway 21
Port Wentworth, GA 31407

SCHEDULED

Meeting: 05/15/25
Department: Development Services
Category: Ordinance
Prepared By: Katie Dunnigan
Department Head: Katie Dunnigan

AGENDA ITEM (ID)

DOC ID:

A Special Use Permit Application has been submitted by the City of Port Wentworth, requesting to allow Self-Storage in the C-2 zoning district. PIN # 70906 01038 & 70906 01037, located in the 1st Council District, at 8901 Hwy 21. Current zoning R-4, proposed zoning C-2. 1st Reading
• **PUBLIC HEARING**

Issue/Item: A Special Use Permit Application has been submitted by the City of Port Wentworth, requesting to allow Self-Storage in the C-2 zoning district. PIN # 70906 01038 & 70906 01037, located in the 1st Council District, at 8901 Hwy 21. Current zoning R-4, proposed zoning C-2.

- **PUBLIC HEARING**

Background:

- The City of Port Wentworth seeks to bring existing Self-Storage operations in to zoning compliance.
- Pursuant to the City of Port Wentworth Code of Ordinances, Zoning Ordinances, Article 4, Section 4.30, Self-Storage requires a Special Use Permit in the C-2 zoning district.

Facts and Finding: Recommendation:

At the May 5, 2025 meeting, the Planning Commission voted to recommend approval of the request for a Special Use Permit allowing a Self-Storage facility, with the condition:

1. Approval of the Special Use Permit is contingent upon successful rezoning to C-2.

Funding: N/A

Recommendation:

RE-ZONING, VARIANCES, AND **SPECIAL USE PERMIT** APPLICATION



Applicant Information:

Name City of Port Wentworth
Phone 912-999-2084 Email: KDunnigan@portwentworthga.gov
Mailing Address 7224 GA Highway 21, 31407

Property Information: See Attachment A

Site Address _____

Pin/ Parcel # _____

Total Acreage/ Square Feet _____

Description of Project

See Attachment A

Explanation of Variance Request

Applicant Name/Title Omar Senati-Martinez / Zoning Administrator

Authorized City Official Signature: Omar Senati-Martinez

Attachment A

Address: 1 Dixie St PIN(s): 70010 02002

Acreage: +/- 1 Acre

Justification for Rezoning: Zoning Conformance – Commercial Use (Mobile Storage)

Current Zoning: R-4 Proposed Zoning: C-2

Owner Name: One Dixie Partners, LLC

Owner Address: 145 South Shore Dr. Unit 3301, Hilton Head SC, 29928

Address: 1000 Dorset Rd PIN(s): 70010 02001

Acreage: 1.8 Acres

Justification for Rezoning: Zoning Conformance – Nursing Home

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Current Zoning: R-1 Proposed Zoning: C-2

Owner Name: Navkar, LLC

Owner Address: 101 Hodgeville Rd, Port Wentworth GA, 31407

Address: 6232 Hwy 21

PIN(s): 70035 01002

Acreage: 19.3 Acres

Justification for Rezoning: Zoning Conformance – Warehouse

Current Zoning: C-3

Proposed Zoning: I-1

Owner Name: Crescent Investments Inc.

Owner Address: 6232 Hwy 21, Port Wentworth GA, 31407

Address: 8901 Hwy 21

PIN(s): 70906 01038 & 70906 01037

Acreage: +/- 5.76 Acres

Justification for Rezoning: Zoning Conformance – Self Storage

Current Zoning: R-4

Proposed Zoning: C-2

Owner Name: Stop N Stor 7LLC

Owner Address: 9100 White Bluff Rd Suite 502, Savannah GA, 31406

Address: 5 Birkenhead Rd PIN(s): 70010 04005

Acreage: .86 Acres

Justification for Rezoning: Zoning Conformance – Funeral/Mortuary Services

Current Zoning: R-4

Proposed Zoning: C-1

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Owner Address: 8375 SW Beaverton Hillsdale Hwy Suite C, Portland OR, 97225



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Steve Davis

April 15, 2025

RE: Public Hearing Notice

Dear Property Owner:

This letter serves as notification that a Zoning Map Amendment Application has been submitted by City of Port Wentworth for PIN #s 70906 01037 & 70906 01038 located at 8901 Highway 21, to Rezone 5.76 acres from the R-4 (Mixed Residential) to the C-2 (General Commercial) Zoning District to achieve zoning compliance. The City of Port Wentworth Planning Commission will consider this application during a public hearing on Monday May 5, 2025, at 3:30 PM.

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Sincerely,

Katie Dunnigan, CZI
Director of Planning and Zoning
Development Services
City of Port Wentworth, Georgia



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At-Large

City Manager
Steve Davis

April 15, 2025

RE: Public Hearing Notice

Dear Property Owner:

This letter serves as notification that a Special Use Permit Application has been submitted by City of Port Wentworth for PIN #s 70906 01037 & 70906 01038, located at 8901 Highway 21, to allow for self-storage in the C-2 zoning district. The City of Port Wentworth Planning Commission will consider this application during a public hearing on Monday May 5, 2025 at 3:30 PM.

A public hearing will be held on Thursday May 15, 2025, at 7:00 PM to hear questions and/or comments on this request. On this same date and time, the Mayor and Council will consider this application during their regularly scheduled meeting. All of the above-mentioned meetings will be held in the City Hall 2nd Floor Council Chambers located at 7224 Highway 21, Port Wentworth GA 31407. You are invited to attend. Please check the City website: portwentworthga.gov for more information on how to attend each meeting.

Sincerely,

Katie Dunnigan, CZI
Director of Planning and Zoning
Development Services
City of Port Wentworth, Georgia

ANDERSON MARY
15 RICE CREEK RD
PORT WENTWORTH, GA 31407

COKE SANDO A.
11 RICE CREEK ROAD
PORT WENTWORTH, GA 31407

GAINES TIMOTHY B
9 RICE CREEK RD
PORT WENTWORTH, GA 31407

MAY MAR-LING S., PACE MARGIE T.
13 RICE CREEK ROAD
PORT WENTWORTH, GA 31407

MUSA BOB D
18 RICE CREEK RD
PORT WENTWORTH, GA 31407

PARKS ALAINA D
5 MANGROVE TRAIL
PORT WENTWORTH, GA 31407

PARKS JAYMARIE, PARKS JOSH
3677 SADDLE HORN TRAIL
OGDEN, KS 66517

RC RESIDENTIAL LLC
PO BOX 672647
MARIETTA, GA 30006

RICE CREEK HOMEOWNERS ASSOCIAT
119 CANAL ST SUITE 102
POOLER, GA 31410

RICE CREEK LANDING, LLC
PO BOX 16176
SAVANNAH, GA 31416

STOP N STOR 7 LLC
9100 WHITE BLUFF RD SUITE 502
SAVANNAH, GA 31406

THOMPSON NEAL & AMELIA
8024 OLD HWY 21
PORT WENTWORTH, GA 31407

THOMPSON TRENT V & JEANINE N
8140 OLD HIWAY 21
PORT WENTWORTH, GA 31407

WRIGHT SHIRLEY
14 RICE CREEK RD
PORT WENTWORTH, GA 31407

THOMPSON JIMMY NEAL
8024 OLD HWY 21
SAVANNAH, GA 31407



