



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

- 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 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