



**CITY OF PORT WENTWORTH**  
**ZONING BOARD OF APPEALS**  
**MAY 5, 2025**

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**Council Meeting Room**

**Regular Session**

**3:00 PM**

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

**1. CALL MEETING TO ORDER**

**2. PRAYER AND PLEDGE OF ALLEGIANCE**

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

**4. APPROVAL OF AGENDA**

**5. ADOPTION OF MINUTES**

**6. UNFINISHED BUSINESS**

- A. Consideration of a Variance Application submitted by WCE Enterprises, to allow for a Contractor Facility in the R-1 zoning district. PIN # 70978 04001, located in the 3rd Council District, at 640 Meinhard Road.

- **Tabled from March 3, 2025**

**7. NEW BUSINESS**

- A. Consideration of a Variance Application submitted by City of Port Wentworth, to allow for continuation of truck repair operations in the C-1 zoning district. PIN #s 70007 02010 & 70007 02009, located in the 4th Council District, on N Coastal Highway & Birkenhead Rd.

- **Public Hearing**

- B. Consideration of a Variance Application submitted by City of Port Wentworth, to allow for continued single-family residential use in the C-1 zoning district. PIN# 70010 12021, located in the 4th Council District, at 122 S Coastal Highway.

- **Public Hearing**

- C. Consideration of a Variance Application submitted by City of Port Wentworth, to allow for continued multi-family residential use in the C-1 zoning district. PIN# 70010 12022, located in the 4th Council District, at 708 Crossgate Road.

- **Public Hearing**

- D. Consideration of a Variance Application submitted by City of Port Wentworth, from the minimum size required for an I-1 parcel. PIN# 70015 01001, located in the 4th Council District, at 604 S Coastal Highway.

- **Public Hearing**

- E. Consideration of a Variance Application submitted by City of Port Wentworth, to allow for continued single-family residential use in the C-1 zoning district. PIN# 70976 01018, located in the 3rd Council District, at 711 Highway 30.

- **Public Hearing**

- F. Consideration of a Variance Application submitted by City of Port Wentworth, to allow for limited commercial use in the R-1 zoning district. PIN# 70979 01015, located in the 4th Council District,

at 269 Monteith Road.  
• **Public Hearing**

## **8. ADJOURNMENT**



**Zoning Board of Appeals**  
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:

**Consideration of a Variance Application submitted by WCE Enterprises, to allow for a Contractor Facility in the R-1 zoning district. PIN # 70978 04001, located in the 3rd Council District, at 640 Meinhard Road.**

- **Tabled from March 3, 2025**

**Issue/Item:** Consideration of a Variance Application submitted by WCE Enterprises, to allow for a Contractor Facility in the R-1 zoning district. PIN # 70978 04001, located in the 3rd Council District, at 640 Meinhard Road.

### **Background:**

- The applicant seeks to bring existing operations of a contractor facility in to zoning compliance.
- The subject property is within the R-1 zoning district.
- The property is the existing location for WCE Enterprises, whose operations include remote management of intermodal freight shipping, and construction.
- WCE Enterprises has operated from this location since acquiring the property in 2020. Prior to WCE, the property was used by Triplett Enterprise and Demolition for similar operations, Triplett purchased the land in 2002 according to tax records.
- The applicant has submitted for an Occupational Tax Certificate which cannot be issued without zoning approval. Granting the requested variance will bring operations in to compliance with current zoning ordinances while maintaining R-1 zoning.

### **Facts and Finding:**

- 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.
- Currently the office operates out of a residential structure and the storage area is surrounded by a wooden fence and screened mechanical gate: the appearance of the business is in keeping with the surrounding use.
- There is currently a natural vegetative buffer against residential uses which exceeds the minimum 35' requirement between and contractor facility use and residential use. All equipment storage is towards the rear of the property.
- The Future Land Use Map shows this parcel within the Mixed Use Category. As the existing business does not include onsite customers, it is a low intensity use. This factor, combined with the retention of a wooded, residential site layout, suggest compatibility with the overall intent of the Mixed Use category.
- A citizen zoning inquiry was the impetus for the variance request
- During the March 3, 2025 Zoning Board of Appeals meeting, the Board voted to table the matter in order to gain more information, due to concerns raised by citizens during the Public Hearing
- A Staff Committee inspected the site on March 11, 2025. A report was submitted to the Zoning Board of Appeals

- Staff has verified that there is no record of complaint to Code Enforcement or the Police Department regarding WCE daily operations.

**Funding:** N/A

**Recommendation:**

APPLICATION TO AMEND THE ZONING MAP OF PORT WENTWORTH, GEORGIA

Applicant: WCE Enterprises Phone # 912.777.4910
Mailing Address: 640 Meinhard Rd, Port Wentworth, GA 31407
Property Owner: WCE Enterprises Phone # 912.677.2402
Owner Address: 640 Meinhard Rd, Port Wentworth, GA 31407
PIN #(s): 70978 04001 # of Acres 2.73

Zoning Classification: Present R1 Single Family Res. Requested Commercial
Use of Property: Present Commercial Requested Commercial

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

X If the requested change is not to extend an adjacent zoning district, explain below why this property should be placed in a different zoning district than all adjoining properties.

Property's use will remain the same. Since the property is owned by a business, the owner simply wishes to become compliant with the city.

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.
4. Site Plan of proposed use of property.
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.

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 31st day of January, 2025

James W. Ring II
Notary Public



Signature of Applicant



**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: WCE Enterprises

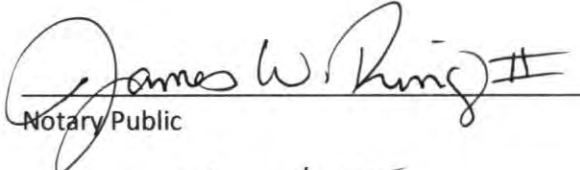
Address: 640 Meinhard Rd, Port Wentworth, GA 31407

Telephone Number: 912.677.2402

  
\_\_\_\_\_  
Signature of Owner

Personally appeared before me  
Whitney L. Williams

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

  
\_\_\_\_\_  
Notary Public

11/31/25  
\_\_\_\_\_  
Date



**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:

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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

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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

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Notary Public

Updated 8/25/2023

**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:

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.

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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 Applicant

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Notary Public

BAKER TIMOTHY P & MARY M\*  
644 MEINHARD RD  
SAVANNAH, GA 31407

BALCOM ELTON ANTHONY & PAMELA K  
630 MEINHARD RD  
PORT WENTWORTH, GA 31407

BROWN RONALD J & CONNIE L  
631 MEINHARD RD  
SAVANNAH, GA 31407

EARGLE SYLVIA GERALDINE MIXON  
639 MEINHARD ROAD  
PORT WENTWORTH, GA 31407

EDEN LAKE INVESTMENTS LLC  
120 COMMERCE CT  
POOLER, GA 31322

FISHER ISLE INVESTMENTS LLC  
120 COMMERCE CT  
POOLER, GA 31322

HYDRAUBEAR INC  
59 AMANDA DR  
SAVANNAH, GA 31406

HYDRAUBEAR INC  
59 AMANDA DRIVE  
SAVANNAH, GA 31406

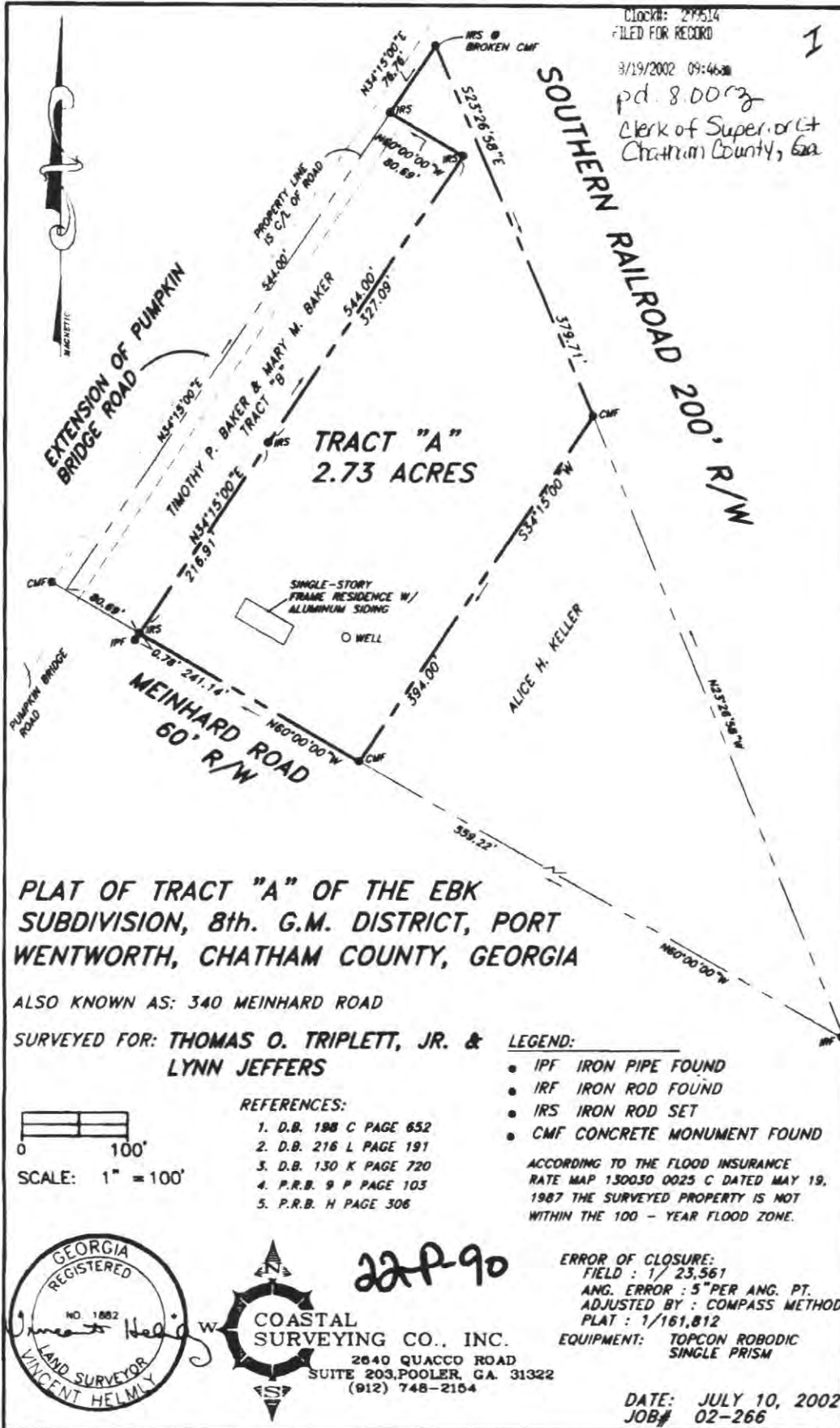
KINGS CANYON INVESTMENTS, LLC  
120 COMMERCE COURT  
POOLER, GA 31322

MCGRATH JOSEPH M & BONNIE M  
647 MEINHARD RD  
SAVANNAH, GA 31407

MIXON JOHN DAVID  
635 MEINHARD RD  
SAVANNAH, GA 31407

PADEREWSKI JULES B  
31 MONTGOMERY ST  
SAVANNAH, GA 31401

WCE ENTERPRISES, INC,  
640 MEINHARD RD  
PORT WENTWORTH, GA 31407









**Zoning Board of Appeals**  
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:**

**Consideration of a Variance Application submitted by City of Port Wentworth, to allow for continuation of truck repair operations in the C-1 zoning district. PIN #s 70007 02010 & 70007 02009, located in the 4th Council District, on N Coastal Highway & Birkenhead Rd.**

- **Public Hearing**

**Issue/Item:** Consideration of a Variance Application submitted by City of Port Wentworth, to allow for continuation of truck repair operations in the C-1 zoning district. PIN #s 70007 02010 & 70007 02009, located in the 4th Council District, on N Coastal Highway & Birkenhead Rd.

**Background:**

- The City of Port Wentworth seeks to bring existing operations of a truck repair shop in to zoning compliance.
- The combined acreage of the subject properties is approximately 1.18 acres.
- The Future Land Use Map identifies this parcel as "Mixed-Use" for which the subject property's current C-1 zoning is appropriate.

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

Approve the request for a variance to allow the continuation of a truck repair business in the C-1 zoning district with the following conditions:

1. The site and operations shall at all times comply with the City of Port Wentworth Code of Ordinances, Zoning Ordinances, Section 10.70 - Screening.
2. The site and operations shall at all times comply with the City of Port Wentworth Code of Ordinances, Zoning Ordinances, Section 7.240 - Vehicle Repair
3. The site and operations shall at all times comply with the City of Port Wentworth Code of Ordinances, Zoning Ordinances, Section 10.50 - Street Yard Greenway
4. The existing business shall, without delay, bring their City of Port Wentworth Occupational Tax Certificate in to good standing and comply with all requisite inspections.
5. The owner shall have 30 days to submit a greenway plan and timeline for site improvements and to Development Services for Administrative Review.
6. Should the owner be able to produce documentation of existing conditions which are in direct conflict with those above, the lesser of the conditions will be applied.

**Funding:** N/A

**Recommendation:**

Variance Application – Attachment A

PIN(s): 70976 01018

Address: 711 GA Highway 30

Property Owner: Tina Woods Newman 333 Westminster Dr., Guyton GA, 31312

Variance Requested: To allow continuing use of a residential dwelling, in the C-1 zoning district. (Article 4)

PIN(s): 70015 01001

Address: 604 S Coastal Highway

Property Owner: Georgia Ports Authority 2 Main Street, Garden City GA, 31408

Variance Requested: To allow an I-1 zoned parcel of less than 5 acres. (Section 4.40)

PIN(s): 70010 12021

Address: 122 S Coastal Highway

Property Owner: Corazon Holbrook 122 S Coastal Highway, Port Wentworth GA, 31407

Variance Requested: To allow continuing use of a residential dwelling, in the C-1 zoning district. (Article 4)

PIN(s): 709079 01015

Address: 269 Monteith Road

Property Owner: Willie J. & Robert L. Johnson 250 Monteith Rd, Port Wentworth GA, 31407

Variance Requested: To allow retail, in the R-1 zoning district. (Article 3)

PIN(s): 70010 12022

Address: 708 Crossgate Road

Property Owner: Q Brand Properties, LLC 1093 Belfast River Road, Richmond Hill GA, 31324

Variance Requested: To allow multi-family residential use, in the C-1 zoning district. (Article 4)

PIN(s): 70007 02009 & 70007 02010 Address: 11 N Coastal Highway

Property Owner: Daisy Godbee PO Box 2225, Rincon GA 31326

Variance Requested: To allow continuing use of a residential dwelling, in the C-1 zoning district. (Article 4)





# 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

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 # 70010 02010 & 70007 02009, located at Highway 17/Birkenhead Street). The applicant requests a variance to allow existing truck repair 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

6 N COASTAL HWY LLC  
8 NORTH COASTAL HWY SUITE A  
PORT WENTWORTH, GA 31407

8 N COASTAL HWY LLC  
8 NORTH COASTAL HIGHWAY SUITE A  
PORT WENTWORTH, GA 31407

BLACKWELL HENRY AKA IV, BLACKWELL  
143 CUBBEDGE DR  
RINCON  
RINCON, GA 31326

BRANCH ROBERT, BRANCH JOSETTE\*  
5 ANTRIM STREET  
PORT WENTWORTH, GA 31407

CHANCE DONALD D. & PATRICIA  
P. O. BOX 895  
POOLER, GA 31322

COUGHLIN DON, COUGHLIN LUCILE  
21 LANDWARD WAY  
SAVANNAH, GA 31410

DSI REALTY COMPANY INC  
1 BIRKENHEAD RD  
PORT WENTWORTH, GA 31407

DUNHAM BLAIR SR  
112 CHISWICK ST  
PORT WENTWORTH, GA 31407

FOUR BOYS LLC  
119 SANDY SHOAL LOOP  
FAIRHOPE, AL 36532

GLEVUM LLC  
PO BOX 2386  
RINCON, GA 31326

GODBEE DAISY A  
PO BOX 2225  
RINCON, GA 31326

GODBEE DAISY ANGELA  
PO BOX 2225  
RINCON, GA 31326

GRIMSLEY DAVID  
9 ANTRIM STREET  
PORT WENTWORTH, GA 31407

GROOVER DAVID  
166 E. DEERFIELD ROAD  
BLOOMINGDALE, GA 31302

HALL LEON JEROME JR  
107 CHISWICK ST  
PORT WENTWORTH, GA 31407

HAYNES JULIANNE H  
4 WINSLOW CIRCLE  
PORT WENTWORTH, GA 31407

HILL REBECCA  
P.O. BOX 2404  
DALTON, GA 30722

LIVING TRUST OF WANDA NETTLES WA  
12 N COASTAL HWY  
PORT WENTWORTH, GA 31407

OPEN DOOR MINISTRIES INC  
PO BOX 4336  
PORT WENTWORTH, GA 31407

PORT WENTWORTH CITY OF  
PO BOX 4086  
SAVANNAH, GA 31407

RAHN MAURICE A  
501 BONNYBRIDGE RD  
SAVANNAH, GA 31407

RAYPUSH TAMMY J  
114 CHISWICK ST  
PORT WENTWORTH, GA 31407

ROBERTSON RANDALL GORDON  
113 CHISWICK ST  
PT WENTWORTH, GA 31407

SCOTT DENISE H  
101 CHISWICK ST  
PORT WENTWORTH, GA 31407

SHEETS JAMES B & KIMBERLY D  
315 OSTEEN ST  
SAVANNAH, GA 31407

SHEETS JAMES BERNIE & KIMBERLY  
315 OSTEEN STREET  
PORT WENTWORTH, GA 31407

SIMMONS STEPHANIE  
403 BONNYBRIDGE RD  
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

TODD F D  
15 WOODHULL RD  
SAVANNAH, GA 31404

*Hwy 17/Birkenhead Variance*

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## Section 7.240 Vehicle Repair.

- A. Overhead Doors. Overhead doors shall not face residential-zoned property. The City Council may modify this requirement upon a determination that there is no reasonable alternative and the visual impact will be diminished through use of building materials, architectural features, and landscaping.
- B. Indoor Work. All maintenance and repair work shall be conducted completely within an enclosed building.
- C. Outdoor Storage. There shall be no outdoor storage or display of vehicle components and parts, materials, commodities for sale, supplies, or equipment unless allowable within the applicable zoning district and in accordance with Section 7.160.
- D. Parking. Parking of operable vehicles awaiting service or pickup shall comply with the requirements of Article 8.
- E. Requirements for Major Vehicle Repair.
  - 1. Outdoor storage areas for damaged or disabled vehicles shall be screened from all sides. See Section 10.70 for screening requirements.
  - 2. Buildings shall be at least one hundred (100) feet from residential-zoned properties.

(Ord. No. 23-03-0010, § 5(Exh. A), 6-22-23)

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## Section 10.50 Street Yard Greenway Landscaping.

To protect and enhance the beauty and aesthetics of properties within the City of Port Wentworth and effectively screen front yard parking areas when viewed from the street right-of-way, the following shall be required.

### A. General Provisions.

1. All required greenways shall contain only living plant materials; provided, the following may be located within the greenway in addition to the planting requirements when approved as part of the site plan:
  - a. Decorative walls or fences less than four (4) feet high;
  - b. Vehicular access drives placed approximately perpendicular to the right-of-way;
  - c. Electrical, telephone, gas, water supply, sewage disposal, and other utilities may be constructed to pass through or across the required buffer area. If the installation of such services impacts the requirements of this ordinance, additional landscaping and/or greenway area may be required to meet the intent and standards of this section;
  - d. Foot and bicycle paths (including sidewalks);
  - e. Landscape sculpture, lighting fixtures, trellises, pedestrian amenities, and arbors;
  - f. Bus/transit shelters;
  - g. Signs;
  - h. Berming or mounding of soil; and
  - i. Bioretention and other heavily vegetated stormwater BMPs.
2. When calculating lot frontage, driveways shall be subtracted from the linear foot total.
3. Where existing or created lagoons and drainage swales will occupy a substantial portion of the required street yard greenway, additional depth may be required to achieve the intent of this section.
4. Any area not otherwise planted shall be sodded.
5. The minimum planted size for each plant type within required street yard greenways shall meet the minimum specifications cited in Table 10.30.

### B. Non-Residential Uses. Non-residential (commercial, industrial, office, civic, institutional, etc.) uses shall provide a greenway adjacent to the public street right-of-way. In all cases, the requirements of Section 10.90 shall be met; provided, that existing protected trees shall be counted toward the planting requirements for street yard greenways. This requirement does not apply to the C-1 zoning district.

1. For non-residential development fronting on Arterial Streets, the following standards shall apply:
  - a. A minimum twenty-five-foot-deep landscaped greenway shall be established parallel to the entire frontage along the road right-of-way. If an easement parallels the frontage and precludes planting the required trees, the greenway shall be in addition to the easement or increased to the extent that the planting requirements can be met. (Example: If a fifteen-foot power easement is directly adjacent to the right-of-way and does not permit trees within it, the twenty-five-foot greenway would commence from the interior edge of the easement for a total of forty (40) feet).
  - b. The greenway shall include:

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- i. One (1) large canopy tree (Live Oak preferred) per fifty (50) feet of linear frontage, spaced no more than fifty (50) feet on-center (o.c.) for the entire lot frontage. For areas where overhead utilities exist that preclude planting large trees, two (2) medium canopy trees shall be provided for every one (1) large tree required.
      - ii. Four (4) small canopy trees (Crape Myrtle preferred) or palms for every one hundred (100) linear feet of lot frontage.
      - iii. A double row staggered evergreen shrub hedge or otherwise approved continuous grouping of evergreen shrubs planted along the lot frontage planted at a minimum of two and one-half (2 ½) feet o.c. and a species capable of being maintained at a three (3) foot height within two (2) years of planting.
      - iv. Vehicular entrances shall be defined using a mixture of trees, shrubs, and groundcovers that will create a sense of arrival. Clusters of flowering and other ornamental plant species such as knockout roses, ornamental grasses, and annuals, are strongly encouraged. A minimum of two hundred (200) square feet shall be planted on each side of the entrance drive.
    2. For all non-residential development fronting on collector streets the following standards shall apply:
      - a. A minimum fifteen-foot-deep landscaped greenway shall be established parallel to the entire frontage along the street right-of-way. If an easement parallels the right-of-way frontage and precludes the ability to meet the requirements, as specified below, the fifteen-foot greenway shall be in addition to the easement width or increased to the extent that the planting requirements can be met. (Example: A fifteen-foot power easement directly adjacent to the right-of-way that does not allow trees planted within it will require the fifteen-foot greenway to start inside the property once outside the easement for a total of thirty (30) feet required).
      - b. The greenway shall include:
        - i. One (1) large canopy tree (Live Oak preferred) per 50 feet of linear frontage, spaced no more than fifty (50) feet on-center (o.c.) for the entire lot frontage. For areas where overhead utilities exist that preclude planting large trees, two (2) small or medium canopy trees shall be provided for every one (1) large tree required.
        - ii. A double row staggered evergreen shrub hedge or otherwise approved continuous grouping of evergreen shrubs planted along the lot frontage planted at a minimum of two and one-half (2 ½) feet o.c. and a species capable of being maintained at a three (3) foot height within two (2) years of planting.
        - iii. Vehicular entrances shall be defined using a mixture of trees, shrubs, and groundcovers that will create a sense of arrival. Clusters of flowering and other ornamental plant species, such as knockout roses, ornamental grasses, and annuals, is strongly encouraged. A minimum of one hundred (100) square feet shall be planted on each side of the entrance drive.
    - C. Residential and Sylvicultural (Timbering) Uses. A street yard greenway at least twenty (20) feet in depth shall be established adjacent to the Arterial or Collector street right-of-way of all single- and two-family residential developments and fifty (50) feet in depth along timber harvesting sites; provided, timbering sites adjacent to a residential use shall maintain a separation of one hundred (100) feet along the

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entire property line that abuts the residential use. The following requirements shall apply to the street yard greenways:

1. Plantings. Plantings shall consist of trees and shrubs in combination. Planted areas shall be in areas that will provide the best screening effectiveness. The following minimums shall apply to street yard greenway plantings:
    - a. Fifteen (15) large evergreen shrubs per one thousand (1,000) square feet of greenway (Shrubs shall attain a minimum height of six (6) feet within three (3) years after planting).
    - b. Two (2) small or medium canopy trees per one thousand (1,000) square feet of greenway.
    - c. One (1) large canopy tree per one thousand (1,000) square feet.
  2. Protected Trees. In all cases, the requirements of Section 10.90 shall be met; provided, that existing protected trees shall be counted toward the planting requirements for street yard greenways.
  3. Walls. If incorporated into the required street yard greenway, walls shall be constructed in a durable fashion of masonry materials on both sides and be a minimum height of four (4) feet. The wall shall be placed along the interior of the greenway area with the required plantings located on the street side of the wall.
  4. Fences. If fences are incorporated into the greenway, they shall be constructed of durable, low-maintenance materials such as standard pressure-treated wood (but not woven wood) or vinyl and be at least four (4) feet in height. Fences shall be placed along the interior of the greenway, with the required plantings located on the street side of the fence.
  5. Berms. Earthen berms, if incorporated into the greenway, shall have a slope of 3:1 and a flat-topped crown at least two (2) feet wide. Plant material shall be placed along the top of the berm and the side slope facing the street. Berms shall not exceed six (6) feet in height and shall be undulated to provide a more natural appearance.
- D. Single-Family Detached Subdivisions. In addition to the requirements of Section 10.50 B, the required street yard greenway for single-family detached residential subdivisions shall also be subject to the following standards:
1. For single-family subdivisions, a greenway fifty (50) feet in depth and meeting the requirements of Section 10.50 B shall be maintained along the street frontage where the rear yard of the lots abuts the street right-of-way.
  2. The greenway shall be a combination of existing healthy vegetation and/or newly planted landscaping; provided, all existing protected trees shall be retained within the greenway. The greenway shall remain uninterrupted along the length of the property, except to allow for access roads, signs, and entry features. Diseased, dead, or invasive species shall be removed from the greenway. Should the existing vegetation not provide an adequate greenway, additional supplemental plantings, berms, etc. may be required.
- E. Multiple-Family and Attached Single-Family Uses. In addition to the requirements of Section 10.50 B, the required street yard greenway for multiple-family and attached single-family uses shall also be subject to the following standards:
1. A street yard greenway of fifty (50) feet in depth shall be maintained along the entire property frontage abutting the Arterial or Collector street right-of-way.
  2. The greenway shall remain uninterrupted along the length of the property, except to allow for access roads, signs, and entry features.

- 
3. All protected trees shall be retained within the greenway and supplemented as needed. In all cases, the requirements of Section 10.90 shall be met; provided, that existing protected trees shall be counted toward the planting requirements for street yard greenways.

(Ord. No. 23-03-0010, § 5(Exh. A), 6-22-23)

---

## Section 10.70 Screening.

- A. Applicability. Outdoor storage, service, and dumpster areas shall be adequately screened with permanent vegetation and/or walls when visible from adjacent properties or street right-of-way, in accordance with the following:
1. The design of a screening wall shall be the same architectural style as the principal building or buildings on the lot.
  2. Except where otherwise allowed by these regulations, any wall shall be opaque to prevent the passage of light and debris and shall be constructed of textured or split-faced block, brick, stone, stucco over concrete block, architectural tile, or similar opaque materials. Unfinished concrete block shall not be permitted.
  3. The height of a wall shall be adequate to block the view to the area being screened but shall not exceed eight (8) feet, except as otherwise allowed by this section. Wall height shall be measured from the finished grade at the base of the wall to the top of the fence or wall but shall not include columns or posts.
  4. Walls shall be interrupted at intervals not exceeding twenty-five (25) feet by architectural features such as pilasters or columns or by various species of plants that are at least as tall as or taller than the wall.
  5. Such walls shall be setback a minimum of five (5) feet from any adjacent property lines unless otherwise approved as part of the site plan review.
  6. Additionally, during site plan review, evergreen plantings or other trees may be required along the wall to provide a visual accent for lengthy and monotonous walls.
- B. Landscape Alternative. In lieu of a screen wall, a dense landscape screen which, in the site plan reviewer's sole discretion, meets the intent of this section to visually screen and soften the impact of the storage, service, or dumpster area.
- C. Modification. Where the storage, service, or dumpster is located adjacent to a required buffer or street yard greenway, the requirements of this section may be waived or modified by the City Council, as provided in Section 10.80.

(Ord. No. 23-03-0010, § 5(Exh. A), 6-22-23)







**Zoning Board of Appeals**  
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:**

**Consideration of a Variance Application submitted by City of Port Wentworth, to allow for continued single-family residential use in the C-1 zoning district. PIN# 70010 12021, located in the 4th Council District, at 122 S Coastal Highway.**

- **Public Hearing**

**Issue/Item:** Consideration of a Variance Application submitted by City of Port Wentworth, to allow for continued single-family residential use in the C-1 zoning district. PIN# 70010 12021, located in the 4th Council District, at 122 S Coastal Highway.

- **Public Hearing**

**Background:**

- The City of Port Wentworth seeks to bring existing uses in to zoning compliance.
- The subject property is .25 acres in size.
- The subject property is within the C-1 zoning district, which is appropriate for the established commercial use of food service/convenience store.
- The Future Land Use Map identifies this parcel as "Mixed-Use" for which the subject property's current C-1 zoning is appropriate.
- Residential Use in the C-1 zoning district is limited to multi-family development when a commercial element is present.
- A single-family residence is in use on the site, granting of of variance will allow the residence to continue in its intended use without being in a non-conforming status.

**Facts and Finding:** Staff recommends approval of the requested variance from Article 4 - to allow the continuation of single-family residential use as currently exists.

**Funding:**

**Recommendation:**

Variance Application – Attachment A

PIN(s): 70976 01018

Address: 711 GA Highway 30

Property Owner: Tina Woods Newman 333 Westminster Dr., Guyton GA, 31312

Variance Requested: To allow continuing use of a residential dwelling, in the C-1 zoning district. (Article 4)

PIN(s): 70015 01001

Address: 604 S Coastal Highway

Property Owner: Georgia Ports Authority 2 Main Street, Garden City GA, 31408

Variance Requested: To allow an I-1 zoned parcel of less than 5 acres. (Section 4.40)

PIN(s): 70010 12021

Address: 122 S Coastal Highway

Property Owner: Corazon Holbrook 122 S Coastal Highway, Port Wentworth GA, 31407

Variance Requested: To allow continuing use of a residential dwelling, in the C-1 zoning district. (Article 4)

PIN(s): 709079 01015

Address: 269 Monteith Road

Property Owner: Willie J. & Robert L. Johnson 250 Monteith Rd, Port Wentworth GA, 31407

Variance Requested: To allow retail, in the R-1 zoning district. (Article 3)

PIN(s): 70010 12022

Address: 708 Crossgate Road

Property Owner: Q Brand Properties, LLC 1093 Belfast River Road, Richmond Hill GA, 31324

Variance Requested: To allow multi-family residential use, in the C-1 zoning district. (Article 4)

PIN(s): 70007 02009 & 70007 02010

Address: 11 Highway 17

Property Owner: Daisy Godbee PO Box 2225, Rincon GA 31326

Variance Requested: To allow continuing use of a residential dwelling, in the C-1 zoning district. (Article 4)





# 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

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 # 70010 12021, located at S Coastal Highway. The applicant requests a variance to allow use of an existing residential dwelling, 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

ALVAREZ CLARA M.  
121 MILDRED TERRACE  
CLARK, GA 07066

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KESSLER JAMES RONALD  
3991 MCCALL RD  
RINCON, GA 31326

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203 ABERFELDY STREET  
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N7732 SANDY BEACH RD  
FOND DU LAC, WI 54935

122 S Coastal V

NEW BETTY JEAN  
102 WILLOWPEG RD  
RINCON, GA 31326

OPRY MARY M SANDERS\*  
707 CROSSGATE RD  
SAVANNAH, GA 31407

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7224 GA HIGHWAY 21  
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PORT WENTWORTH UNITED, METHODIST  
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WILLING HEARTS MINISTRY, LLC  
204 S. COASTAL HIGHWAY  
PORT WENTWORTH, GA 31407

122 S Coastal







**Zoning Board of Appeals**  
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:

**Consideration of a Variance Application submitted by City of Port Wentworth, to allow for continued multi-family residential use in the C-1 zoning district. PIN# 70010 12022, located in the 4th Council District, at 708 Crossgate Road.**

- **Public Hearing**

**Issue/Item:** Consideration of a Variance Application submitted by City of Port Wentworth, to allow for continued multi-family residential use in the C-1 zoning district. PIN# 70010 12022, located in the 4th Council District, at 708 Crossgate Road.

- **Public Hearing**

**Background:**

- The City of Port Wentworth seeks to bring existing uses in to zoning compliance.
- The subject property is .26 acres in size.
- The subject property is within the C-1 zoning district, which allows for multi-family residential use only when a commercial land use component exists.
- The Future Land Use Map identifies this parcel as "Mixed-Use" for which the subject property's current C-1 zoning is appropriate.
- This property has an established apartment building as it's primary use, granting of of variance will allow the apartment community to continue use without having a non-conforming status.

**Facts and Finding:** Staff recommends approval of the requested variance from Article 4 - to allow the continuation of multi-family residential use, without a commercial component, in the C-1 zoning district.

**Funding:** N/A

**Recommendation:**

Variance Application – Attachment A

PIN(s): 70976 01018

Address: 711 GA Highway 30

Property Owner: Tina Woods Newman 333 Westminster Dr., Guyton GA, 31312

Variance Requested: To allow continuing use of a residential dwelling, in the C-1 zoning district. (Article 4)

PIN(s): 70015 01001

Address: 604 S Coastal Highway

Property Owner: Georgia Ports Authority 2 Main Street, Garden City GA, 31408

Variance Requested: To allow an I-1 zoned parcel of less than 5 acres. (Section 4.40)

PIN(s): 70010 12021

Address: 122 S Coastal Highway

Property Owner: Corazon Holbrook 122 S Coastal Highway, Port Wentworth GA, 31407

Variance Requested: To allow continuing use of a residential dwelling, in the C-1 zoning district. (Article 4)

PIN(s): 709079 01015

Address: 269 Monteith Road

Property Owner: Willie J. & Robert L. Johnson 250 Monteith Rd, Port Wentworth GA, 31407

Variance Requested: To allow retail, in the R-1 zoning district. (Article 3)

PIN(s): 70010 12022

Address: 708 Crossgate Road

Property Owner: Q Brand Properties, LLC 1093 Belfast River Road, Richmond Hill GA, 31324

Variance Requested: To allow multi-family residential use, in the C-1 zoning district. (Article 4)

PIN(s): 70007 02009 & 70007 02010

Address: 11 Highway 17

Property Owner: Daisy Godbee PO Box 2225, Rincon GA 31326

Variance Requested: To allow continuing use of a residential dwelling, in the C-1 zoning district. (Article 4)





# CITY OF PORT WENTWORTH

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## ELECTED OFFICIALS

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Rufus Bright

District 3

Shawn Randerwala

District 4

Thomas Barbee

At-Large

Artlise Alston-Cone

At-Large

City Manager

Steve Davis

April 15, 2025

RE: Public Hearing Notice

Dear Property Owner:

This letter serves as notification that a Request for Variance Application has been submitted by City of Port Wentworth for PIN # 70010 12022, located at 708 Crossgate Road. The applicant requests a variance to allow existing multi-family residential use 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

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204 S. COASTAL HIGHWAY  
PORT WENTWORTH, GA 31407







**Zoning Board of Appeals**  
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:

**Consideration of a Variance Application submitted by City of Port Wentworth, from the minimum size required for an I-1 parcel. PIN# 70015 01001, located in the 4th Council District, at 604 S Coastal Highway.**

- **Public Hearing**

**Issue/Item:** Consideration of a Variance Application submitted by City of Port Wentworth, from the minimum size required for an I-1 parcel. 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 uses in to zoning compliance.
- The subject property is located in a predominantly Industrial-zoned area, near the ports.
- The Future Land Use Map identifies this parcel as "Industrial" due to surrounding use.
- There is an active application to rezone the property to I-1, it is currently within the R-4 (Mixed Residential) zoning district.
- Residential development permitted in R-4 would be inappropriate for the size and location of the property.
- Pursuant to The City of Port Wentworth Code of Ordinances, Zoning Ordinances, Article 4, Sec. 4.40, an I-1 zoned lot must be a minimum of 5 acres in size with a minimum width/frontage of 300'.
- The subject property is 2.5 acres in size and approximately 240' wide along the S Coastal Highway frontage.
- The property is owned by Georgia Ports Authority and would therefore not be subject to I-1 building setbacks: allowance of a smaller sized lot will not create a need for future variances for development needs under this ownership.

**Facts and Finding:** Staff recommends approval of the requested variance from Article 4, Sec. 4.40 - to allow for a reduction of minimum size required for an I-1 zoned lot, with the following condition:

1. Approval of the variance shall be contingent upon successful rezoning from R-4 to I-1.

**Funding:** N/A

**Recommendation:**

Variance Application – Attachment A

PIN(s): 70976 01018

Address: 711 GA Highway 30

Property Owner: Tina Woods Newman 333 Westminster Dr., Guyton GA, 31312

Variance Requested: To allow continuing use of a residential dwelling, in the C-1 zoning district. (Article 4)

PIN(s): 70015 01001

Address: 604 S Coastal Highway

Property Owner: Georgia Ports Authority 2 Main Street, Garden City GA, 31408

Variance Requested: To allow an I-1 zoned parcel of less than 5 acres. (Section 4.40)

PIN(s): 70010 12021

Address: 122 S Coastal Highway

Property Owner: Corazon Holbrook 122 S Coastal Highway, Port Wentworth GA, 31407

Variance Requested: To allow continuing use of a residential dwelling, in the C-1 zoning district. (Article 4)

PIN(s): 709079 01015

Address: 269 Monteith Road

Property Owner: Willie J. & Robert L. Johnson 250 Monteith Rd, Port Wentworth GA, 31407

Variance Requested: To allow retail, in the R-1 zoning district. (Article 3)

PIN(s): 70010 12022

Address: 708 Crossgate Road

Property Owner: Q Brand Properties, LLC 1093 Belfast River Road, Richmond Hill GA, 31324

Variance Requested: To allow multi-family residential use, in the C-1 zoning district. (Article 4)

PIN(s): 70007 02009 & 70007 02010

Address: 11 Highway 17

Property Owner: Daisy Godbee PO Box 2225, Rincon GA 31326

Variance Requested: To allow continuing use of a residential dwelling, in the C-1 zoning district. (Article 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 # 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



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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)







**Zoning Board of Appeals**  
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:

**Consideration of a Variance Application submitted by City of Port Wentworth, to allow for continued single-family residential use in the C-1 zoning district. PIN# 70976 01018, located in the 3rd Council District, at 711 Highway 30.**

- **Public Hearing**

**Issue/Item:** Consideration of a Variance Application submitted by City of Port Wentworth, to allow for continued single-family residential use in the C-1 zoning district. PIN# 70976 01018, located in the 3rd Council District, at 711 Highway 30.

- **Public Hearing**

**Background:**

- The City of Port Wentworth seeks to bring existing uses in to zoning compliance.
- The subject property is 1.42 acres in size.
- The subject property has an active application for rezoning from R-1 to C-1 to accommodate the existing seafood market.
- The Future Land Use Map identifies this parcel as "Mixed-Use" for which C-1 zoning is appropriate.
- Residential Use in the C-1 zoning district is limited to multi-family development when a commercial element is present.
- A single-family residence is in use on the site, granting of of variance will allow the residence to continue in its intended use without being in a non-conforming status.

**Facts and Finding:** Staff recommends approval of the requested variance from Article 4 - to allow the continuation of single-family residential use as currently exists, with the following condition:

1. Approval of the variance shall be contingent upon successful rezoning from R-1 to C-1.

**Funding:** N/A

**Recommendation:**

Variance Application – Attachment A

PIN(s): 70976 01018 Address: 711 GA Highway 30

Property Owner: Tina Woods Newman 333 Westminster Dr., Guyton GA, 31312

Variance Requested: To allow continuing use of a residential dwelling, in the C-1 zoning district. (Article 4)

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

Property Owner: Georgia Ports Authority 2 Main Street, Garden City GA, 31408

Variance Requested: To allow an I-1 zoned parcel of less than 5 acres. (Section 4.40)

PIN(s): 70010 12021 Address: 122 S Coastal Highway

Property Owner: Corazon Holbrook 122 S Coastal Highway, Port Wentworth GA, 31407

Variance Requested: To allow continuing use of a residential dwelling, in the C-1 zoning district. (Article 4)

PIN(s): 709079 01015 Address: 269 Monteith Road

Property Owner: Willie J. & Robert L. Johnson 250 Monteith Rd, Port Wentworth GA, 31407

Variance Requested: To allow retail, in the R-1 zoning district. (Article 3)

PIN(s): 70010 12022 Address: 708 Crossgate Road

Property Owner: Q Brand Properties, LLC 1093 Belfast River Road, Richmond Hill GA, 31324

Variance Requested: To allow multi-family residential use, in the C-1 zoning district. (Article 4)

PIN(s): 70007 02009 & 70007 02010 Address: 11 Highway 17

Property Owner: Daisy Godbee PO Box 2225, Rincon GA 31326

Variance Requested: To allow continuing use of a residential dwelling, in the C-1 zoning district. (Article 4)





# 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



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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 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









**Zoning Board of Appeals**  
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:

**Consideration of a Variance Application submitted by City of Port Wentworth, to allow for limited commercial use in the R-1 zoning district. PIN# 70979 01015, located in the 4th Council District, at 269 Monteith Road.**

- **Public Hearing**

**Issue/Item:** Consideration of a Variance Application submitted by City of Port Wentworth, to allow for limited commercial use in the R-1 zoning district. PIN# 70979 01015, located in the 4th Council District, at 269 Monteith Road.

- **Public Hearing**

**Background:** - The City of Port Wentworth seeks to bring existing uses in to zoning compliance.

- The subject property is 5 acres in size and is an existing, bona fide farm, which is a permitted use in the R-1 zoning district.
- Pursuant to the City of Port Wentworth Code Ordinances, Zoning Ordinances, Article 25, Section 25.40(C)
- Farm-Related Business and Agritourism, however: current commercial operations are reported to exceed the scope permitted by the ordinance, to include retail.
- Granting of the requested variance will allow current operations to continue while complying with City Ordinances.

**Facts and Finding:** Staff recommends approval of the requested variance from Article 3 - to allow limited commercial use of an R-1 parcel, with conditions:

1. The allowance of commercial activity (outside the scope of Sec. 25.40(C)) shall not be expanded under conditions of use and zoning.

**Funding:** N/A

**Recommendation:**

Variance Application – Attachment A

PIN(s): 70976 01018

Address: 711 GA Highway 30

Property Owner: Tina Woods Newman 333 Westminster Dr., Guyton GA, 31312

Variance Requested: To allow continuing use of a residential dwelling, in the C-1 zoning district. (Article 4)

PIN(s): 70015 01001

Address: 604 S Coastal Highway

Property Owner: Georgia Ports Authority 2 Main Street, Garden City GA, 31408

Variance Requested: To allow an I-1 zoned parcel of less than 5 acres. (Section 4.40)

PIN(s): 70010 12021

Address: 122 S Coastal Highway

Property Owner: Corazon Holbrook 122 S Coastal Highway, Port Wentworth GA, 31407

Variance Requested: To allow continuing use of a residential dwelling, in the C-1 zoning district. (Article 4)

PIN(s): 709079 01015

Address: 269 Monteith Road

Property Owner: Willie J. & Robert L. Johnson 250 Monteith Rd, Port Wentworth GA, 31407

Variance Requested: To allow retail, in the R-1 zoning district. (Article 3)

PIN(s): 70010 12022

Address: 708 Crossgate Road

Property Owner: Q Brand Properties, LLC 1093 Belfast River Road, Richmond Hill GA, 31324

Variance Requested: To allow multi-family residential use, in the C-1 zoning district. (Article 4)

PIN(s): 70007 02009 & 70007 02010

Address: 11 Highway 17

Property Owner: Daisy Godbee PO Box 2225, Rincon GA 31326

Variance Requested: To allow continuing use of a residential dwelling, in the C-1 zoning district. (Article 4)





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Artlise Alston-Cone

At-Large

City Manager

Steve Davis

April 15, 2025

RE: Public Hearing Notice

Dear Property Owner:

This letter serves as notification that a Request for Variance Application has been submitted by City of Port Wentworth for PIN # 70979 01015, located at 269 Monteith Road. The applicant requests a variance to allow retail commerce in the R-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

BECKETT JOHN L & JESSIE MAE\*  
380 CAMELOT DR  
FAYETTEVILLE, GA 30214

BODY OF CHRIST CHURCH AND MINIST  
201 BIRCH DR  
RINCON, GA 31326

FERGUSON SHIRLEY  
102 FERGUSON RD  
PORT WENTWORTH, GA 31407

GRAY CHRISTOPHER SR & PATRICIA A  
108 FERGUSON RD  
PORT WENTWORTH, GA 31407

HESTER ROBERT J  
8 PALMETTO BEACH DR  
BLUFFTON, SC 29910

HURST ELIZABETH  
244 MONTEITH RD  
SAVANNAH, GA 31407

JENNINGS & JERNELL GERTRUDE HA, I  
127 BURBANK BLVD  
SAVANNAH, GA 31419

JOHNSON LOUISE & WILLIE JAMES  
250 MONTEITH RD  
SAVANNAH, GA 31407

JOHNSON WILLIE JAMES & ROBERT L\*  
250 MONTEITH RD  
PORT WENTWORTH, GA 31407

MT. MORIAH BAPTIST CHURCH  
310 MONTEITH ROAD  
PORT WENTWORTH, GA 31407

MUTCHERSON CAROLYN D JOHNSON  
PO BOX 351  
RINCON, GA 31326

PINO MICHEL, MACHIN YUDENIA  
257 MONTEITH ROAD  
PORT WENTWORTH, GA 31407

SHUBERT ROBIN R, THOMAS MABLE  
230 MONTEITH ROAD  
PORT WENTWORTH, GA 31407

SMART & CRAFTON RENEE & KIM SMAI  
400 WALLACE CIR  
BLOOMINGDALE, GA 31302

WASHINGTON JESSIE M  
380 CAMELOT DRIVE  
FAYETTEVILLE, GA 30214

WILLIAMS JAMES  
314 MONTEITH RD  
PT WENTWORTH, GA 31407

WILLIAMS JONATHAN  
1314 E 69TH ST UNIT A  
SAVANNAH, GA 31404

269 Monteith V



