



CITY OF PORT WENTWORTH
PLANNING COMMISSION
JUNE 2, 2025

Council Meeting Room

Regular Session

3:30 PM

7224 GA HIGHWAY 21
PORT WENTWORTH, GA 31407

- 1. CALL MEETING TO ORDER**
- 2. PRAYER AND PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL - CLERK OF COUNCIL**
- 4. APPROVAL OF AGENDA**
- 5. ADOPTION OF MINUTES**
- 6. NEW BUSINESS**
 - A. A Zoning Map Amendment Application has been submitted by Robert L. McCorkle as Agent for Development Associates Partners, LLC, requesting to rezone 24.81 acres from R-1 and C-1 , to R-5 and C-1, to allow for high density residential development with a separate commercial component. PIN #s 70978 07004 & 70978 07005, located in the 2nd Council District, off Meinhard Road.
 - **PUBLIC HEARING**
 - B. A Zoning Map Amendment Application has been submitted by Phillip McCorkle as Agent for SPH 21, LLC requesting to rezone 23.02 acres from R-1 to R-4, to allow the expansion of a residential townhome development. PIN #s 700976 02038, located in the 1st Council District, off Highway 30.
 - **PUBLIC HEARING**
 - C. Coleman Company, Inc., as Agent for Core Credit Union, requests the approval of a Concept Site Plan "Core Credit Union". PIN# 70906 04028, located at 3 Lakeside Blvd in the 1st Council District. Zoned PUD (Commercial).
- 7. ADJOURNMENT**



Planning Commission
7224 GA Highway 21
Port Wentworth, GA 31407

Meeting: 06/02/25
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 Robert L. McCorkle as Agent for Development Associates Partners, LLC, requesting to rezone 24.81 acres from R-1, to R-5 and C-1, to allow for high density residential development with a separate commercial component. PIN #s 70978 07004 & 70978 07005, located in the 2nd Council District, off Meinhard Road.

• **PUBLIC HEARING**

Issue/Item:

A Zoning Map Amendment Application has been submitted by Robert L. McCorkle as Agent for Development Associates Partners, LLC, requesting to rezone 24.81 acres from R-1 and C-1, to R-5 and C-1, to allow for high density residential development with a separate commercial component. PIN #s 70978 07004 & 70978 07005, located in the 2nd Council District, off Meinhard Road.

- **PUBLIC HEARING**

Background:

- The applicant requests R-5 zoning for a proposed 21-acre multifamily/townhome residential development, with 1.87 acres reserved for future commercial use and 2 acres to contain a monopole tower site.
- Exhibits submitted by the applicant feature 80 residential units, there is no speculative use designated for the commercial portion, all future uses would conform to those allowed in the C-1 zoning district.
- Properties along 2 sides of this site are zoned R-1. The remaining property boundary is located in the SW quadrant of Meinhard/Monteith Rd and I-95.

Facts and Finding:

- Precise traffic impact will be evaluated as part of the site plan evaluation process.
- These parcels are within the Port Wentworth water/sewer service area: expansion of water/sewer lines will be necessary to serve this site.
- The Future Land Use Map shows these parcels within the Commercial use category.
- Presence of wetlands throughout the site makes residential development with preserved natural areas more attainable than traditional commercial development on the SE portion of the property.

Suggested Action

Staff recommends that the following condition be added to approval:

1. The applicant must submit, to Development Services, a recorded recombination plat consistent with the submitted concept exhibit in order for the approved rezoning to be finalized.

Funding: N/A

Recommendation:



APPLICATION TO AMEND THE ZONING MAP OF PORT WENTWORTH, GEORGIA

Applicant: Robert L. McCorkle, III on behalf of Development Associates Partners, LLC

Phone # (912) 232-6141

Mailing Address: 319 Tattnell Street, Savannah, Georgia 31401

Property Owner: Virgil Hester

Phone #

Use back if more than one owner

Owner Address: 13 Pine Island Road, Bluffton, South Carolina 29910

PIN #(s): 70978 07005, 07004

of Acres 24.81

Zoning Classification: Present R-A

Requested R-5 with C-1

Use of Property: Present Residential

Requested Multifamily/townhomes with commercial parcel

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 subject property is located at the corner of Meinhard Road and I-95. The rezoning will keep the majority of the property residential but allow for a multifamily/townhome development with some commercial frontage. Boundaries of zoning districts are approximate.

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 29th day of April, 2025

Signature of Notary



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: Robert L. McCorkle, III of McCorkle, Johnson & McCoy, LLP

Address: 319 Tattnall Street

Savannah, Georgia 31401

Telephone Number: 912-232-6141



Signature of Owner

Personally appeared before me
Virgil Hester

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

Martha S. Golsen
Notary Public

April 28, 2025
Date





Surrounding Property Owners

Priscilla Dudley

- Property Address: 327 Monteith Road, Port Wentworth, Georgia 31407
- Mailing Address: 327 Monteith Road, Port Wentworth, Georgia 31407
- PIN 70978 01001C

Robert L. Hester

- Property Address: 420 Meinhard Road, Port Wentworth, Georgia 31407
- Mailing Address: 8 Nanny Cove Court, Bluffton, South Carolina 29910
- PIN 70978 05017

Steven Miles Hester & Janet N. Hester

- Property Address: 440 Meinhard Road, Port Wentworth, Georgia 31407
- Mailing Address: 440 Meinhard Road, Port Wentworth, Georgia 31407
- PIN 70978 05016

City of Port Wentworth, Georgia

- Property Address: 462 Monteith Road, Port Wentworth, Georgia 31407
- Mailing Address: 7224 Georgia Highway 21, Port Wentworth, Georgia 31407
- PIN 70978 05015

City of Port Wentworth, Georgia

- Property Address: 468 Monteith Road, Port Wentworth, Georgia 31407
- Mailing Address: 7224 Georgia Highway 21, Port Wentworth, Georgia 31407
- PIN 70978 05014

City of Port Wentworth, Georgia

- Property Address: 468 Monteith Road, Port Wentworth, Georgia 31407
- Mailing Address: 7224 Georgia Highway 21, Port Wentworth, Georgia 31407
- PIN 70978 05002

Roy Quarterman

- Property Address: 501 Meinhard Road, Savannah, Georgia 31407
- Mailing Address: 501 Meinhard Road, Savannah, Georgia 31407-9767
- PIN 70978 01001L

Priscilla Q. Dudley & Ivory J. Quarterman

- Property Address: 501 Monteith Road, Port Wentworth, Georgia 31407
- Mailing Address: 501 Monteith Road, Port Wentworth, Georgia 31407
- PIN 70978 01036

Robert Lee Hester

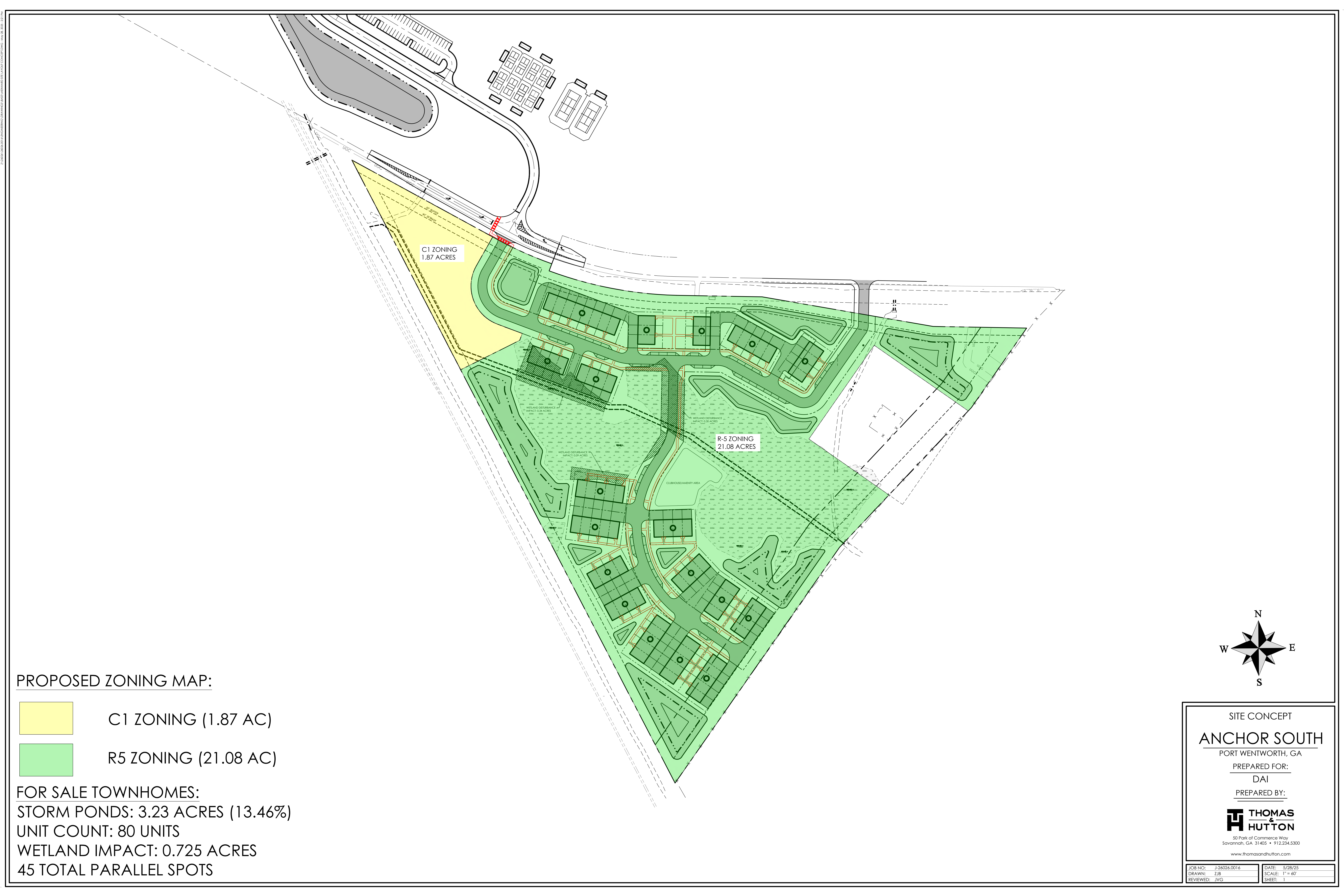
- Property Address: Monteith Road
- Mailing Address: 8 Nanny Cove Court, Bluffton, South Carolina 29910
- PIN 70978 05018

John Robert Hester and Robert Jose Thomas

- Property Address: Monteith Road
- Mailing Address: 8 Palmetto Beach Drive, Bluffton, South Carolina 29910
- PIN 70978 05002B

Robert J. Hester

- Property Address: Interstate 95
- Mailing Address: 8 Palmetto Beach Drive, Bluffton, South Carolina 29910
- PIN 70978 07003

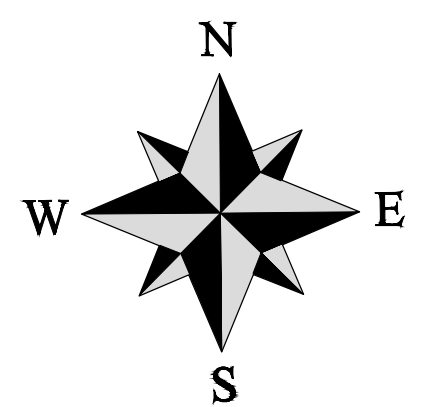


PROPOSED ZONING MAP:

- C1 ZONING (1.87 AC)
- R5 ZONING (21.08 AC)

FOR SALE TOWNHOMES:

STORM PONDS: 3.23 ACRES (13.46%)
 UNIT COUNT: 80 UNITS
 WETLAND IMPACT: 0.725 ACRES
 45 TOTAL PARALLEL SPOTS



SITE CONCEPT
ANCHOR SOUTH
 PORT WENTWORTH, GA
 PREPARED FOR:
 DAI
 PREPARED BY:
THOMAS & HUTTON
 50 Park of Commerce Way
 Savannah, GA 31405 • 912.234.5300
 www.thomasandhutton.com

JOB NO: J-24026.0016	DATE: 5/28/25
DRAWN: ZJB	SCALE: 1" = 60'
REVIEWED: JVG	SHEET: 1



Planning Commission
7224 GA Highway 21
Port Wentworth, GA 31407

Meeting: 06/02/25
Department: Development Services
Category: Ordinance
Prepared By: Katie Dunnigan
Department Head: Katie Dunnigan

SCHEDULED

AGENDA ITEM (ID)

DOC ID:

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•

PUBLIC HEARING

Issue/Item: A Zoning Map Amendment Application has been submitted by Phillip McCorkle as Agent for SPH 21, LLC requesting to rezone 23.02 acres from R-1 to R-4, to allow the expansion of a residential townhome development. PIN #s 700976 02038, located in the 1st Council District, off Highway 30.

- **PUBLIC HEARING**

Background:

- The applicant requests R-4 zoning for the proposed expansion of a residential townhome development.
- The development would be a new phase to the existing Arbor View community and proposes 63 townhomes.
- Adjacent property to the north is zoned I-1, properties to the east and west are zoned R-1, the adjacent parcels to the south are zoned R-4 and R-5.
- Approval of this rezoning would cause a shift of total land use acreage by approximately .24% from the R-1 to the R-4 zoning district.

Facts and Finding:

- The site proposes access through the existing Arbor View development, this parcel has no direct access to public Right of Way.
- The property has significant wetlands which will remain undisturbed.
- The Future Land Use Map shows this parcel within the Residential use category.

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: SPH 21, LLC

Phone # (404) 358-1178

Use back if more than one owner

Owner Address: 5 Concourse Parkway, Suite 200, Atlanta, Georgia 30328

PIN #(s): 7-0976-02-038

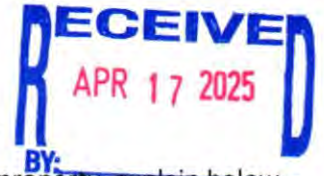
of Acres 23.021

Zoning Classification: Present R-1

Requested R-4

Use of Property: Present Vacant

Requested Townhomes



X 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.

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?)

TMGRI has contracted to acquire 23 acres from SPH 21. More than half of the tract is wetlands that will not be developed. The uplands provide the opportunity to add 63 townhome units to Arbor View, a 162 unit development currently under construction. This use of the property is a natural extension of an existing use. Moreover, there is no other access to the 23 acre tract except Berrien Road, a substandard local road.

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

17 day of April, 2025

[Signature]
Notary Public



[Signature]

Signature of Applicant



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 Attached hereto

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
17 day of April, 20 25.


Notary Public



Signature of Applicant
Phillip R. McCorkle



DISCLOSURE OF FINANCIAL INTERESTS

(Required by Title 36, Chapter 67A, Official Code of Georgia Annotated)

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

The undersigned official of the City of Port Wentworth has a property interest (Note 1) in said property as follows:

The undersigned official of the City of Port Wentworth has financial interest (Note 2) in a business entity (Note 3) which has property interest in said property, which financial interests as follows:

The undersigned official of the City of Port Wentworth has a member of the family (Note 4) having a property interest in said property or a financial interest in a business entity which has a property interest in said property, which family member and property interest or financial interest are as follows:

Note 1: Property Interest – Direct ownership of real property, including any percentage of ownership less than total ownership

Note 2: Financial Interest – All direct ownership interest of the total assets or capital stock of a business entity where such ownership interest is 10 percent or more

Note 3: business entity – Corporation, partnership, limited partnership, firm, enterprise, franchise, association or trust

Note 4: Member of family – Spouse, mother, father, brother, sister, son, or daughter

I hereby depose and say that all statements herein are true, correct and complete to the best of my knowledge and belief.

Sworn to and subscribed before me this _____ day of _____, 20____.

Signature of Official

Notary Public

Updated 8/25/2023

AUTHORIZATION OF PROPERTY OWNER

Application for Rezoning or Variance

I swear that I am the owner of the property which is the subject matter of the attached application, as is shown in the records of Port Wentworth, Georgia.

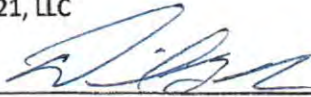
I authorize the person named below to act as applicant in the pursuit of a variance or for the rezoning of this property.

Name of Applicant: Phillip R. McCorkle

Address: 319 Tattnall Street, Savannah, Georgia 31401

Telephone Number: (912) 232-7416

SPH 21, LLC

By: 

Signature of Owner
Manager

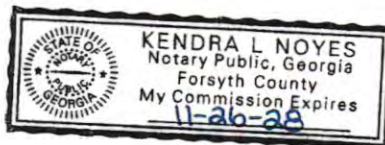
Personally appeared before me

David G. Hanna

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

Kendra L Noyes
Notary Public

4-15-25
Date



Property Owners Within 300 Feet



F3 GA HWY 30 BTR PROPERTY OWNER
LLC
PIN: 70976 02027
Parcel Address: 300 Highway 30, Port
Wentworth, Georgia 31407
Mailing Address: 3 Bethesda Metro Center,
Suite 1400, Bethesda, Maryland 20814

Estate of Alvin Williams
PIN: 70976 02005
Parcel Address: Berrien Ave, Port Wentworth,
Georgia 31407
Mailing Address: c/o Gary Heywood, 24
Litchfield Drive, Savannah, Georgia 31419

Rosetta Foreman Graham
PIN: 70976 02046
Parcel Address: Berrien Ave, Port Wentworth,
Georgia 31407
Mailing Address: 601 E. 7th Street, Vidalia,
Georgia 30474

Lonnie L. Oglesby
PIN: 700976 02045
Parcel Address: Berrien Ave, Port Wentworth,
Georgia 31407
Mailing Address: 1015 Elliott Avenue,
Savannah, Georgia 31415

Zachary D. Mucha
PIN: 70976 02008
Parcel Address: 250 Berrien Ave, Port
Wentworth, Georgia 31407
Mailing Address: 32 Silverstone Circle,
Savannah, Georgia 31406

EDWARD B. DEAL PROPERTIES NO. 2 LLC
PIN: 70976 02009
Parcel Address: Berrien Ave, Port Wentworth,
Georgia 31407
Mailing Address: 301 Oxford Lane, Savannah,
Georgia 31405

Raddie Jackson, Et Al.
PIN: 70976 02010
Parcel Address: Berrien Ave, Port Wentworth,
Georgia 31407
Mailing Address: 725 W. 46th Street, Savannah,
Georgia 31405

SPH 21, LLC
PIN: 70976 02037
Parcel Address: Saussy Road, Port Wentworth,
Georgia 31407
Mailing Address: 6 Concourse Parkway, Suite
200, Atlanta, Georgia 30328

Willie Steele Place, LLC
PIN: 70976 02007
Parcel Address: Punkin Bridge Road, Port
Wentworth, Georgia 31407
Mailing Address: 4 Marsh Harbor Drive N,
Savannah, Georgia 31401

Parkside Port Wentworth, LLC
PIN: 70976C01004
Parcel Address: 436 Highway 30, Port
Wentworth, Georgia 31407
Mailing Address: 3565 Piedmont Road NE,
Building One, Suite 200, Atlanta, Georgia 30305



LEGAL DESCRIPTION
PARCEL N

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE 8TH G.M. DISTRICT, CITY OF PORT WENTWORTH, CHATHAM COUNTY, STATE OF GEORGIA, AND BEING SHOWN AND DEPICTED AS 'PARCEL N' ON THAT PLAT ENTITLED "A SUBDIVISION PLAT OF 823.603 ACRES", PREPARED FOR SPH 21, LLC, BY ATLAS SURVEYING, INC., DATED MARCH 19, 2025, RECORDED IN PLAT BOOK 54, PAGE 704, CHATHAM COUNTY, GEORGIA RECORDS, HAVING AN AREA OF 975, 393 SQUARE FEET OR 22.392 ACRES OF LAND.



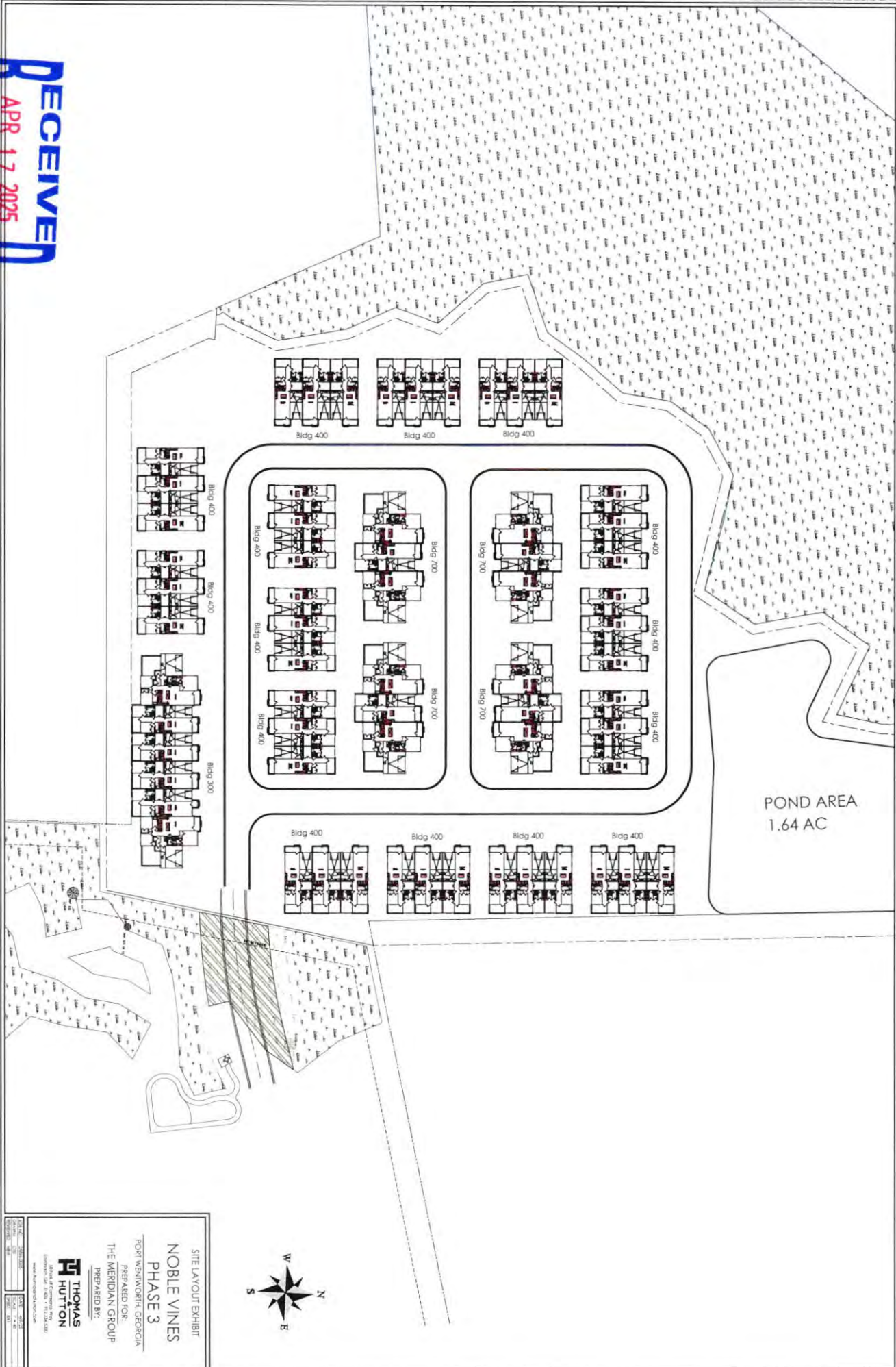
DESCRIPTION
PARCEL N AS-SURVEYED
22.385 ACRES

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE 8TH G.M. DISTRICT, CITY OF PORT WENTWORTH, CHATHAM COUNTY, STATE OF GEORGIA, AND BEING SHOWN AND DEPICTED AS "PARCEL N" ON THAT PLAT ENTITLED "A SUBDIVISION PLAT OF 823.603 ACRES", PREPARED FOR SPH 21, LLC, BY ATLAS SURVEYING, INC., DATED MARCH 19, 2025, RECORDED IN PLAT BOOK 54, PAGE 704, CHATHAM COUNTY, GEORGIA RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 3"x3" CONCRETE MONUMENT LOCATED AT THE INTERSECTION OF WESTERLY RIGHT OF WAY LINE OF 6TH STREET (AN UNOPENED RIGHT OF WAY) AND THE SOUTHERLY RIGHT OF WAY LINE OF AN UNNAMED ROAD (UNOPENED 40' RIGHT OF WAY); THENCE N 84°03'31" E A DISTANCE OF 48.73 FEET TO A NAIL FOUND IN TREE ROOT; THENCE N 84°00'32" E A DISTANCE OF 967.69 FEET TO A 3"x3" CONCRETE MONUMENT ALSO BEING THE POINT OF BEGINNING,

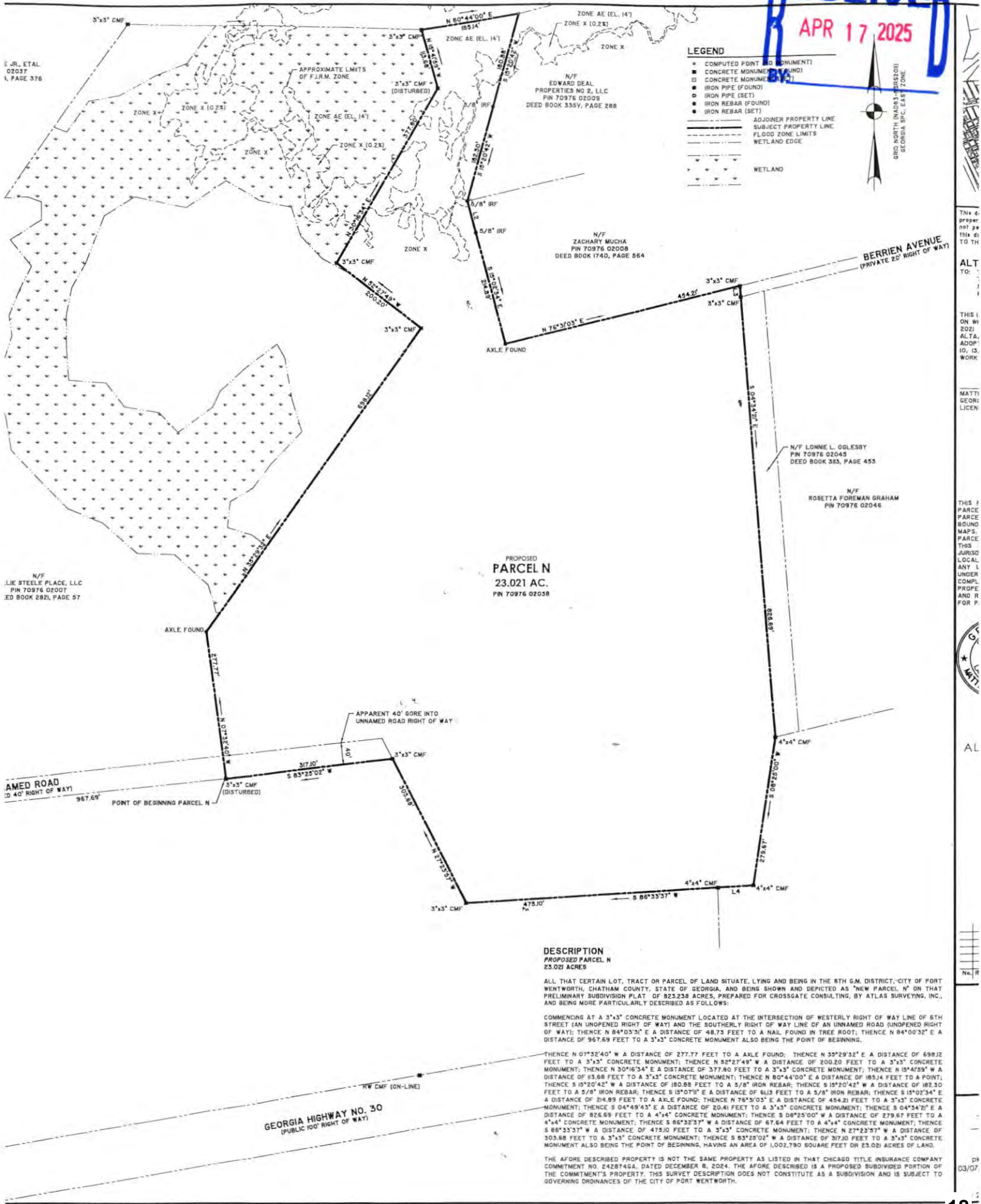
THENCE N 07°32'40" W A DISTANCE OF 277.77 FEET TO AN AXLE FOUND; THENCE N 35°29'32" E A DISTANCE OF 698.12 FEET TO A 3"x3" CONCRETE MONUMENT; THENCE N 52°27'49" W A DISTANCE OF 200.20 FEET TO A 3"x3" CONCRETE MONUMENT; THENCE N 30°16'34" E A DISTANCE OF 377.80 FEET TO A 3"x3" CONCRETE MONUMENT; THENCE N 15°41'59" W A DISTANCE OF 113.68 FEET TO A 3"x3" CONCRETE MONUMENT; THENCE N 80°42'20" E A DISTANCE OF 119.14 FEET TO A 5/8" IRON REBAR; THENCE ALONG THE EASTERLY RIGHT OF WAY LINE OF A COUNTY DRAINAGE CANAL 60' RIGHT OF WAY S 15°20'24" W A DISTANCE OF 439.86 FEET TO A 5/8" IRON REBAR; THENCE S 74°39'36" E A DISTANCE OF 60.00 FEET TO A 5/8" IRON REBAR; THENCE N 15°20'23" E A DISTANCE OF 104.11 FEET TO A 5/8" IRON REBAR; THENCE DEPARTING SAID CANAL RIGHT OF WAY S 15°05'39" E A DISTANCE OF 61.00 FEET TO A 5/8" IRON REBAR; THENCE S 15°05'39" E A DISTANCE OF 214.98 FEET TO AN AXLE FOUND; THENCE N 76°33'02" E A DISTANCE OF 454.20 FEET TO A 3"x3" CONCRETE MONUMENT; THENCE S 04°20'13" E A DISTANCE OF 20.35 FEET TO A 3"x3" CONCRETE MONUMENT; THENCE S 04°30'04" E A DISTANCE OF 827.21 FEET TO A 4"x4" CONCRETE MONUMENT; THENCE S 08°12'55" W A DISTANCE OF 278.91 FEET TO A 4"x4" CONCRETE MONUMENT; THENCE S 86°36'42" W A DISTANCE OF 67.87 FEET TO A 4"x4" CONCRETE MONUMENT; THENCE S 86°33'47" W A DISTANCE OF 475.10 FEET TO A 3"x3" CONCRETE MONUMENT; THENCE N 27°23'47" W A DISTANCE OF 303.68 FEET TO A 3"x3" CONCRETE MONUMENT; THENCE S 83°25'06" W A DISTANCE OF 316.99 FEET TO A 3"x3" CONCRETE MONUMENT ALSO BEING THE POINT OF BEGINNING, HAVING AN AREA OF 975,096 SQUARE FEET OR 22.385 ACRES OF LAND.

RECEIVED
 APR 17 2025
 BY: _____



SITE LAYOUT EXHIBIT
NOBLE VINES
PHASE 3
 FORT WASHINGTON, GEORGIA
 PREPARED FOR:
 THE MERIDIAN GROUP
 PREPARED BY:
THOMAS HUTTON
 ARCHITECTS
 1000 W. WASHINGTON AVENUE
 SUITE 1000 • ATLANTA, GA 30309
 TEL: 404.525.1000
 WWW.THOMASHUTTON.COM

RECEIVED
APR 17 2025



LEGEND

- COMPUTED POINT (NO MONUMENT)
 - CONCRETE MONUMENT (FOUND)
 - CONCRETE MONUMENT (SET)
 - IRON PIPE (FOUND)
 - IRON PIPE (SET)
 - IRON REBAR (FOUND)
 - IRON REBAR (SET)
- ADJOINER PROPERTY LINE
 - - - SUBJECT PROPERTY LINE
 --- FLOOD ZONE LIMITS
 --- WETLAND EDGE
 --- WETLAND



E. JR., ETAL
 02037
 1, PAGE 376

N/F EDWARD DEAL
 PROPERTIES NO 2, LLC
 PIN 70976 02008
 DEED BOOK 335V, PAGE 288

N/F ZACHARY MUCHA
 PIN 70976 02008
 DEED BOOK 1740, PAGE 564

N/F LONNE L. OGLESBY
 PIN 70976 02045
 DEED BOOK 383, PAGE 453

N/F ROSETTA FOREMAN GRAHAM
 PIN 70976 02046

N/F LIE STEELE PLACE, LLC
 PIN 70976 02007
 DEED BOOK 282I, PAGE 57

PROPOSED PARCEL N
 23.021 AC.
 PIN 70976 02058

6TH ROAD
 (40' RIGHT OF WAY)

BERRIEN AVENUE
 (PRIVATE 20' RIGHT OF WAY)

GEORGIA HIGHWAY NO. 30
 (PUBLIC 100' RIGHT OF WAY)

DESCRIPTION
 PROPOSED PARCEL N
 23.021 ACRES

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE 8TH S.M. DISTRICT, CITY OF FORT WENTWORTH, CHATHAM COUNTY, STATE OF GEORGIA, AND BEING SHOWN AND DEPICTED AS "NEW PARCEL N" ON THAT PRELIMINARY SUBDIVISION PLAT OF 823.238 ACRES, PREPARED FOR CROSSGATE CONSULTING, BY ATLAS SURVEYING, INC., AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 3"x3" CONCRETE MONUMENT LOCATED AT THE INTERSECTION OF WESTERLY RIGHT OF WAY LINE OF 6TH STREET (AN UNOPENED RIGHT OF WAY) AND THE SOUTHERLY RIGHT OF WAY LINE OF AN UNNAMED ROAD (UNOPENED RIGHT OF WAY); THENCE N 84°03'31" E A DISTANCE OF 487.73 FEET TO A NAIL FOUND IN TREE ROOT; THENCE N 84°00'32" E A DISTANCE OF 967.69 FEET TO A 3"x3" CONCRETE MONUMENT ALSO BEING THE POINT OF BEGINNING.

THENCE N 07°32'40" W A DISTANCE OF 277.77 FEET TO AN AXLE FOUND; THENCE N 35°29'32" E A DISTANCE OF 699.12 FEET TO A 3"x3" CONCRETE MONUMENT; THENCE N 92°27'49" W A DISTANCE OF 200.20 FEET TO A 3"x3" CONCRETE MONUMENT; THENCE N 30°46'24" E A DISTANCE OF 377.80 FEET TO A 3"x3" CONCRETE MONUMENT; THENCE N 18°46'59" W A DISTANCE OF 83.68 FEET TO A 3"x3" CONCRETE MONUMENT; THENCE N 80°44'00" E A DISTANCE OF 185.14 FEET TO A POINT; THENCE S 15°20'42" W A DISTANCE OF 180.88 FEET TO A 5/8" IRON REBAR; THENCE S 15°20'42" W A DISTANCE OF 182.30 FEET TO A 5/8" IRON REBAR; THENCE S 15°07'18" E A DISTANCE OF 613.33 FEET TO A 5/8" IRON REBAR; THENCE S 15°02'34" E A DISTANCE OF 214.89 FEET TO AN AXLE FOUND; THENCE N 76°31'03" E A DISTANCE OF 454.21 FEET TO A 3"x3" CONCRETE MONUMENT; THENCE S 04°49'43" E A DISTANCE OF 20.41 FEET TO A 3"x3" CONCRETE MONUMENT; THENCE S 04°54'21" E A DISTANCE OF 826.69 FEET TO A 4"x4" CONCRETE MONUMENT; THENCE S 08°25'00" W A DISTANCE OF 279.67 FEET TO A 4"x4" CONCRETE MONUMENT; THENCE S 88°32'37" W A DISTANCE OF 87.84 FEET TO A 4"x4" CONCRETE MONUMENT; THENCE S 88°22'37" W A DISTANCE OF 475.00 FEET TO A 3"x3" CONCRETE MONUMENT; THENCE N 27°23'37" W A DISTANCE OF 303.88 FEET TO A 3"x3" CONCRETE MONUMENT; THENCE S 83°25'02" W A DISTANCE OF 317.10 FEET TO A 3"x3" CONCRETE MONUMENT ALSO BEING THE POINT OF BEGINNING, HAVING AN AREA OF 1,002,790 SQUARE FEET OR 23.021 ACRES OF LAND.

THE AFORE DESCRIBED PROPERTY IS NOT THE SAME PROPERTY AS LISTED IN THAT CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. 2428746A, DATED DECEMBER 8, 2024. THE AFORE DESCRIBED IS A PROPOSED SUBDIVIDED PORTION OF THE COMMITTEE'S PROPERTY. THIS SURVEY DESCRIPTION DOES NOT CONSTITUTE AS A SUBDIVISION AND IS SUBJECT TO GOVERNING ORDINANCES OF THE CITY OF FORT WENTWORTH.

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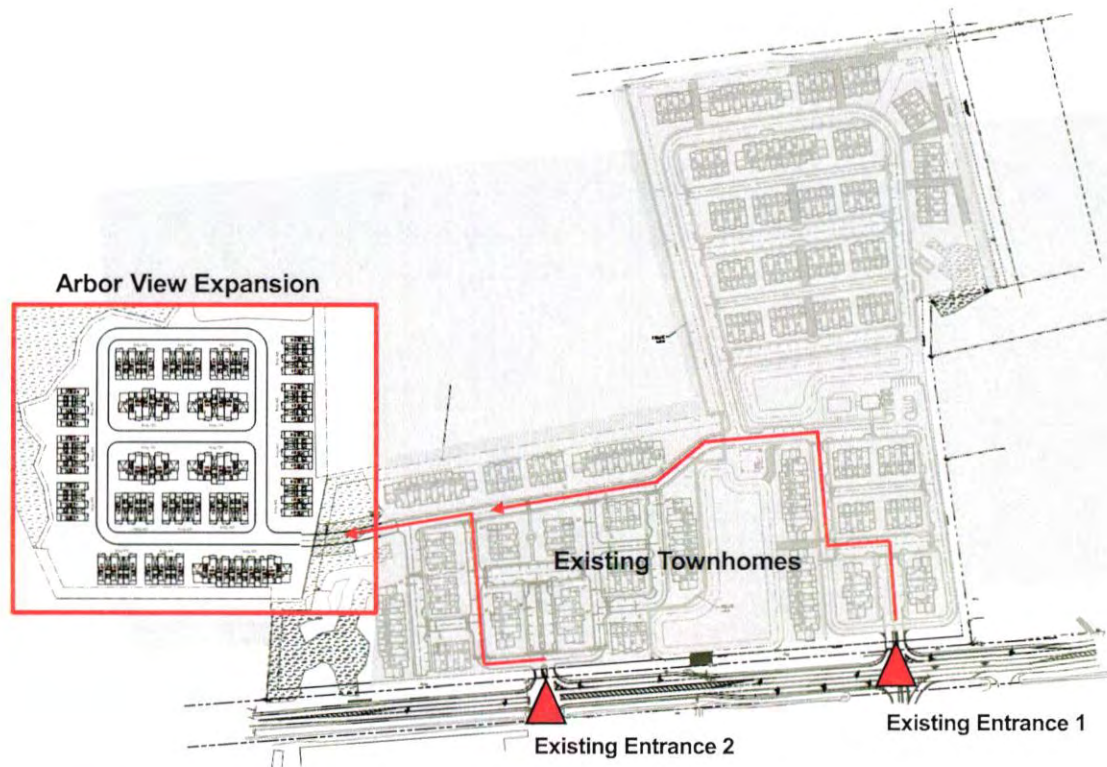


AL

NO. 18

03/07

Arbor View Townhomes - Full Plan

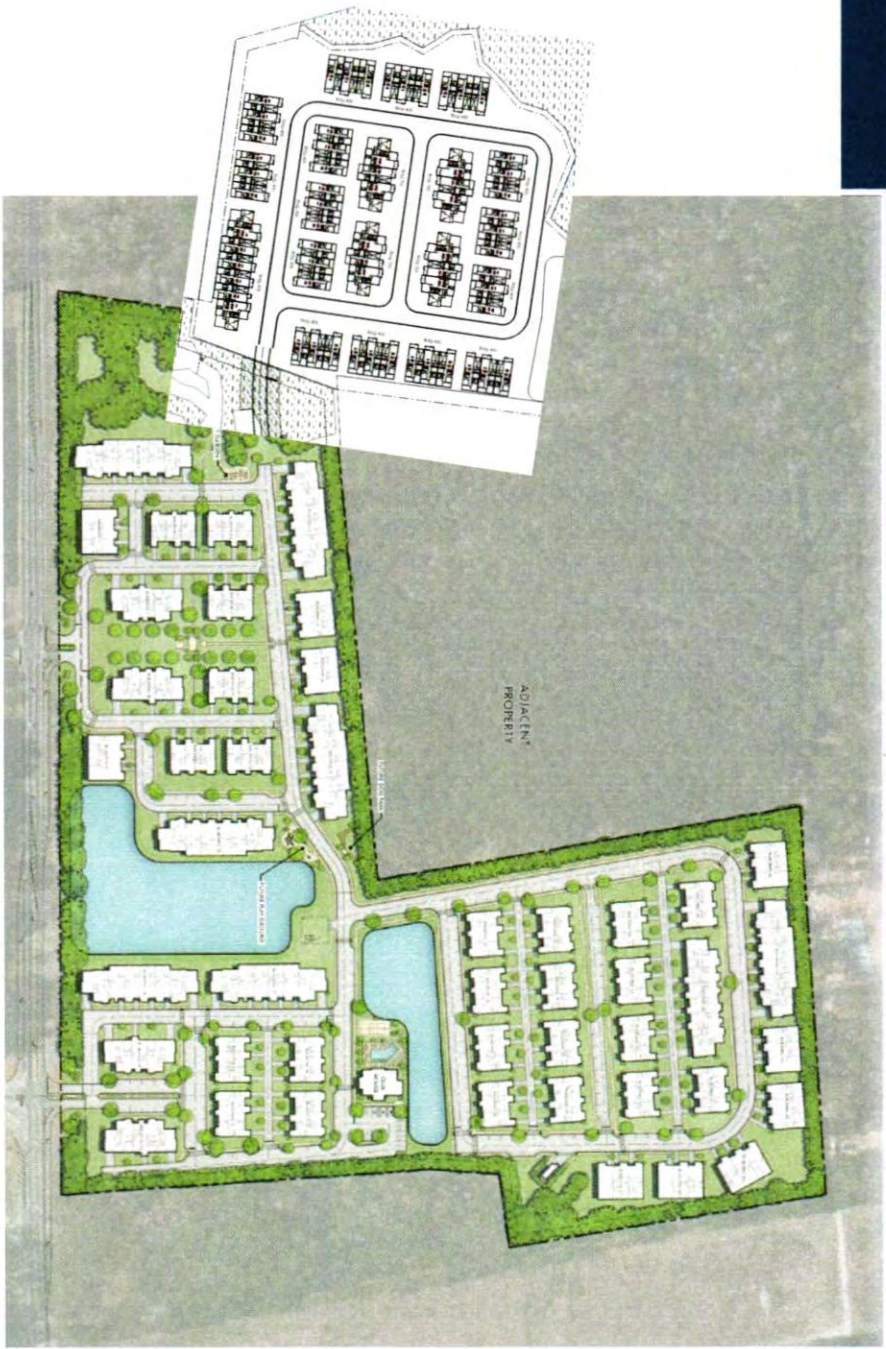


CONFIDENTIAL

RECEIVED
APR 17 2025
BY: _____

TMG 5

Arbor View Townhomes (UNDER CONSTRUCTION)



CONFIDENTIAL

TMG 11

RECEIVED
APR 17 2025
BY: _____



Planning Commission
7224 GA Highway 21
Port Wentworth, GA 31407

Meeting: 06/02/25
Department: Development Services
Category: Ordinance
Prepared By: Katie Dunnigan
Department Head: Katie Dunnigan

SCHEDULED

AGENDA ITEM (ID)

DOC ID:

Coleman Company, Inc., as Agent for Core Credit Union, requests the approval of a Concept Site Plan "Core Credit Union". PIN# 70906 04028, located at 3 Lakeside Blvd in the 1st Council District. Zoned PUD (Commercial).

Issue/Item: Coleman Company, Inc., as Agent for Core Credit Union, requests the approval of a Concept Site Plan "Core Credit Union". PIN# 70906 04028, located at 3 Lakeside Blvd in the 1st Council District. Zoned PUD (Commercial).

Background:

- The applicant proposes to develop a Core Credit Union banking branch.
- The subject site is approximately 1.78 acres.
- All adjacent properties are within the PUD (Rice Hope) zoning district.
- A requisite community meeting was held for this project on May 19, 2025. No community concern was noted.
- 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:

- Core Credit Union will be a 2,830 square foot financial building with 3 drive through lanes.
- There is a .35-acre pond shown on the concept plan, if the pond is not needed for stormwater management, further commercial development would be possible on this site.
- The site proposes two access points, one providing full access at Lakeside Blvd and one on proposed right-turn egress on Highway 21. GDOT permitting will be required for the Highway 21 access.
- 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:

Recommendation:

RECEIVED
MAY 12 2025
BY:

City of Port Wentworth
7224 Highway 21 Port Wentworth Georgia 31407 912-999-2084

Site Plan Review Application

Site Plan Type (Check One): General / Concept Specific Development
Site Plan Address: 3 Lakeside Boulevard, Port Wentworth, GA 31407
PIN #(s): 70906 04028
Zoning: PUD Estimated Cost of Construction: \$ 3,000,000
Type of Construction: Commercial Office Building
Project Name: Core Credit Union


Applicant's Name: Chuck Singleton/Coleman Company Inc.
Mailing Address: 1480 Chatham Pkwy STE 100, Savannah, GA 31405

Phone #: (912) 200-3041 Email: csingleton@cci-sav.com

Owner's Name (if Different form Applicant): Bob Clampett/Core Credit Union
Mailing Address: 1099 Bermuda Run, Statesboro, GA 30458

Phone #: (912) 764-9846 Email: robert.clampett@corecu.org

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


Applicant's Signature

5/6/25
Date

Owner's

Owner's Signature (if Different form Applicant)

5/8/25
Date

Applicants

Please see page 2 for required submittal checklist



City of Port Wentworth
7224 Highway 21 Port Wentworth Georgia 31407 912-999-2084

Site Plan Review Application Submittal Checklist

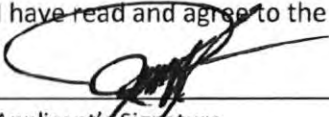
Documentation below is required for a complete submittal.

- Signed and Completed Application
- 3 Full size sets of site plan civil drawings or concept plan (depending on type of site plan)
- 3 half size (11" X 17") sets of site plan civil drawings or concept plan (depending on type of site plan)
- 2 copies of hydrology reports (if applicable)
- Names, mailing address, and PIN number of all property owners within 250 feet of all property lines
- 1 8 1/2" X 11" of site plan civil drawings or concept plan (depending on type of site plan)
- PDF of entire submittal on a flash drive or download link ONLY (NO CD'S)
- Other Engineering details or reports may be required once submittal has been received.
- If property owner and applicant are not the same, Authorization of Property Owner form.
- Site plan review fee check *(Please refer to the "Business User Fee Schedule" for the current year.)*

- Concept / General - Site Plan Fee + Admin Fee = Total ~~\$330 + \$82.50 = \$412.50 Total~~
- Specific - Site Plan Fee + Admin Fee = Total \$247.50 Total

Additional Fee Statement: If engineer review cost to the City exceeds the site plan review fee that is paid at the time of initial application submittal, you may be required to pay additional review cost.

I have read and agree to the above additional fee statement



Applicant's Signature

5/4/25

Date

Names, mailing addresses & PIN number of all property owners within 300 feet of all property lines:

BEP RICE HOPE LLC
100 LAKESIDE BLVD
PORT WENTWORTH, GA, 31407
70906 04074

BOARD OF EDUCATION
208 BULL STREET
SAVANNAH, GA, 31401
70906 04026

BEP RICE HOPE LLC
100 LAKESIDE BLVD
PORT WENTWORTH, GA, 31407
70906 04075

J RICE HOPE LLC
118 PIPEMAKERS CIRCLE SUITE 100
POOLER, GA, 31322
70906 04029

SPH 21, LLC
5 CONCOURSE PARKWAY, SUITE 200
ATLANTA, GA, 30328
70906 01001B

CITY OF PORT WENTWORTH
305 S COASTAL HWY
PORT WENTWORTH, GA, 31407
70906 04036

BEP RICE HOPE LLC

To whom it may concern,

BEP Rice Hope, LLC, as declarant of the Rice Hope Plantation PUD, has reviewed the conceptual site plan and building elevations for the proposed Core Credit Union to be constructed on parcel PIN 70906 04028 at the intersection of Augusta Road (Georgia Highway 21) and Lakeside Boulevard within the commercial corridor of this master development. We have determined that the proposed concept is consistent with our documented design guidelines for commercial development and take no exception with it being submitted to the City of Port Wentworth for review and approval.

Sincerely,



M. SCOTT DECAIN

Manager



May 8, 2025

Ms. Katie Dunnigan
City of Port Wentworth
7306 GA Highway 21, Suite 301
Port Wentworth, GA 31407

RE: Neighborhood Meeting Opportunity
CCI Project #: 25-224.000 Core Credit Union Development

Dear Recipient,

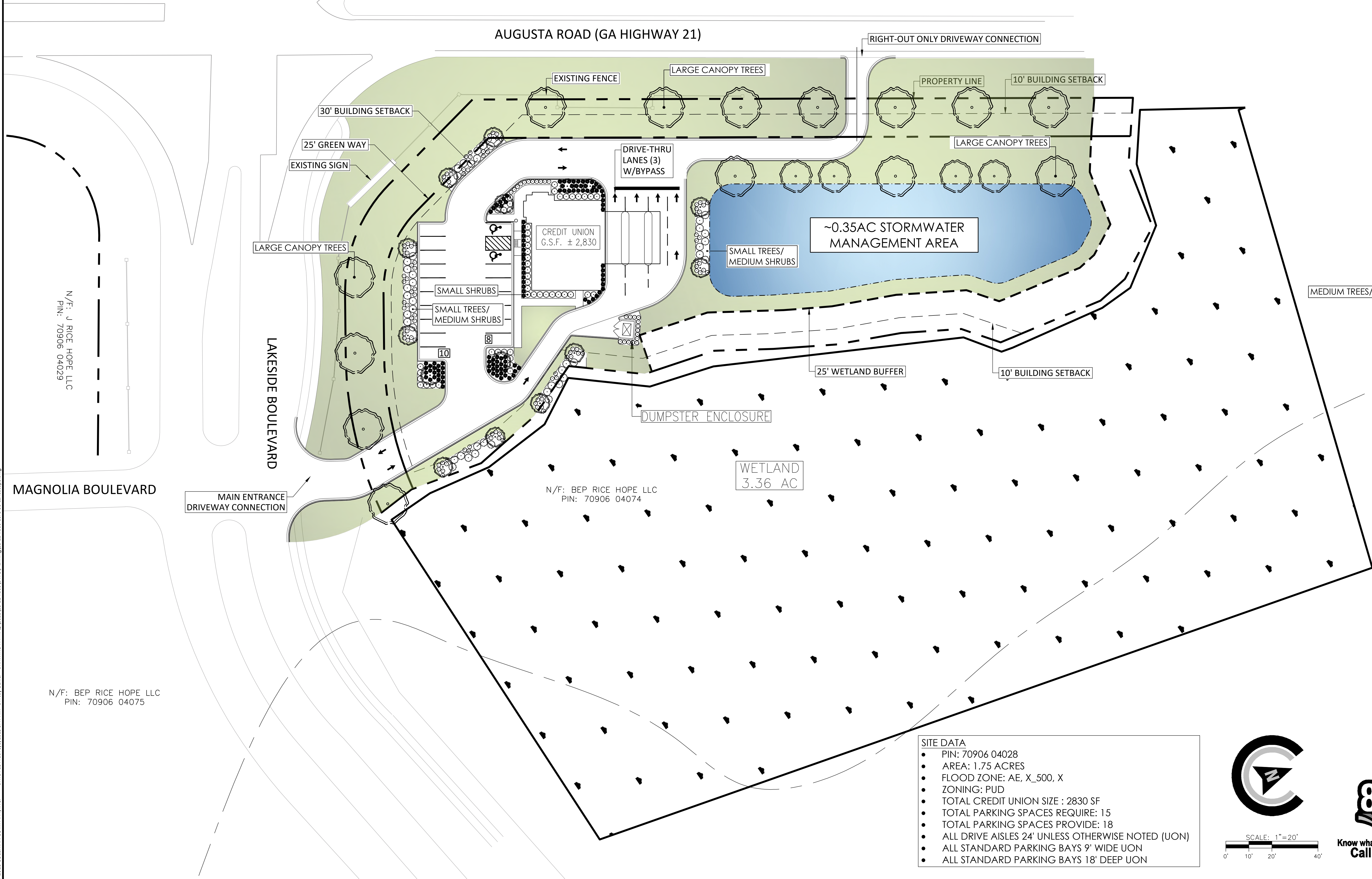
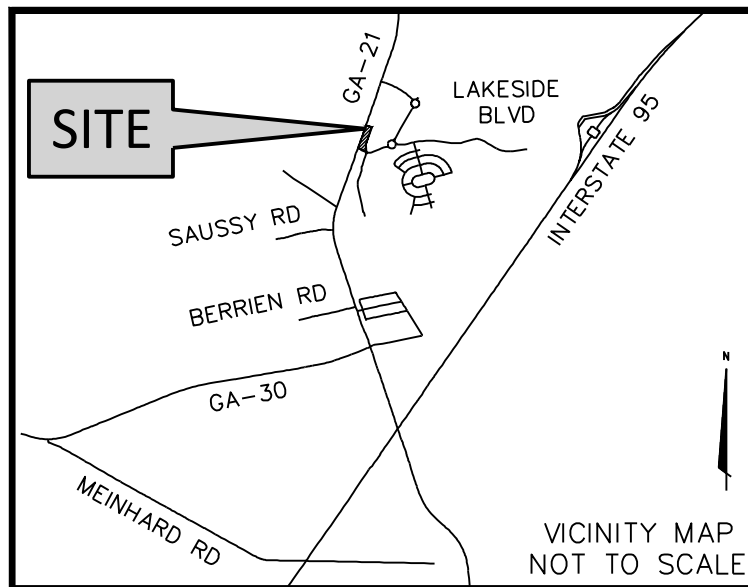
Core Credit Union intends to develop an approximate 2,830 square foot financial institution building with inside and drive-through customer service and needed utility and parking infrastructure on an approximately 1.75 acre parcel, zoned PUD, at 3 Lakeside Boulevard at the corner of GA Highway 21 (Augusta Road) and Lakeside Drive at the entrance to the Rice Hope subdivision.

In accordance with City of Port Wentworth Development Ordinance requiring notification of all property owners within 300 linear feet of the subject property, you are being contacted to inform you of a neighborhood meeting to be held onsite at 3 Lakeside Boulevard, Port Wentworth, GA 31407 to present the project and answer any questions/concerns you may have about this development.

The drop-in meeting will be held on Monday, May 19th with representatives available to answer questions/address concerns from 5:30pm – 7:00pm. Please contact Chuck Singleton, PE at (912) 200-3041 or via email at csingleton@cci-sav.com for any questions or additional information on the project.

Thank you,
Coleman Company, Inc.

Chuck Singleton, PE
Commercial Group Leader



N/F: J RICE HOPE LLC
PIN: 70906 04029

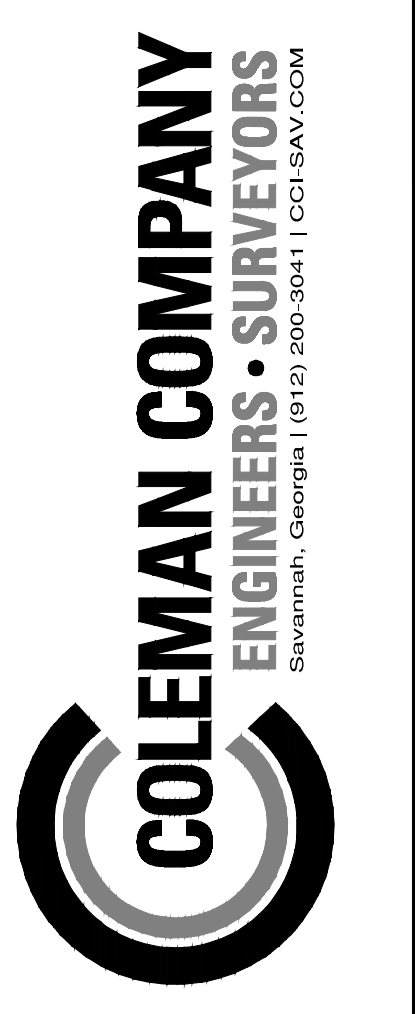
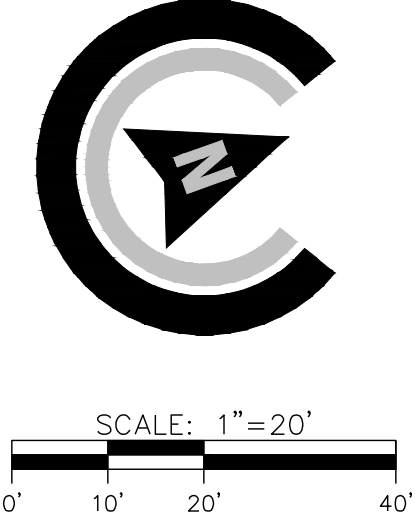
MAGNOLIA BOULEVARD

MAIN ENTRANCE
DRIVEWAY CONNECTION

N/F: BEP RICE HOPE LLC
PIN: 70906 04074

N/F: BEP RICE HOPE LLC
PIN: 70906 04075

- SITE DATA**
- PIN: 70906 04028
 - AREA: 1.75 ACRES
 - FLOOD ZONE: AE, X_500, X
 - ZONING: PUD
 - TOTAL CREDIT UNION SIZE : 2830 SF
 - TOTAL PARKING SPACES REQUIRE: 15
 - TOTAL PARKING SPACES PROVIDE: 18
 - ALL DRIVE AISLES 24' UNLESS OTHERWISE NOTED (UON)
 - ALL STANDARD PARKING BAYS 9' WIDE UON
 - ALL STANDARD PARKING BAYS 18' DEEP UON



NOT FOR CONSTRUCTION

SITE PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE UPON FINAL SURVEY AND JURISDICTIONAL INVESTIGATION

REVISIONS:

CONCEPTUAL PLAN

CORE CREDIT UNION

LOCATED IN PORT WENTWORTH, GEORGIA
PREPARED FOR ORANGE CAPITAL ADVISORS

JOB NUMBER: 24-587
DATE: 05/05/25
DRAWN BY: jmg
CHECKED BY: SMA
SCALE: AS NOTED

LANDSCAPE PLAN

SHEET:
L2.0

© 2018 COLEMAN COMPANY, INC. DATE PLOTTED: 5/2/2025 8:47 AM BY: J. Gebler DRAWING PATH: C:\2025\31-224-000\DWG\31-224-000-Core CU Landscape.dwg

