



**CITY OF PORT WENTWORTH**  
**PLANNING COMMISSION**  
**MAY 5, 2025**

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**Council Meeting Room**

**Regular Session**

**3:30 PM**

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**7224 GA HIGHWAY 21**  
**PORT WENTWORTH, GA 31407**

**1. CALL MEETING TO ORDER**

**2. PRAYER AND PLEDGE OF ALLEGIANCE**

**3. ROLL CALL - CLERK OF COUNCIL**

**4. APPROVAL OF AGENDA**

**5. ADOPTION OF MINUTES**

**6. NEW BUSINESS**

6A.. 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.

6B. 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.

- **PUBLIC HEARING**

**7. NEW BUSINESS - CITY INITIATED REZONINGS AND SPECIAL USE PERMITS**

7A. 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.

- **PUBLIC HEARING**

7B. 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**

7C. A Zoning Map Amendment Application has been submitted by the City of Port Wentworth, requesting to rezone .39 acres from R-4 to C-1, for the purpose of land use conformance. PIN # 70010 04002, located in the 4th Council District, at 3 Birkenhead St.

- **PUBLIC HEARING**

7D. 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**

7E. 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.

- **PUBLIC HEARING**

7F. 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.

- **PUBLIC HEARING**

7G. 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.

- **PUBLIC HEARING**

7H. 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.

- **PUBLIC HEARING**

7I. A Zoning Map Amendment Application has been submitted by the City of Port Wentworth, requesting to rezone +/- 8 acres from SPLIT zoning (I-1/R-4) to I-1, for the purpose of land use conformance. PIN # 70015 01002, located in the 4th Council District, on S Coastal Hwy.

- **PUBLIC HEARING**

7J. 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.

- **PUBLIC HEARING**

7K. 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.

- **PUBLIC HEARING**

7L. 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.

- **PUBLIC HEARING**

7M. 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**

7N. 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.

- **PUBLIC HEARING**

7O. 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.

- **PUBLIC HEARING**

7P. 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**

7Q. A Special Use Permit Application has been submitted by the City of Port Wentworth, requesting to allow a Vehicle Service 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**

7R. 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.

- **PUBLIC HEARING**

7S. 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**

7T. 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.

- **PUBLIC HEARING**

7U. 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**

7V. 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.

- **PUBLIC HEARING**

7W. 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**

## **8. ADJOURNMENT**



**Planning Commission**  
7224 GA Highway 21  
Port Wentworth, GA 31407

Meeting: 05/05/25  
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.

**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): 70976B01003, 70976B01018  
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 form 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

JFL  
Owner's Signature (If Different form 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 B 01003  
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 form 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 form 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

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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

# 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		Lincoln, GA 912-596-1431		
ANTHONY STEELE	207 PROSPECTIVE	PEDECO, GA.	912-559-9721		
JUDY ROBERTS	101 ROBERTS RD	PEDECO, GA.	912-964-8335		
Brig Patel	9 Edward View	Pecker, GA	912-288-3100		
Neal Patel	local Resident	P.W	843-291-9697		
D. Kosh 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	912-266-3447		



04/08/25

**TIDEWATER ENGINEERING, INC.**  
200 PLANTATION CHASE  
ST. SIMONS ISLAND, GEORGIA 31522  
PHONE: (912) 268-2164 email: info@tidewatereng.com

# CONCEPTUAL SITE PLAN

## WOODSPRING SUITES AND STUDIORES

### GEORGIA SR 21 N.

### PORT WENTWORTH, GA

SITE AREA= ±10.12 AC  
ZONE: C-1

NOW OR FORMERLY LANDS OF  
F3 GA HWY 30 BTR  
PROPERTY OWNER, LLC  
(D.B. 3141, PG. 411)

NOW OR FORMERLY LANDS OF  
CITY OF PORT WENTWORTH  
(D.B. 345-C, PG. 209, ex.)

NOW OR FORMERLY LANDS OF  
CHARLES E. & JUDY M. ROBERTS  
(D.B. 18-E, PG. 269)

ROBERT ROAD  
(60' RIGHTS-OF-WAY, UNOPENED  
- P.B. 34, PG. 36)

NOW OR FORMERLY LANDS OF  
MOSES & ANNIE P. ROBERTS  
(D.B. 18-E, PG. 269)

NOW OR FORMERLY LANDS OF  
GLYNN ALLEN STEELE  
(D.B. 18-E, PG. 269)

NOW OR FORMERLY LANDS OF  
RICHMOND BAPTIST CHURCH  
(D.B. 2983, PG. 501)

NOW OR FORMERLY LANDS OF  
CHARLES E. HUNTER, et al  
(D.B. 2794, PG. 1)

NOW OR FORMERLY LANDS OF  
FRANK NEVILLE FLOYD  
(D.B. 250-W, PG. 721)

NOW OR FORMERLY  
LANDS OF  
LYDELL  
AUSTIN PRICE  
(D.B. 3185, PG. 209)

N 05°24'47" W 127.32'

S 72°06'39" W

N 72°08'27" E

512.15'

N 17°49'17" W 137.89'

642.66'

N 17°56'50" W

276.18'

S 71°56'41" W

742.98'

N 74°23'32" E 268.41'

S 10°10'55" E 118.09'

N 73°29'09" E 195.43'

S 16°28'50" E 143.49'

S 71°56'41" W 286.36'

S 18°07'13" E 134.35'

N 18°07'13" W 107.86'

S 72°19'46" W 220.46'

GEORGIA S.R. 21  
PORT WENTWORTH  
SUITES & STUDIORES  
(D.B. 31, PG. 611)

**PROPERTY OWNER:**  
SAINAMO, LLC  
112 PARKSIDE BLVD.  
PORT WENTWORTH, GA 31407

**PETITIONER FOR WOODSPRING SUITES**  
SAIRAM 143, LLC  
112 PARKSIDE BLVD.  
PORT WENTWORTH, GA 31407

**PETITIONER FOR STUDIORES**  
SHREE GANESH HOTELS, LLC  
1776 WHITE OAK HOLLOW, NE  
ATLANTA, GA 30324

**WATER AND SEWER:**  
WATER AND SEWER WILL BE PROVIDED BY THE CITY  
OF PORT WENTWORTH.

**TREE SURVEY:**  
THE SITE HAS BEEN CLEARED.

**SITE NARRATIVE:**  
THE PROPOSED PROJECT CONSISTS OF TWO HOTELS.  
THESE TWO HOTELS WILL HAVE ACCESS FROM  
HIGHWAY 21. WATER AND SEWER WILL BE PROVIDED  
BY THE CITY OF PORT WENTWORTH. THE EXISTING  
LOT WILL BE SUBDIVIDED AT A LATER DATE SO EACH  
HOTEL IS ON ITS OWN SEPARATE LOT.

**WOODSPRING SUITES:**  
BUILDING SQUARE FOOTAGE: 52,272 SF  
BUILDING HEIGHT: 44'-0"

**STUDIORES:**  
BUILDING SQUARE FOOTAGE: 56,848 SF  
BUILDING HEIGHT: 49'-10"

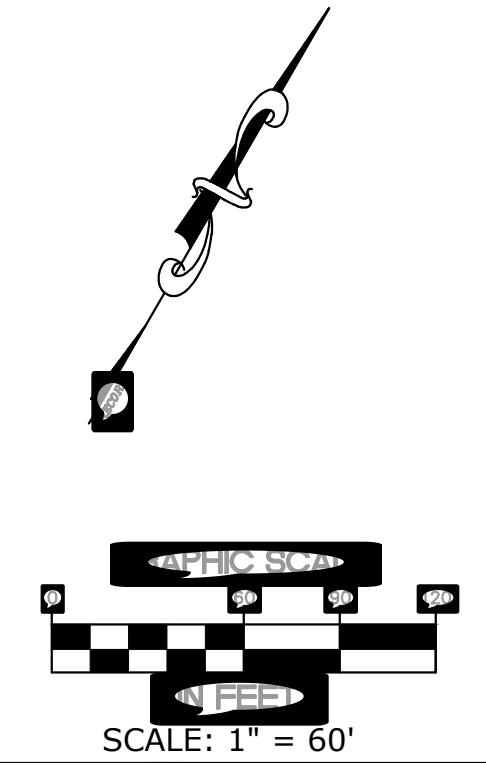
**SETBACKS:**  
FRONT: 25'  
SIDE: 15'  
REAR: 35'

#### WOODSPRING SUITES

**PARKING SUMMARY:**  
PARKING SPACES REQUIRED:  
122 ROOMS: 122 SPACES REQUIRED  
PROVIDED SPACES=128 INCLUDING 5 HC SPACES

#### STUDIORES

**PARKING SUMMARY:**  
PARKING SPACES REQUIRED:  
123 ROOMS: 123 SPACES REQUIRED  
PROVIDED SPACES=130 INCLUDING 5 HC SPACES



DESCRIPTION

REV. DATE:

**WOODSPRING SUITES & STUDIORES**  
US HWY 21  
PORT WENTWORTH, GA

**CONCEPTUAL SITE PLAN**

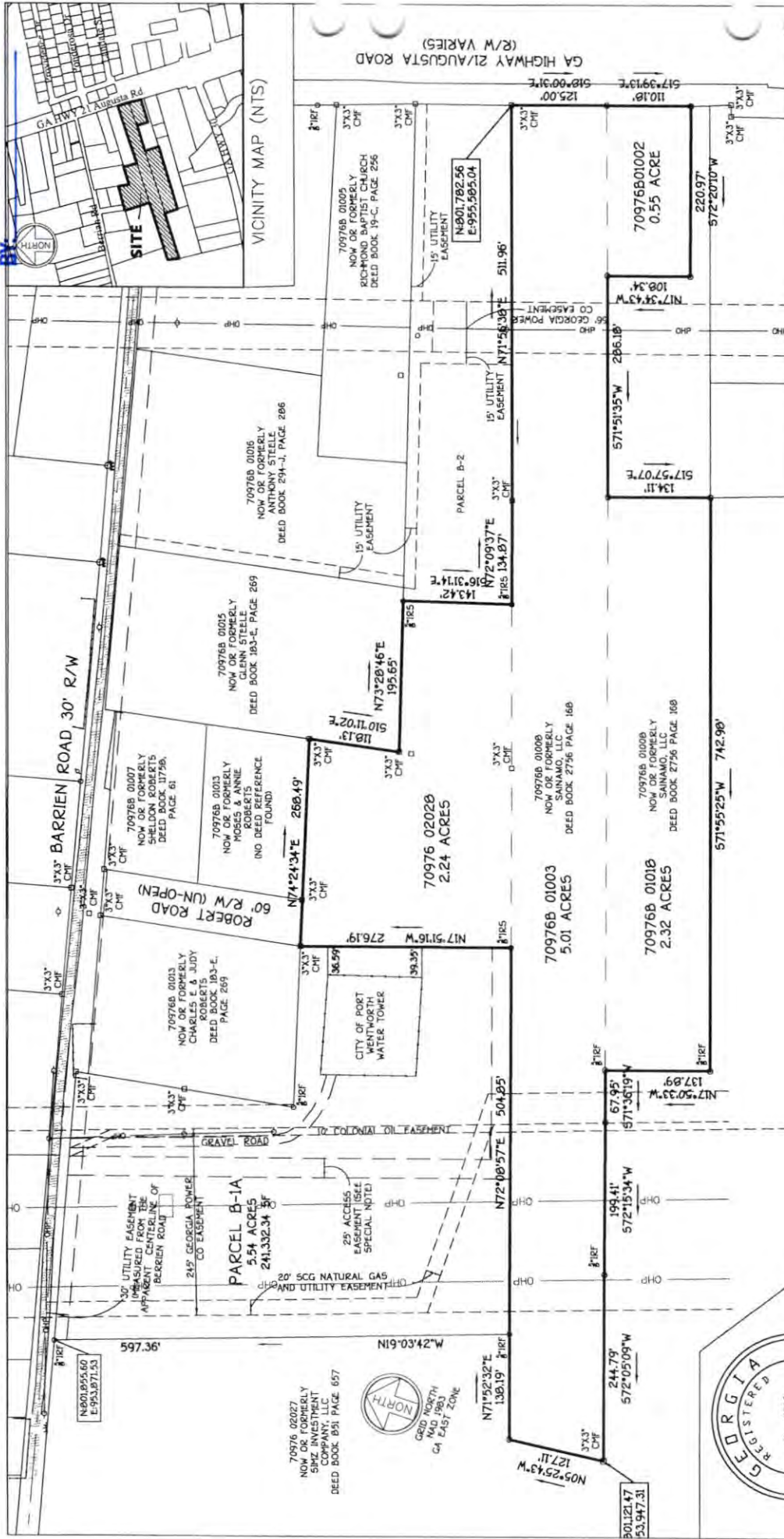
DRAWN: pss  
APPROVED: pss  
DATE:  
PROJ#: 24-038  
SCALE: AS SHOWN

SHEET  
4 OF 18



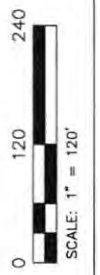


**RECEIVED**  
**APR 22 2024**



**SAINAMO, LLC ZONING MAP EXHIBIT**  
 BEING LANDS OF SAINAMO LLC, CONTAINING A  
 TOTAL OF 10.12 ACRES, AND INCLUDING THE  
 FOLLOWING PIN'S: 7096 0202B, 70976B 01002, 7096B  
 01003 AND 70976B 0101B, 8TH C.M. DISTRICT, PORT  
 WENTWORTH, CHATHAM COUNTY, GEORGIA

**SUNDIAL LAND SURVEYING, PC**  
 L5F000957  
 1410 WEST U.S. HIGHWAY 80, SUITE 2  
 BLOOMINGDALE, GA 31302  
 912-235-2477  
 mhussay@sundiallandsurveying.com  
 sundiallandsurveying.ng.com

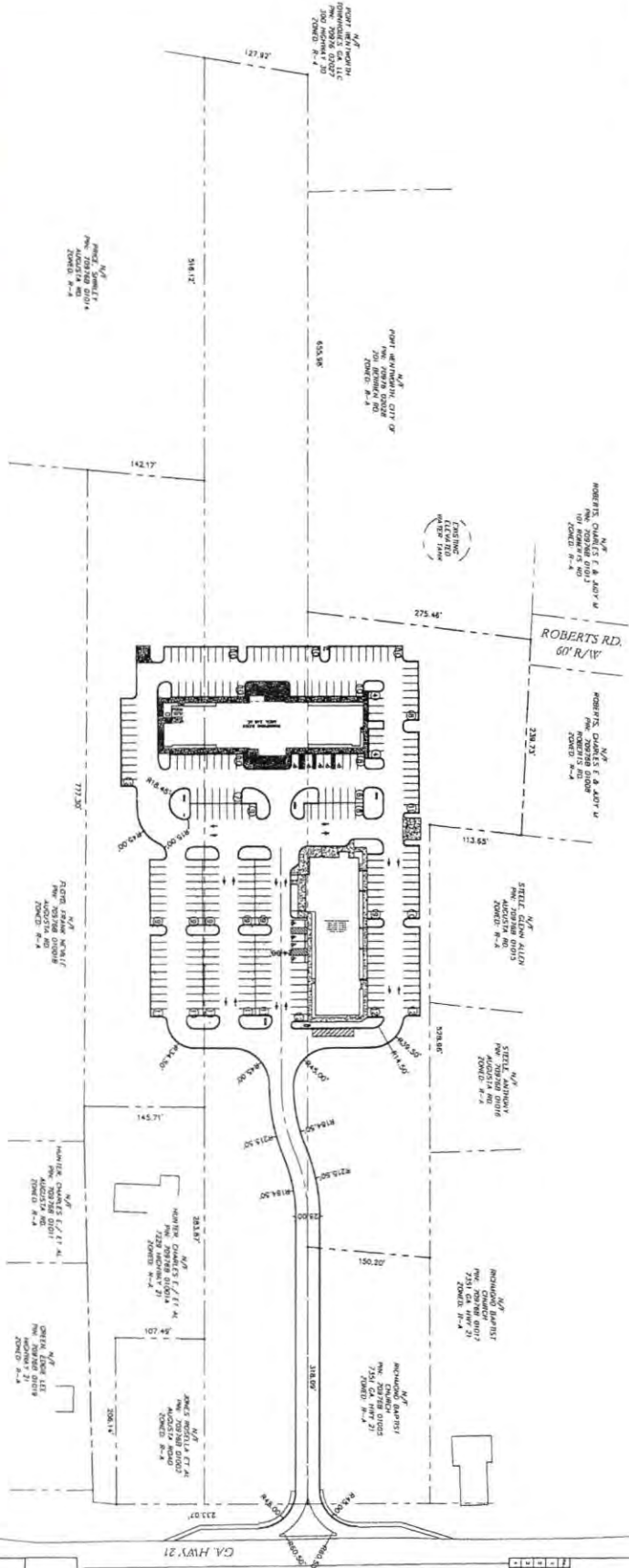


**MICHAEL A. HUSSEY**  
 GA REG NO 2509



DATE: 04-09, 2024

**RECEIVED**  
**APR 22 2024**  
 BY: \_\_\_\_\_



**PARKING REQUIREMENTS:**  
 HOTEL: 1 SPACE/ROOM - 200 ROOMS = 200 SPACES REQUIRED  
 TOTAL PARKING PROVIDED: 292 SPACES TOTAL  
 REMAINING SPACES REQUIRED: 92 SPACES (92 SPACES REMAINING)

DATE: 04/11/24  
 DRAWING SCALE: 1" = 60'

PROJECT NO.	124
DATE	04/11/24
SCALE	1" = 60'
PROJECT NAME	HOTEL SITE
CLIENT	THE HOTEL GROUP
DESIGNER	PERITE ENGINEERING
DATE	04/11/24

**PERITE ENGINEERING**  
 435 5th Street  
 San Francisco, CA 94103  
 TEL: 415.398.2828  
 WWW.PERITEENGINEERING.COM

**DATE: 12/11/2023**  
**SCALE: 1" = 60'**  
**PROJECT: HOTEL SITE**  
**DATE: 04/11/24**

**PERITE ENGINEERING**  
 435 5th Street  
 San Francisco, CA 94103  
 TEL: 415.398.2828  
 WWW.PERITEENGINEERING.COM

**DATE: 12/11/2023**  
**SCALE: 1" = 60'**  
**PROJECT: HOTEL SITE**  
**DATE: 04/11/24**



**Planning Commission**  
7224 GA Highway 21  
Port Wentworth, GA 31407

Meeting: 05/05/25  
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.**

- **PUBLIC HEARING**

**Issue/Item:** 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.

- **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.

### **Facts and Finding:**

- The applicant has not submitted a Traffic Impact Analysis at this time.
- 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 right of way frontage. It is served by a combination of access easements which pass existing single-family residences to gain access to Meinhard Road.
- 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.

**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 Tattnell 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 within 300 feet of this property.
3. Plat showing property lines with lengths and bearings, adjoining streets, locations of existing buildings, north arrow and scale. Submit three (3) copies of in 11" x 17", one 1 copy in 8.5" x 11", and a PDF on a flash drive.
4. Site Plan of proposed use of property. Submit three (3) copies in 11" x 17", one 1 copy in 8.5" x 11", and a PDF on a flash drive.
5. Disclosure of Campaign Contributions and Gifts form.
6. Disclosure of Financial Interests form
7. If property owner and applicant are not the same, Authorization by Property Owner form or Authorizations of Attorney form.
8. Filing fee of 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

[Signature]

Signature of Applicant

[Signature of Notary Public]

Notary Public





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

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

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

**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.

Ky Myr  
Notary Public

2-6-25  
Date





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



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  $N60^{\circ}30'00''W$  a distance of 27.62 feet to a point, which point is the Point of Beginning; extend thence  $S23^{\circ}58'43''E$  a distance of 519.32 feet to an axle iron found; thence  $S08^{\circ}30'34''W$  a distance of 693.30 feet to an iron rod found; thence  $S29^{\circ}40'26''E$  a distance of 164.40 feet to an iron rod found; thence  $S07^{\circ}48'20''$  a distance of 288.80 feet to a concrete monument found; thence  $S87^{\circ}41'40''E$  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  $S23^{\circ}52'21''E$  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  $S35^{\circ}31'24''W$  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  $N07^{\circ}41'49''E$  a distance of 1521.61 feet to a concrete monument found; thence  $N29^{\circ}41'29''W$  a distance of 162.29 feet to a concrete monument found; thence  $N08^{\circ}30'34''E$  a distance of 693.70 feet to a point; thence  $N23^{\circ}58'43''W$  a distance of 535.17 feet to a point; thence  $S60^{\circ}30'00''E$  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.

Property Printout

Select Parcels for a Report...

Find by Address Find by Drawing Coordinates

Select draw mode

Buffer distance (optional)

Show results within

0 Feet

View Report! Start Over

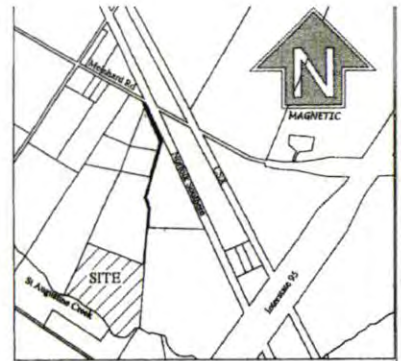




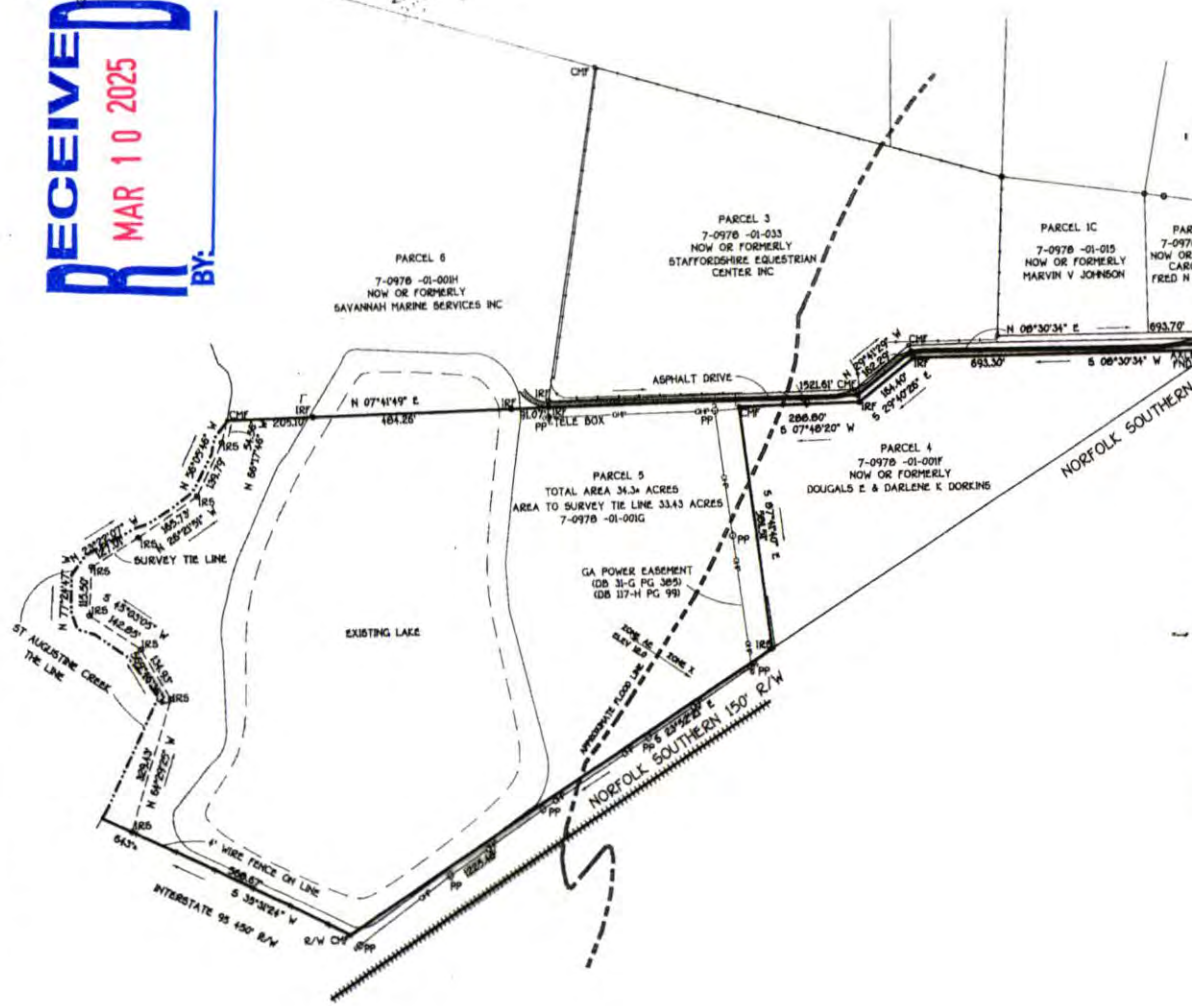


RECEIVED  
MAR 10 2025  
BY:

FILED FOR RECORD  
ON FEB 24 P 10 35



VICINITY MAP (NTS)



**PROPERTY DESCRIPTION**

COMMENCING AT THE INTERSECTION OF THE SOUTHERN RIGHT-OF-WAY LINE OF MAINHARD 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 519.32 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 280.00 FEET TO A CONCRETE MONUMENT FOUND; THENCE SOUTH 07 DEGREES 41 MINUTES 40 SECONDS EAST 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 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 643.17 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 182.29 FEET TO A CONCRETE MONUMENT FOUND; THENCE NORTH 08 DEGREES 30 MINUTES 34 SECONDS EAST A DISTANCE OF 693.70 FEET TO A POINT; THENCE NORTH 23 DEGREES 58 MINUTES 43 SECONDS WEST A DISTANCE OF 535.17 FEET TO A POINT; THENCE SOUTH 60 DEGREES 30 MINUTES 00 SECONDS EAST A DISTANCE OF 25.80 FEET TO THE POINT OF BEGINNING. CONTAINING 34.3 +/- ACRES.

IRF - IRON ROD FOUND  
IRP - IRON PIPE FOUND  
IRS - IRON ROD SET  
CME - CONCRETE MONUMENT FOUND

REFERENCES PLAT BOOK 8-P PAGE 130  
PLAT BOOK 17-P PAGE 90-1  
SUBDIVISION MAP BOOK 18-6 PAGE 14  
DEED BOOK 217-J 306

IN MY OPINION, ACCORDING TO THE PROVISIONS RELATIVE TO GEORGIA CODE SECTION 15-8-87(a) 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.I.R.M. map no. 1305100040F dated September 20, 2008, a portion of this property does fall within a designated flood hazard area. ZONE AE Elev 12.0

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

FOR: KYLA BENNETT  
811 DANCY AVE  
SAVANNAH, GA 31419



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 DATE: 2-06-2012

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



SUNDLAND SURVEYING, PC  
100 COMMERCE ROAD  
POOLER, GA 31322  
912-748-2147

462-pg 124

DATE: 2-15-2012

SCALE: 1" = 200'

**RECEIVED**  
 MAR 10 2025  
 BY: \_\_\_\_\_

VERTICAL SCALE  
 NOT TO SCALE



SINGLE FAMILY ATTACHED UNITS

**UNIT COUNT:**  
 312 - APARTMENT UNITS  
 760 AUTO PARKS  
 82 - 25' SINGLE FAMILY ATTACHED  
 164 AUTO PARKS

MEINHARD ROAD



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**X1.0**

**CONCEPT PLAN  
 SEABOLT PROPERTY**

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

**Kern & Co., LLC**  
 Consulting Engineers • Land Surveyors • Land Planners  
 Architects • Landscape Architects • Environmental Scientists  
 1 Mill Creek Drive • P.O. Box 2178 • Marietta, Georgia 30066  
 Phone (770) 544-6400 • Fax (770) 590-1800 • Email info@kernandco.com



**Planning Commission**  
7224 GA Highway 21  
Port Wentworth, GA 31407

Meeting: 05/05/25  
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 1.42 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**

**Issue/Item:** 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.

- **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.

**Facts and Finding:** Staff Recommends the following:  
Approve the request to rezone 1.42 acres from R-1 to C-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**

\_\_\_\_\_  
\_\_\_\_\_

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**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](http://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](http://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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## ELECTED OFFICIALS

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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](http://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







**Planning Commission**  
7224 GA Highway 21  
Port Wentworth, GA 31407

Meeting: 05/05/25  
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 .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**

**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.

**Facts and Finding:** Staff Recommends the following:  
Approve the request to rezone .9 acres from R-1 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 Acentage/ 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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## ELECTED OFFICIALS

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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 # 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](http://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

CHEATHAM 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

7512 Hwy 21 Rezoning







**Planning Commission**  
7224 GA Highway 21  
Port Wentworth, GA 31407

Meeting: 05/05/25  
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 .39 acres from R-4 to C-1, for the purpose of land use conformance. PIN # 70010 04002, located in the 4th Council District, at 3 Birkenhead St.**

•

### **PUBLIC HEARING**

#### **Issue/Item:**

A Zoning Map Amendment Application has been submitted by the City of Port Wentworth, requesting to rezone .39 acres from R-4 to C-1, for the purpose of land use conformance. PIN # 70010 04002, located in the 4th Council District, at 3 Birkenhead St.

- **PUBLIC HEARING**

#### **Background:**

- The City of Port Wentworth seeks to bring existing operations of an inflatable rentals operation in to zoning compliance.
- The description of use for inflatable rentals best falls under General Offices and Services, which is not permitted in the Mixed Residential zoning district.
- 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.

#### **Facts and Finding:** Staff Recommends the following:

Approve the request to rezone .39 acres from R-4 to C-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: 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

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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

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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

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

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

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

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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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District 4

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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 04002, located at 3 Birkenhead Street, to Rezone .39 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](http://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

*3 Birkenhead St Rezoning*







**Planning Commission**  
7224 GA Highway 21  
Port Wentworth, GA 31407

Meeting: 05/05/25  
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.**

- **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.

**Facts and Finding:** Staff Recommends the following:

Approve the request to rezone .9 acres from R-1 to C-2 with the following condition:

- 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:**



# CITY OF PORT WENTWORTH

7224 GA Highway 21 | Port Wentworth, Georgia 31407

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

[Portwentworthga.gov](http://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](http://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~~

# 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**

\_\_\_\_\_  
\_\_\_\_\_

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**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

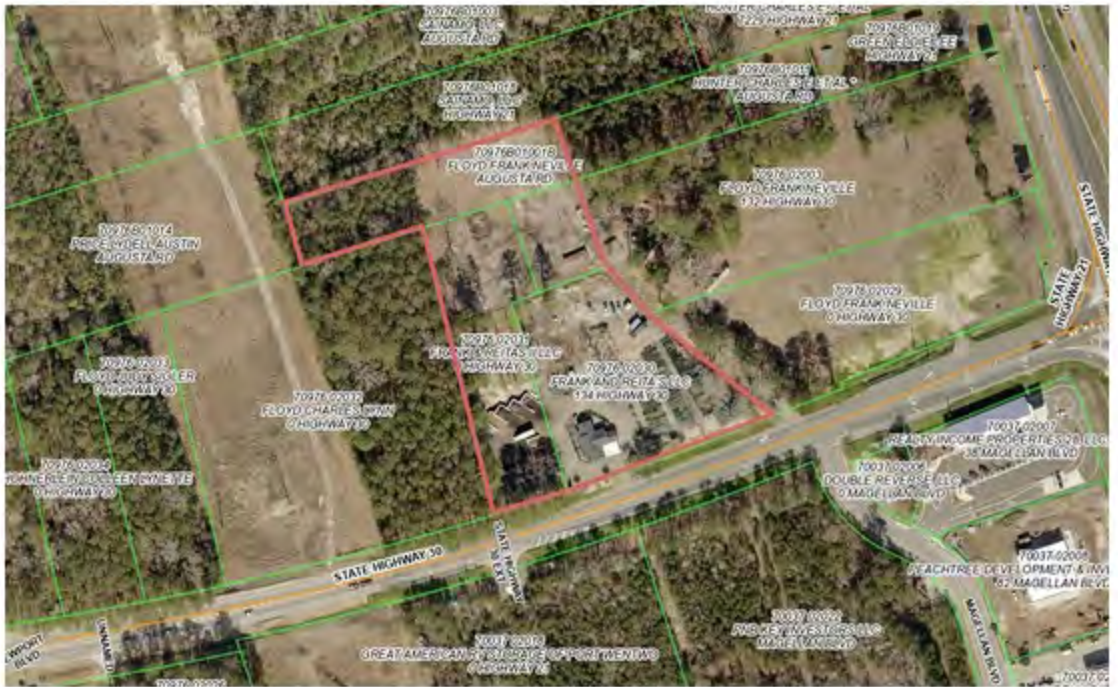
Justification for Rezoning: Zoning Conformance – Commercial Use (Market/Food Service)

Current Zoning: R-1

Proposed Zoning: C-1

Owner Name: Tina Woods Newman

Owner Address: 333 Westminster Drive, Guyton GA, 31312









**Planning Commission**  
7224 GA Highway 21  
Port Wentworth, GA 31407

Meeting: 05/05/25  
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.**

- **PUBLIC HEARING**

**Issue/Item:** 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 #s 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.

**Facts and Finding:** Staff Recommends the following:  
Approve the request to rezone 10.77 acres from C-2 to R-5.

**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**

\_\_\_\_\_  
\_\_\_\_\_

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**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

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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

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

Owner Name: William R. Bell

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

Acreage: 2.5 Acres

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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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Acreage: .06 Acres

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

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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

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

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PIN(s): 70906 01038 & 70906 01037

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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](http://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](http://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







**Planning Commission**  
7224 GA Highway 21  
Port Wentworth, GA 31407

Meeting: 05/05/25  
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.**

- **PUBLIC HEARING**

**Issue/Item:** 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.

- **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.

**Facts and Finding:** Staff Recommends the following:  
Approve the request to rezone 14 acres from C-2 to R-5.

**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**

\_\_\_\_\_  
\_\_\_\_\_

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**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](http://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 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](http://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







**Planning Commission**  
7224 GA Highway 21  
Port Wentworth, GA 31407

Meeting: 05/05/25  
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.**

•

#### PUBLIC HEARING

**Issue/Item:** 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.

- **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.

**Facts and Finding:** Staff Recommends the following:

Approve the request to rezone +/- 4 acres from SPLIT zoning (C-2/R-1) 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**

\_\_\_\_\_  
\_\_\_\_\_

---

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**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



# CITY OF PORT WENTWORTH

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## 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 # 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](http://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







**Planning Commission**  
7224 GA Highway 21  
Port Wentworth, GA 31407

Meeting: 05/05/25  
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.**

- **PUBLIC HEARING**

**Issue/Item:** 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.

- **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.

**Facts and Finding:** Staff Recommends the following:  
Approve the request to rezone 2.5 acres from SPLIT zoning R-4 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: 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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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

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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

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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

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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

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

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

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Acreage: 19.3 Acres

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

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

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

Address: 8901 Hwy 21

PIN(s): 70906 01038 & 70906 01037

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

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## 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 # 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](http://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](http://Portwentworthga.gov)

## ELECTED OFFICIALS

### MAYOR

Gary Norton

### COUNCIL MEMBERS

Gabrielle Nelson  
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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 # 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](http://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)







**Planning Commission**  
7224 GA Highway 21  
Port Wentworth, GA 31407

Meeting: 05/05/25  
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 +/- 8 acres from SPLIT zoning (I-1/R-4) to I-1, for the purpose of land use conformance. PIN # 70015 01002, located in the 4th Council District, on S Coastal Hwy.**

•

**PUBLIC HEARING**

**Issue/Item:** A Zoning Map Amendment Application has been submitted by the City of Port Wentworth, requesting to rezone +/- 8 acres from SPLIT zoning (I-1/R-4) to I-1, for the purpose of land use conformance. PIN # 70015 01002, located in the 4th Council District, on S Coastal Hwy.

- **PUBLIC HEARING**

**Background:**

- The City of Port Wentworth seeks to bring existing operations of an Auto Dealership in to zoning compliance.
- The subject parcel is currently involved in established industrial use not permitted in residential zoning districts.
- Currently there is no delineation between R-4 and I-1 zoning on the property, the parcel is "split zoned"
- The Future Land Use Map identifies this parcel as being in the industrial use category. Rezoning to I-1 will unify this parcel with surrounding zoning and land use.

**Facts and Finding:** Staff Recommends the following:

Approve the request to rezone +/- 8 acres from SPLIT zoning (I-1/R-4) 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**

\_\_\_\_\_  
\_\_\_\_\_

---

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**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](http://Portwentworthga.gov)

## ELECTED OFFICIALS

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Gary Norton

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Rufus Bright  
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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 01002, located on South Coastal Highway, to Rezone +/- 8 acres from SPLIT R-4 (Mixed Residential) and I-1 (Industrial) 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](http://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

DUKE REALTY LIMITED PARTNERSHIP  
PO BOX  
40509  
INDIANAPOLIS, IN 46240

GEORGIA PORTS AUTHORITY  
2 MAIN ST  
GARDEN CITY, GA 31408

GEORGIA PORTS AUTHORITY  
PO BOX 2406  
SAVANNAH, GA 31402

GEORGIA POWER COMPANY  
241 RALPH MCGILL BLVD NE  
TAX DEPT. BIN 10120  
ATLANTA, GA 30308

NORFOLK SOUTHERN COPR, TAXATION  
650 W PEACHTREE ST NW  
ATLANTA, GA 30308

PORT WENTWORTH CITY OF  
PO BOX 4086  
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

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







**Planning Commission**  
7224 GA Highway 21  
Port Wentworth, GA 31407

Meeting: 05/05/25  
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.**

- **PUBLIC HEARING**

**Issue/Item:** 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.

- **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.

**Facts and Finding:** Staff Recommends the following:  
Approve the request to rezone .06 acres from R-1 to C-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: 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

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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

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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

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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  
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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](http://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







**Planning Commission**  
7224 GA Highway 21  
Port Wentworth, GA 31407

Meeting: 05/05/25  
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 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**

**Issue/Item:** 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.

- **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.

**Facts and Finding:** Staff Recommends the following:  
Approve the request to rezone .14 acres from R-1 to C-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: 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](http://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](http://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 CANTYRE 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







**Planning Commission**  
7224 GA Highway 21  
Port Wentworth, GA 31407

Meeting: 05/05/25  
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-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**

**Issue/Item:** 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.

- **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.

**Facts and Finding:** Staff Recommends the following:  
Approve the request to rezone +/- 1 acre from R-4 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: 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](http://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 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.

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](http://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](http://www.cityofportwentworth.com)

## 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 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](http://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 G  
408 MCLEOD ST  
TYBEE ISLAND, GA 31328

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

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

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

BRADL STEPHANIE A  
106 EVORA ST  
PT WENTWORTH, GA 31407

BRASWELL GREGORY K  
108 CANTRYE ST  
PORT 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

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

CRUMP & MARTIN ROBERT L & THOMA:  
818 CROSSGATE RD  
PORT WENTWORTH, GA 31407

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

DUNCAN CHARLES HEBERT  
811 CROSSGATE ROAD  
PORT WENTWORTH, GA 31407

DURDEN LEO & DEBORAH\*  
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  
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19 LAKE SHORE BLVD  
PORT WENTWORTH, GA 31407







**Planning Commission**  
7224 GA Highway 21  
Port Wentworth, GA 31407

Meeting: 05/05/25  
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.**

•

**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:** Staff Recommends the following:

Approve the request for a Special Use Permit allowing the operations of a Mobile Storage company with the condition:

1. Rezoning of the property to C-2 must be approved to permit the special use.

**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

\_\_\_\_\_  
\_\_\_\_\_

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**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

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

[Portwentworthga.gov](http://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 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.

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](http://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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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 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](http://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 G  
408 MCLEOD ST  
TYBEE ISLAND, GA 31328

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

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

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

BRADL STEPHANIE A  
106 EVORA ST  
PT WENTWORTH, GA 31407

BRASWELL GREGORY K  
108 CANTRYE ST  
PORT 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

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

CRUMP & MARTIN ROBERT L & THOMA:  
818 CROSSGATE RD  
PORT WENTWORTH, GA 31407

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

DUNCAN CHARLES HEBERT  
811 CROSSGATE ROAD  
PORT WENTWORTH, GA 31407

DURDEN LEO & DEBORAH\*  
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

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**Planning Commission**  
7224 GA Highway 21  
Port Wentworth, GA 31407

Meeting: 05/05/25  
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.**

- **PUBLIC HEARING**

**Issue/Item:** 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.

- **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.

**Facts and Finding:** Staff Recommends the following:  
Approve the request to rezone 1.8 acres from R-4 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**

\_\_\_\_\_  
\_\_\_\_\_

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---

**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](http://Portwentworthga.gov)

## ELECTED OFFICIALS

### MAYOR

Gary Norton

### COUNCIL MEMBERS

Gabrielle Nelson

Mayor Pro Tem

Mark Stephens

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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 # 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](http://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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## ELECTED OFFICIALS

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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 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](http://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 HI  
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

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19 LAKE SHORE BLVD  
PORT WENTWORTH, GA 31407







**Planning Commission**  
7224 GA Highway 21  
Port Wentworth, GA 31407

Meeting: 05/05/25  
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.**

- **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:** *Staff Recommends the following:*

Approve the request for a Special Use Permit allowing the operations of a Nursing Home with the condition:  
1. Rezoning of the property to C-2 must be approved prior to approval of the special use.

**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

\_\_\_\_\_  
\_\_\_\_\_

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**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

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Acreage: .86 Acres

Justification for Rezoning: Zoning Conformance – Funeral/Mortuary Services

Current Zoning: R-4

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Owner Name: Blue Mountain Holdings, LLC

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 # 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](http://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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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](http://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 HI 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
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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
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104 EVORA ST  
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ZUNIGA MARIO A, FUNES YENI MARITZ  
19 LAKE SHORE BLVD  
PORT WENTWORTH, GA 31407







**Planning Commission**  
7224 GA Highway 21  
Port Wentworth, GA 31407

Meeting: 05/05/25  
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.**

- **PUBLIC HEARING**

**Issue/Item:** 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.

**Facts and Finding:** Staff Recommends the following:  
Approve the request to rezone 1 acre from R-1 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**

\_\_\_\_\_  
\_\_\_\_\_

---

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**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

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

Address: 8901 Hwy 21

PIN(s): 70906 01038 & 70906 01037

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

Address: 711 Hwy 30

PIN(s): 70976 01018

Acreage: 1.42 Acres

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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](http://Portwentworthga.gov)

## ELECTED OFFICIALS

### MAYOR

Gary Norton

### COUNCIL MEMBERS

Gabrielle Nelson

Mayor Pro Tem

Mark Stephens

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Rufus Bright

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District 4

Thomas Barbee

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 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](http://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 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.

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Katie Dunnigan, CZI  
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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







**Planning Commission**  
7224 GA Highway 21  
Port Wentworth, GA 31407

Meeting: 05/05/25  
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 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**

**Issue/Item:** A Special Use Permit Application has been submitted by the City of Port Wentworth, requesting to allow a Vehicle Service 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 Vehicle Service Station in to zoning compliance.
- Pursuant to the City of Port Wentworth Code of Ordinances, Zoning Ordinances, Article 4, Section 4.30, Vehicle Service Stations require a Special Use Permit in the C-2 zoning district.

**Facts and Finding:** Staff Recommends the following:

Approve the request for a Special Use Permit allowing the operations of a Vehicle Service Station with the condition:

1. Rezoning of the property to C-2 must be approved prior to approval of the special use.

**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

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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 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](http://portwentworthga.gov) for more information on how to attend each meeting.

Sincerely,

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133 HODGEVILLE RD  
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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







**Planning Commission**  
7224 GA Highway 21  
Port Wentworth, GA 31407

Meeting: 05/05/25  
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.**

- **PUBLIC HEARING**

**Issue/Item:** 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.

- **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.

**Facts and Finding:** Staff Recommends the following:  
Approve the request to rezone 19.3 acre from C-3 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: 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.

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

Acreage: .86 Acres

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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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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](http://portwentworthga.gov) for more information on how to attend each meeting.

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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

1500 CROSSGATE LLC  
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

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

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







**Planning Commission**  
7224 GA Highway 21  
Port Wentworth, GA 31407

Meeting: 05/05/25  
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 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**

**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:** Staff Recommends the following:

Approve the request for a Special Use Permit allowing Warehousing operations in the I-1 zoning district with the condition:

1. Rezoning of the property to I-1 must be approved prior to approval of the special use.

**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  
\_\_\_\_\_  
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## Explanation of Variance Request

\_\_\_\_\_  
\_\_\_\_\_

---

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**Applicant Name/Title** Omar Senati-Martinez / Zoning Administrator

**Authorized City Official Signature:** Omar Senati-Martinez

**Attachment A**

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**Acreage: +/- 1 Acre**

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

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

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**Acreage: 1 Acre**

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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: 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

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

[www.cityofportwentworth.com](http://www.cityofportwentworth.com)

## 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 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](http://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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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 # 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](http://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

1500 CROSSGATE LLC  
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

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

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







**Planning Commission**  
7224 GA Highway 21  
Port Wentworth, GA 31407

Meeting: 05/05/25  
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.**

•

**PUBLIC HEARING**

**Issue/Item:** 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.

- **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.

**Facts and Finding:** Staff Recommends the following:  
Approve the request to rezone .86 acres from R-4 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: 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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## ELECTED OFFICIALS

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Gary Norton

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Mayor Pro Tem

Mark Stephens  
District 2

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Thomas Barbee  
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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 # 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](http://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  
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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 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](http://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







**Planning Commission**  
7224 GA Highway 21  
Port Wentworth, GA 31407

Meeting: 05/05/25  
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 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**

**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:** Staff Recommends the following:

Approve the request for a Special Use Permit allowing Funeral Home operations in the C-1 zoning district with the condition:

1. Rezoning of the property to C-1 must be approved prior to approval of the special use.

**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

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Proposed Zoning: I-1

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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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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.

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Sincerely,

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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 # 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](http://portwentworthga.gov) for more information on how to attend each meeting.

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PORTLAND, OR 97225

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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







**Planning Commission**  
7224 GA Highway 21  
Port Wentworth, GA 31407

Meeting: 05/05/25  
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.**

- **PUBLIC HEARING**

**Issue/Item:** 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.

- **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.

**Facts and Finding:** Staff Recommends the following:  
Approve the request to rezone 5.76 acres from R-4 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: 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](http://Portwentworthga.gov)

## ELECTED OFFICIALS

### MAYOR

Gary Norton

### COUNCIL MEMBERS

Gabrielle Nelson

Mayor Pro Tem

Mark Stephens

District 2

Rufus Bright

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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 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](http://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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Nishant Randerwala  
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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 #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](http://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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PORT WENTWORTH, GA 31407

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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

8901 Hwy 21







**Planning Commission**  
7224 GA Highway 21  
Port Wentworth, GA 31407

Meeting: 05/05/25  
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 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**

**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:** Staff Recommends the following:

Approve the request for a Special Use Permit allowing Self-Storage operations in the C-2 zoning district with the condition:

1. Rezoning of the property to C-2 must be approved prior to approval of the special use.

**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

\_\_\_\_\_  
\_\_\_\_\_

---

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**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

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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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RE: Public Hearing Notice

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April 15, 2025

RE: Public Hearing Notice

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