



CITY OF PORT WENTWORTH

CITY COUNCIL

JUNE 12, 2025

Council Meeting Room

Regular Session

7:00 PM

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

1. CALL MEETING TO ORDER

2. PRAYER AND PLEDGE OF ALLEGIANCE

3. ROLL CALL - CLERK OF COUNCIL

4. APPROVAL OF AGENDA

5. RECOGNITION OF SPECIAL GUESTS

6. PUBLIC COMMENTS - REGISTERED SPEAKERS

7. ELECTIONS & APPOINTMENTS

- A. Appointment of Alphonso Ribot to the Port Wentworth Development Authority
- B. Appointment of Councilman Rufus Bright to the Chatham Area Transit (CAT) Board of Directors
- C. Nomination of Councilman Mark Stephens to the Savannah Music Commission Advisory Council

8. ADOPTION OF MINUTES

- A. Regular Council Meeting Minutes - May 15, 2025

9. COMMUNICATIONS & PETITIONS

- A. Juneteenth
- B. Small Cities Month
- C. Alzheimer's & Brain Awareness Month
- D. National Homeownership Month
- E. Calendar of Events- City Manager

10. COMMITTEE REPORTS

11. CONSENT AGENDA

- A. Request for Inclusion in the Chatham Area Transit (CAT) Service and Taxing District

- B. Six Amendment to the 2001 Water and Sewer Agreement

12. NEW BUSINESS

- A. 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).
- B. The Planning Board recommends approval of a Zoning Map Amendment Application 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**
- C. The Planning Commission recommends approval of a Zoning Map Amendment Application 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**

13. RESOLUTIONS/ORDINANCES/PROCLAMATIONS

- A. Adoption of Millage Rate
- B. Adoption of FY26 Budget.
 - **Public Hearing**

14. UNFINISHED BUSINESS

- A. Consideration of the 2nd Reading of a Zoning Map Amendment Application submitted by Phillip McCorkle as Agent for Elaine Seabolt, requesting to rezone 65.83 acres from R-1 to R-5, to allow for multi-family residential development. PIN #s 70978 01038, 70978 01001H, 70978 01001G, located in the 2nd Council District, off Meinhard Road.
- B. Consideration of the 2nd reading of a Zoning Map Amendment Application submitted by the City of Port Wentworth, requesting to rezone 1.42 acres from R-1 to C-1, for the purpose of land use conformance. PIN # 70976 01018, located in the 2nd Council District, at 711 Hwy 30.
- C. Consideration of the 2nd Reading of a Zoning Map Amendment Application submitted by the City of Port Wentworth, requesting to rezone .9 acres from R-1 to C-1, for the purpose of land use conformance. PIN # 70975 02007, located in the 1st Council District, at 7512 Highway 21.
- D. Consideration of 2nd Reading of a Zoning Map Amendment Application submitted by the City of Port Wentworth, requesting to rezone +/- 5.26 acres from R-1 to C-2, for the purpose of land use conformance. PIN #s 70976 02031, 70976 02030, portion of former 70976 02003 & 70976B 01001B, located in the 1st Council District, on Highway 30.
- E. Consideration of the 2nd Reading of a Zoning Map Amendment Application submitted by the City of Port Wentworth, requesting to rezone 10.77 acres from C-2 to R-5, for the purpose of land use conformance. PIN # 70037 01012, located in the 3rd Council District, at 1133 Coldbrook Station Circle.
- F. Consideration of the 2nd Reading of a Zoning Map Amendment Application submitted by the City of Port Wentworth, requesting to rezone 14 acres from C-2 to R-5, for the purpose of land use conformance. PIN # 70037 01051, located in the 3rd Council District, at 501 Old Richmond Road.

- G. Consideration of a 2nd Reading of a Zoning Map Amendment Application submitted by the City of Port Wentworth, requesting to rezone +/- 4 acres from SPLIT zoning (C-2/R-1) to C-2, for the purpose of land use conformance. PIN # 70001 04005, located in the 4th Council District, at 6620 Hwy 21.
- H. Consideration of the 2nd Reading of a Zoning Map Amendment Application submitted by the City of Port Wentworth, requesting to rezone 2.5 acres from R-4 to I-1, for the purpose of land use conformance. PIN # 70015 01001, located in the 4th Council District, at 604 S Coastal Highway.
- I. Consideration of the 2nd Reading of a Zoning Map Amendment Application submitted by the City of Port Wentworth, requesting to rezone .06 acres from R-1 to C-1, for the purpose of land use conformance. PIN # 70010 13025, located in the 4th Council District, at 808 Crossgate Road.
- J. Consideration for the 2nd Reading of Zoning Map Amendment Application submitted by the City of Port Wentworth, requesting to rezone .14 acres from R-1 to C-1, for the purpose of land use conformance. PIN # 70010 13011, located in the 4th Council District, at 101 S Coastal Hwy.
- K. Consideration of the 2nd Reading of a Zoning Map Amendment Application submitted by the City of Port Wentworth, requesting to rezone +/- 1 acre from R-4 to C-2, for the purpose of land use conformance. PIN # 70010 02002, located in the 4th Council District, at 1 Dixie St.
- L. A Special Use Permit Application has been submitted by the City of Port Wentworth, requesting to allow a mobile storage business in the C-2 zoning district. PIN # 70010 02002, located in the 4th Council District, at 1 Dixie St. Current zoning R-4, proposed zoning C-2.
 - Public Hearing held May 15, 2025
- M. Consideration of the 2nd Reading for a Zoning Map Amendment Application submitted by the City of Port Wentworth, requesting to rezone 1.8 acres from R-4 to C-2, for the purpose of land use conformance. PIN # 70010 02001, located in the 4th Council District, at 1000 Dorset Rd.
- N. A Special Use Permit Application has been submitted by the City of Port Wentworth, requesting to allow a Nursing Home in the C-2 zoning district. PIN # 70010 02001, located in the 4th Council District, at 1000 Dorset Rd. Current zoning R-4, proposed zoning C-2.
 - Public Hearing held on May 15, 2025
- O. Consideration of the 2nd Reading of a Zoning Map Amendment Application submitted by the City of Port Wentworth, requesting to rezone 1 acre from R-1 to C-2, for the purpose of land use conformance. PIN # 71017 02010, located in the 3rd Council District, at 101 Hodgeville Rd
- P. A Special Use Permit Application has been submitted by the City of Port Wentworth, requesting to allow a Vehicle Service Station (Gas Station) in the C-2 zoning district. PIN # 71017 02010, located in the 3rd Council District, at 101 Hodgeville Rd. Current zoning R-1, proposed zoning C-2.
 - Public Hearing held on May 15, 2025
- Q. Consideration of the 2nd Reading of a Zoning Map Amendment Application submitted by the City of Port Wentworth, requesting to rezone 19.3 acre from C-3 to I-1, for the purpose of land use conformance. PIN # 70035 01002, located in the 2nd Council District, at 6232 Hwy 21.
- R. A Special Use Permit Application has been submitted by the City of Port Wentworth, requesting to allow Warehousing in the I-1 zoning district. PIN # 70035 01002, located in the 2nd Council District, at 6232 Hwy 21. Current zoning C-3, proposed zoning I-1.
 - Public Hearing held on May 15, 2025
- S. Consideration for the 2nd Reading of a Zoning Map Amendment Application has been submitted by the City of Port Wentworth, requesting to rezone .86 acres from R-4 to C-1, for the purpose of land use conformance. PIN # 70010 04005, located in the 4th Council District, at 5 Birkenhead Rd.
- T. A Special Use Permit Application has been submitted by the City of Port Wentworth, requesting to allow a Funeral Home in the C-1 zoning district. PIN # 70010 04005, located in the 4th Council District, at 5 Birkenhead Rd. Current zoning R-4, proposed zoning C-1.
 - Public Hearing held May 15, 2025

- U. Consideration of the 2nd Reading of a Zoning Map Amendment Application submitted by the City of Port Wentworth, requesting to rezone +/- 5.76 acres from R-4 to C-2, for the purpose of land use conformance. PIN #s 70906 01038 & 70906 01037, located in the 1st Council District, at 8901 Highway 21.

- V. A Special Use Permit Application has been submitted by the City of Port Wentworth, requesting to allow Self-Storage in the C-2 zoning district. PIN # 70906 01038 & 70906 01037, located in the 1st Council District, at 8901 Hwy 21. Current zoning R-4, proposed zoning C-2.
 - Public Hearing held May 15, 2025

15. EXECUTIVE SESSION

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

16. ADJOURNMENT



City Council
7224 GA Highway 21
Port Wentworth, GA 31407

Meeting: 06/12/25
Department: All
Category: Resolution
Prepared By: Zahnay Smoak
Department Head:

SCHEDULED

AGENDA ITEM (ID)

DOC ID:

Appointment of Alphonso Ribot to the Port Wentworth Development Authority

Issue/Item: Appointment of Alphonso Ribot to serve on the Port Wentworth Development Authority

Background:

The Port Wentworth Development Authority was established to support economic development, attract investment, and promote sustainable business growth within the City. The Authority plays a key role in guiding development strategy, supporting projects, and fostering a competitive economic environment.

Facts and Finding: Alphonso Ribot currently serves as President of the Metropolitan Savannah Hispanic Chamber of Commerce and has a demonstrated track record of promoting regional economic inclusion and support for minority-owned businesses. His experience, leadership, and commitment to community and economic advancement align with the goals of the Development Authority. His appointment will strengthen the Authority's ability to represent diverse economic interests and foster inclusive growth in Port Wentworth.

Funding: N/A

Recommendation: Approval

**STATE OF GEORGIA
COUNTY OF CHATHAM
CITY OF PORT WENTWORTH**

**A RESOLUTION APPOINTING ALFONSO RIBOT TO THE
PORT WENTWORTH DEVELOPMENT AUTHORITY**

WHEREAS, the Port Wentworth Development Authority was established to promote economic development, encourage investment, and support business growth within the City of Port Wentworth; and

WHEREAS, the Authority plays a vital role in advancing the City's strategic goals through the oversight and support of development initiatives; and

WHEREAS, Alphonso Ribot has demonstrated a strong commitment to community and economic development, and currently serves as the President of the Metropolitan Savannah Hispanic Chamber of Commerce, where he advocates for minority-owned businesses and regional economic inclusion; and

WHEREAS, the Mayor and City Council of the City of Port Wentworth desire to appoint Alphonso Ribot to serve as a member of the Port Wentworth Development Authority;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of Port Wentworth in a duly called and assembled meeting that

- I. **The Alphonso Ribot is hereby appointed to serve on the Port Wentworth Development Authority**, effective immediately, for a term of [insert term length, e.g., four years], or until his successor is duly appointed and qualified.
- II. The City Clerk is hereby directed to provide a copy of this Resolution to the appropriate officials and to maintain it in the official records of the City.

SO RESOLVED this the 12th day of June, 2025.

Approved:

Gary Norton, Mayor

Attest:

Zahnay Smoak, Clerk of Council



City Council
7224 GA Highway 21
Port Wentworth, GA 31407

Meeting: 06/12/25
Department: Administration
Category: Resolution
Prepared By: Zahnay Smoak
Department Head:

SCHEDULED

AGENDA ITEM (ID)

DOC ID:

Appointment of Councilman Rufus Bright to the Chatham Area Transit (CAT) Board of Directors

Issue/Item: Appointment of Councilman Rufus Bright to the Chatham Area Transit (CAT) Board of Directors

Background: The Chatham Area Transit Authority (CAT) provides public transportation throughout Chatham County, including Port Wentworth. House Bill 756, signed into law by Governor Brian Kemp on May 14, 2025, established a new CAT Board structure that includes an appointment from the City of Port Wentworth.

Facts and Finding: Councilman Rufus Bright has expressed a willingness to serve as the City's representative on the CAT Board. His appointment will help ensure Port Wentworth's interests are represented in regional transportation decisions. The City Council believes his professionalism and dedication make him well-suited for this role. A resolution has been prepared to formalize the appointment, effective July 1, 2025.

Funding: N/A

Recommendation: Approval

**STATE OF GEORGIA
COUNTY OF CHATHAM
CITY OF PORT WENTWORTH**

**A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF PORT
WENTWORTH, GEORGIA, APPOINTING COUNCILMAN RUFUS BRIGHT TO THE
CHATHAM AREA TRANSIT (CAT) BOARD OF DIRECTORS**

WHEREAS, the Chatham Area Transit Authority (CAT) provides public transportation services for the citizens of Chatham County, including the City of Port Wentworth; and

WHEREAS, the CAT Board of Directors includes representation from local municipalities to ensure regional collaboration and to advocate for the needs and interests of their respective communities; and

WHEREAS, it is in the interest of the City of Port Wentworth to have an active and engaged representative on the CAT Board to participate in discussions and decisions that affect transportation planning, funding, and services for the City's residents; and

WHEREAS, Councilman Rufus Bright has expressed a willingness to serve and represents the City with professionalism and dedication;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Port Wentworth, Georgia, as follows:

- I. Councilman Rufus Bright is hereby appointed as the City of Port Wentworth's official representative to the Chatham Area Transit (CAT) Board of Directors.
- II. This appointment shall be effective July 1, 2025, and shall remain in effect pursuant to the rules and bylaws of the CAT Board, or until otherwise modified by Council action.
- III. The City Clerk is hereby directed to provide a copy of this Resolution to the Chatham Area Transit Authority and to include it in the official records of the City.

SO RESOLVED this the 12th day of June, 2025.

Approved:

Gary Norton, Mayor

Attest:

Zahnay Smoak, Clerk of Council



City Council
7224 GA Highway 21
Port Wentworth, GA 31407

Meeting: 06/12/25
Department: Administration
Category: Resolution
Prepared By: Zahnay Smoak
Department Head:

SCHEDULED

AGENDA ITEM (ID)

DOC ID:

Nomination of Councilman Mark Stephens to the Savannah Music Commission Advisory Council

Issue/Item: Nomination of Councilman Mark Stephens to serve on the Savannah Music Commission Advisory Council

Background: The Savannah Music Commission Advisory Council was created to support the regional music ecosystem through collaboration, infrastructure development, and economic and cultural programming. With the City of Port Wentworth currently constructing a new amphitheater—set to become the second-largest music venue in the region—the City has a growing role in the area's live music and entertainment sector.

Facts and Finding: Councilman Mark Stephens has demonstrated strong civic leadership and support for the arts and cultural initiatives in Port Wentworth. His nomination to the Savannah Music Commission Advisory Council will provide the City with a voice in regional planning and allow for strategic input as the local entertainment infrastructure grows. The Mayor and Council believe this appointment will strengthen intergovernmental collaboration and represent Port Wentworth's interests in the evolving cultural landscape.

Funding: N/A

Recommendation: Approval

STATE OF GEORGIA
COUNTY OF CHATHAM
CITY OF PORT WENTWORTH

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF PORT WENTWORTH, GEORGIA, NOMINATING COUNCILMAN MARK STEPHENS TO SERVE ON THE SAVANNAH MUSIC COMMISSION ADVISORY COUNCIL

WHEREAS, the Savannah Music Commission Advisory Council was established to foster the growth of the regional music ecosystem by promoting collaboration, economic development, and creative industry support; and

WHEREAS, the City of Port Wentworth is currently constructing a new amphitheater, which will be the second largest music venue in the region, positioning the City as a key player in the Southeast Georgia live music and entertainment landscape; and

WHEREAS, participation on the Savannah Music Commission Advisory Council will allow the City to contribute meaningfully to regional music planning, infrastructure coordination, and programming that benefits the greater Savannah-Chatham area; and

WHEREAS, Councilman Mark Stephens has consistently demonstrated leadership, civic engagement, and a strong commitment to supporting cultural initiatives that enhance quality of life and economic opportunity for residents; and

WHEREAS, the Mayor and Council believe that Councilman Stephens' perspective and representation will support the City's interests while strengthening collaboration across municipalities;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Port Wentworth, Georgia, as follows:

- I. Councilman Mark Stephens is hereby nominated to serve as the City of Port Wentworth's official representative to the Savannah Music Commission Advisory Council.
- II. The City requests that the Savannah Music Commission accept this nomination and appoint Councilman Stephens to the Advisory Council pursuant to its established procedures.

III. The City Clerk is directed to forward a certified copy of this Resolution to the Savannah Music Commission and retain a copy in the City's official records.

SO RESOLVED this the 12th day of June, 2025.

Approved:

Gary Norton, Mayor

Attest:

Zahnay Smoak, Clerk of Council



City Council
7224 GA Highway 21
Port Wentworth, GA 31407

Meeting: 06/12/25
Department: Administration
Category: Agreement
Prepared By: Zahnay Smoak
Department Head:

SCHEDULED

AGENDA ITEM (ID)

DOC ID:

Request for Inclusion in the Chatham Area Transit (CAT) Service and Taxing District

Issue/Item: The City of Port Wentworth is seeking formal inclusion in the Chatham Area Transit (CAT) Service and Taxing District to ensure long-term access to public transit and equitable participation in regional mobility planning.

Background: Port Wentworth is currently served by CAT through an intergovernmental agreement that provides limited service outside the formal taxing district. As the City experiences significant population and economic growth, the need for sustainable, expanded public transportation has increased. Inclusion in the CAT Service and Taxing District would formalize the City’s partnership with CAT and align its transit access with other municipalities in Chatham County.

Facts and Finding: The current intergovernmental agreement with CAT provides a temporary arrangement that does not guarantee long-term service expansion or funding stability. By joining the Service and Taxing District, Port Wentworth would gain the ability to participate equitably in regional transit decisions and benefit from coordinated planning across the county. Inclusion would also align the City with regional goals related to workforce access, economic development, and environmental sustainability. The Chatham County Board of Commissioners is the body authorized to approve the City’s inclusion and initiate the formal process

Funding: Future transit service would be supported through the City's participation in the CAT taxing district, replacing the current model of service-by-agreement.

Recommendation: Approval

STATE OF GEORGIA
COUNTY OF CHATHAM
CITY OF PORT WENTWORTH

**A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF PORT
WENTWORTH REQUESTING INCLUSION IN THE CHATHAM AREA TRANSIT
(CAT) SERVICE AND TAXING DISTRICT**

WHEREAS, the Chatham Area Transit (CAT) Authority provides essential public transportation services throughout Chatham County, promoting regional mobility, economic development, and equitable access to employment, healthcare, education, and other vital services; and

WHEREAS, the City of Port Wentworth is currently served by CAT through an intergovernmental agreement (IGA), which allows for limited transit services without the City's formal inclusion in the CAT Service and Taxing District; and

WHEREAS, while the intergovernmental agreement provides a temporary solution, full inclusion in the Service and Taxing District would allow for long-term stability, more equitable funding participation, and greater service planning and integration with the regional transit network; and

WHEREAS, the City of Port Wentworth continues to experience rapid growth in both population and economic activity, leading to increased demand for reliable and expanded public transportation options; and

WHEREAS, inclusion in the CAT Service and Taxing District would enhance transit connectivity between Port Wentworth and the greater Savannah metropolitan area, while supporting emergency preparedness, workforce access, and environmental sustainability; and

WHEREAS, the Chatham County Board of Commissioners is the governing authority authorized to approve changes to the boundaries of the CAT Service and Taxing District; and

WHEREAS, the City of Port Wentworth desires to formalize and strengthen its partnership with CAT and Chatham County through permanent inclusion in the district;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of Port Wentworth in a duly called and assembled meeting that

- I. The City of Port Wentworth respectfully requests that the Chatham County Board of Commissioners approve and initiate the process to formally include the City within the Chatham Area Transit Service and Taxing District.
- II. This inclusion will ensure long-term, sustainable access to public transit services for Port Wentworth residents and businesses, while aligning the City with the region’s broader mobility and development goals.
- III. The City Attorney and City Manager are hereby authorized to work in collaboration with Chatham Area Transit, the Chatham County Board of Commissioners, and all relevant stakeholders to pursue and implement this request
- IV. A certified copy of this Resolution shall be transmitted to the Chatham County Board of Commissioners, the Chatham Area Transit Authority Board, and other appropriate parties for their consideration and action.

SO RESOLVED this the 12th day of June, 2025.

Approved:

Gary Norton, Mayor

Attest:

Zahnay Smoak, Clerk of Council



City Council
 7224 GA Highway 21
 Port Wentworth, GA 31407

Meeting: 06/12/25
 Department: Administration
 Category: Agreement
 Prepared By: Zahnay Smoak
 Department Head:

SCHEDULED

AGENDA ITEM (ID)

DOC ID:

Six Amendment to the 2001 Water and Sewer Agreement

Issue/Item: The City of Port Wentworth is entering into a Sixth Amendment to its 2001 Water and Sewer Agreement with the City of Savannah to address sewage treatment capacity and related infrastructure costs. This amendment reflects ongoing collaboration and planning between the two cities.

Background: This agreement outlines the amount of daily sewage treatment capacity allocated to Port Wentworth based on projected future needs. It represents the sixth amendment to the original 2001 agreement between the two municipalities but the first amendment addressing the addition of sewer services in the Benton Blvd and Hwy 30 area.

Facts and Finding: The amendment sets a defined reservation for sewage treatment capacity and establishes maximum flow limits. It also outlines a cost-sharing agreement for infrastructure improvements needed to support the increased capacity. Based on Port Wentworth's projected peak flow of 1,200 gallons per minute (gpm), the improvement costs will be shared on a 73% (Port Wentworth) / 27% (Savannah) basis. The term of the amended agreement is ten (10) years.

Funding: Aid of Construction fees

Recommendation: Approval

STATE OF GEORGIA)
)
COUNTY OF CHATHAM) **SIXTH AMENDMENT TO
2001 WATER SERVICE AGREEMENT**

THIS AGREEMENT, hereinafter referred to as “**Sixth Amendment**”, made and entered into as of the ____ day of _____, 2025, by and between the CITY OF PORT WENTWORTH, a municipal corporation chartered under the laws of the State of Georgia, hereinafter referred to as “**Port Wentworth**”, and THE MAYOR AND ALDERMEN OF THE CITY OF SAVANNAH, a municipal corporation chartered under the laws of the State of Georgia, hereafter referred to as “**Savannah**”.

- W I T N E S S E T H -

WHEREAS, Savannah and Port Wentworth entered into a Water Service Agreement dated February 28, 2001 (hereinafter referred to as the "**2001 Agreement**") providing for the purchase of potable water by Port Wentworth from Savannah; and

WHEREAS, Savannah and Port Wentworth amended the 2001 Agreement by an agreement dated December 18, 2003 (hereinafter referred to as the "**First Amendment to Water Service Agreement**") (attached hereto as Exhibit A); and

WHEREAS, Savannah and Port Wentworth amended the 2001 Agreement by an agreement dated October 26, 2005 (hereinafter referred to as the "**Second Amendment to Water Service Agreement**"); and

WHEREAS, Savannah and Port Wentworth amended the 2001 Agreement by an agreement dated April 27, 2017 (hereinafter referred to as the "**Third Amendment to Water Service Agreement**"); and

WHEREAS, Savannah and Port Wentworth amended the 2001 Agreement by an agreement dated November 30, 2023 (hereinafter referred to as the "**Fourth Amendment to Water Service Agreement**"); and

WHEREAS, Savannah and Port Wentworth amended the 2001 Agreement by an agreement dated December 19, 2024 (hereinafter referred to as the "**Fifth Amendment to Water Service Agreement**"); and

WHEREAS, the First Amendment to Water Service Agreement has provisions and specifically addresses sewer and sewerage agreements between the Parties; and

WHEREAS, Port Wentworth and Savannah have requested that certain additional amendments be made to the 2001 Agreement to address Port Wentworth’s growing population and developments; and

WHEREAS, Article IX, Section III, Paragraph 1 of the Constitution of the State of Georgia provides that municipalities of the State may contract with one another for any period not exceeding fifty (50) years; and

WHEREAS, it is in the best interest of the citizens of the Port Wentworth and the Savannah that this agreement be consummated and that such commitments be made.

NOW THEREFORE, in consideration of the mutual covenants hereby made, the parties do agree to as follows:

I. Intentions and Acknowledgments

1. The Parties enter into this Sixth Amendment to address Port Wentworth’s near-term Sewage Treatment Capacity and infrastructure costs associated therewith, which has been thoughtfully and thoroughly discussed between the two Parties.
2. This Sixth Amendment is meant as a bridge to allow Savannah to advance and upgrade its sewage facilities and capabilities, so that Savannah can better allocate additional sewage treatment capacity to Port Wentworth. The details of current and future capacity allocations are further addressed herein.
3. Savannah acknowledges that Port Wentworth wishes to add additional sewer treatment capacity along and around Benton Boulevard, Highway 30, Meinhard Road, and such surrounding areas. The Parties agree that increasing sewer capacity in these areas is in the best interest of the residents and citizens of Port Wentworth and Savannah.
4. Port Wentworth will notify the City of Savannah of construction activities within City of Savannah Utility Easements or proximate to Savannah water or sewer infrastructure and will share engineering plans at the time of engineering plan review by Port Wentworth. Port Wentworth will notify Savannah of expected construction timelines pursuant to this section so that Savannah can perform site visits to observe the work, if desired.
5. Port Wentworth acknowledges that an Equivalent Residential Unit (ERU) will be defined according to the City of Savannah revenue ordinance definitions as periodically amended.

II. Amendments to the 2003 First Amendment

1. Sewage Treatment Capacity Reservation and Maximum Flow Limits

- a. Savannah shall allocate sewage treatment capacity in the amount of a monthly average of 316,000 gallons per day (GPD) of normal strength domestic sewage at its treatment facilities for Port Wentworth collected sewage. After downstream improvements (See Section 3.b) are complete and in accordance with Section III.1.b., Savannah shall allocate additional capacity in the amount of 30,000 GPD for every 100 permitted ERUs in the revised Port Wentworth Service Area up to a maximum allocation of 500,000 GPD.
- b. The current maximum flow rate (5-min average) that can be sent from Port Wentworth to Savannah is 800 gallons per minute (gpm).
- c. After downstream improvements (See Section 3.b) are complete, the maximum flow rate (5-min average) that can be sent from Port Wentworth to Savannah is 1,200 gpm.
- d. In the event Port Wentworth exceeds the daily limit or maximum flow rate established in this Sixth Amendment, Savannah may charge a surcharge on the consumption rate in an amount not to exceed 20% of the standard consumption charge for the day where the maximum flow was exceeded.

2. Metered Sewage Consumption Charge

- a. Port Wentworth shall pay to Savannah a treatment charge for each 100 cubic feet (CCF) delivered to the Sewage Delivery point as measured by the Sewage Meter. The consumption charge shall be stated in terms of dollars per CCF. The rate without surcharge shall be the Effective Rate charged by Savannah to its User Category D sewer customers (*Municipal and County governments with sewage collection facilities*) on the outside-city rate schedule as set by the Savannah Revenue Ordinance.
- b. The applicable rate for User Category D for 2025 shall be \$5.28 per CCF. Payment shall be made monthly within 30 days of the receipt of the invoice for consumption charges. The applicable rate for 2025 on a day with surcharge shall be no more than \$6.34 per CCF.

3. Infrastructure Improvements

- a. Port Wentworth recognizes Savannah's need to improve its sewage treatment conveyance infrastructure in order to accomplish the service delivery expansion of this Sixth Amendment.

- b. Port Wentworth recognizes the downstream improvements must be in place before more than 220 additional ERUs are added beyond what is active now in the current service area. The remedy for additional conveyance capacity up to the near-term available capacity of the Crossroads WRF is a 12-inch force main (FM) extension from current connection point at The Highlands to City of Savannah lift station (LS) 166.
- c. Savannah and Port Wentworth shall work together in good faith to make such infrastructure improvements as contemplated by this section.
- d. Port Wentworth shall pay a pro-rata share of the infrastructure improvement as contemplated by this section, which corresponds to the increase in overall conveyance capacity relative to the increased capacity provided to Port Wentworth by Savannah. Based on a future necessary Port Wentworth maximum flow of 1,200gpm, the cost share for the improvement would be 73%/27% (Port Wentworth/City of Savannah). The approximate cost of this remedy is \$1M such that the maximum payment by City of Savannah would not exceed \$325,000. Port Wentworth would be responsible for payment of any increased costs beyond Savannah's not to exceed contribution amount of \$325,000.

4. Service area

- a. Attached hereto as Exhibit B is the service area that will be served through implementation of this Sixth Amendment.

III. Term and Renewal of Amendment

1. Term and Renewal of Amendment

- a. This Sixth Amendment shall be effective upon its execution by both Parties.
- b. This Sixth Amendment shall remain in effect until December 31, 2035 at which time Port Wentworth must secure renewed authorization for any discharge beyond the current capacity allocation established at that time.
- c. This Sixth Amendment may be renegotiated and/or renewed by written consent of both Parties.

V. All other Sections of the 2001 Agreement and the First , Second, Third, Fourth, and Fifth Amendments to Water Service Agreement Remain in Effect.

1. All sections of the 2001 Agreement and the First, Second, Third, Fourth, and Fifth Amendments to the Water Service Agreement not amended by this Sixth Amendment remain in full force and effect as originally set forth in said agreements.
2. All sections or provisions of the 2001 Agreement and the First, Second, Third Fourth, and Fifth Amendments to Water Service Agreement that are amended by this Sixth Amendment are considered amended pursuant herein.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, Port Wentworth and Savannah have caused this agreement to be executed by their proper corporate officers with their seals duly attached and attested to as of the day and year first written above.

CITY OF PORT WENTWORTH

**MAYOR AND ALDERMEN OF THE
CITY OF SAVANNAH**

BY: _____
Mayor

BY: _____
City Manager

DATE: _____

DATE: _____

ATTEST: _____
Clerk of Port Wentworth City Council

ATTEST: _____
Clerk of Council



City Council
7224 GA Highway 21
Port Wentworth, GA 31407

Meeting: 06/12/25
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:

At the June 2, 2025 meeting, the Planning Commission voted to recommend approval of this item, with the condition:

1. Sidewalks shall be added to the front of the project for incorporation in to the future City trail plan.

Funding: N/A

Recommendation:

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

5/7/25
Date

Owner's Signature (If Different form Applicant)

Date

Please see page 2 for required submittal checklist


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 ½" 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

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


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



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

EXHIBIT "A"

<u>Rice Hope Residential ARB Application</u>		
Applicant Information		
Name Of Builder: Unknown at this time		Neighborhood: Rice Hope Commercial Outparcel
Date of Application: 05/06/2025	Applicant Name: Bob Clampett Agent: Chuck Singleton, PE – Coleman Company, Inc.	Phone: (912) 531-6268 (owner) (912) 200-3041 (agent)
Current address: P.O. Box 1987, Statesboro, GA 30459 (mail) – 1099 Bermuda Run, Statesboro, GA 30458 (physical)		
City: Statesboro	State: GA	ZIP Code: 30459
Email : Robert.clapett@corecu.org (owner) csingleton@cci-sav.com (agent)	Plan Name: Core Credit Union	Heated Sq Ft: ~2,830GSF
Information required		
Two sets of new home architectural drawings and specifications:		Comments/Complete
Building Plans shall be drawn at a scale of ¼ inch equals 1 foot Plans shall show all 4 exterior elevations Front elevation shall be drawn at ¼ scale Rear, left and right side elevations may be drawn a 1/8 scale Plans shall include all porch, deck and exterior mechanical locations Plans shall include fully dimensioned floor plans, these will allow for proper Review of the elevation and exterior details Exterior Finish Materials and finishing color schedules shall be provided and should include the type and color of all roofing material, siding, stucco, stone, brick, or other material used for each elevation. Please provide an exact color match or sample		<hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>
Site Plan: Include all dimensions Include Set back lines on all sides		<hr/> <hr/> <hr/> <hr/> <hr/> <hr/>
Landscape Plan: Include typical types, Quantities and locations of materials. Include landscaping budget per lot		<hr/> <hr/> <hr/> <hr/> <hr/> <hr/>
Sidewalk location must be shown		<hr/> <hr/> <hr/> <hr/> <hr/> <hr/>

Rice Hope Residential ARB Application


General Information

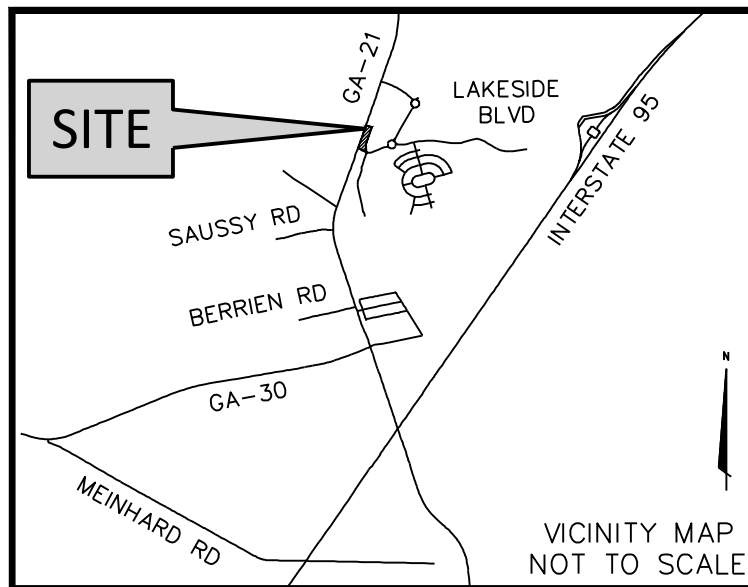
*Any deviations to the approved plans should be detailed in writing and are subject to the written approval of the Architecture Review Board. Please list here:

Signature

I have read and understand the requirements detailed in the Design Guidelines for new construction and Modifications within Rice Hope subdivision. I understand that any change or deviation to approved plans must be resubmitted to the ARB with a new application form. I understand that the ARB shall review and respond to each submittal within 30 days from receipt of completed application, application fee and construction plans as required. Applicant understands that approval of these plans for Rice Hope by the ARB and BEP Rice Hope, LLC does not constitute a representation or warranty that these plans comply with applicable city and/or county laws or guidelines. Plans must be submitted to City of Port Wentworth and or Chatham County and other applicable authorities for final approval.

Signature of Builder/applicant

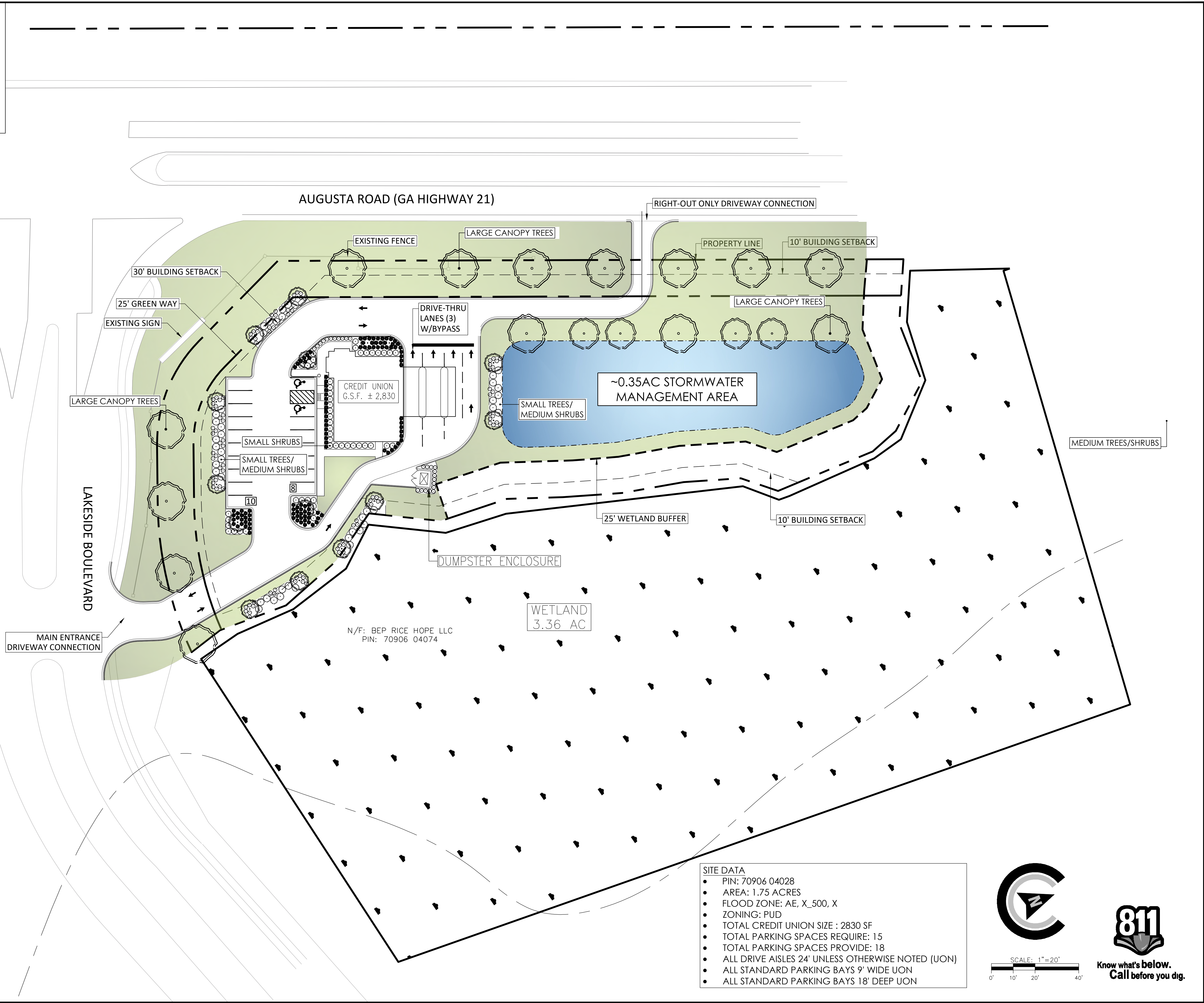
Signature 	Printed Name: Robert Clampett
Date: May 6, 2025	Date Received:



SAUSSY RD
BERRIEN RD
MENHARD RD
LAKESIDE BLVD
INTERSTATE 21
GA-30
VICINITY MAP
NOT TO SCALE

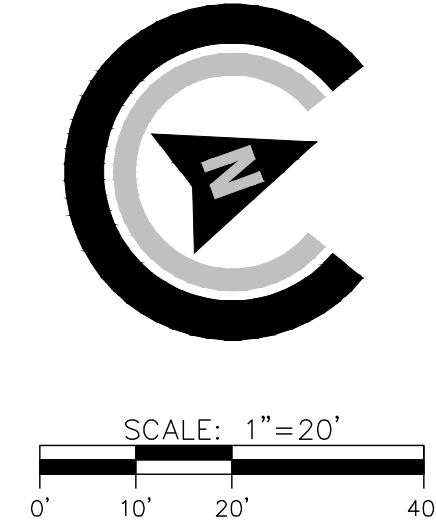
N/F: J RICE HOPE LLC
PIN: 70906 04029

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



COLEMAN COMPANY
ENGINEERS • SURVEYORS
Savannah, Georgia | (912) 900-3041 | CCI@CCV.COM

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



City Council
7224 GA Highway 21
Port Wentworth, GA 31407

Meeting: 06/12/25
Department: Development Services
Category: Ordinance
Prepared By: Katie Dunnigan
Department Head: Katie Dunnigan

SCHEDULED

AGENDA ITEM (ID)

DOC ID:

The Planning Board recommends approval of a Zoning Map Amendment Application 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**

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.
- Approval of this rezoning would represent a shift of approximately .22% of total acreage from R-1 to R-4 and .005% from R-1 to C-1.

Suggested Action

At the June 2, 2025 meeting, the Planning Commission voted to recommend approval, with the following condition:

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

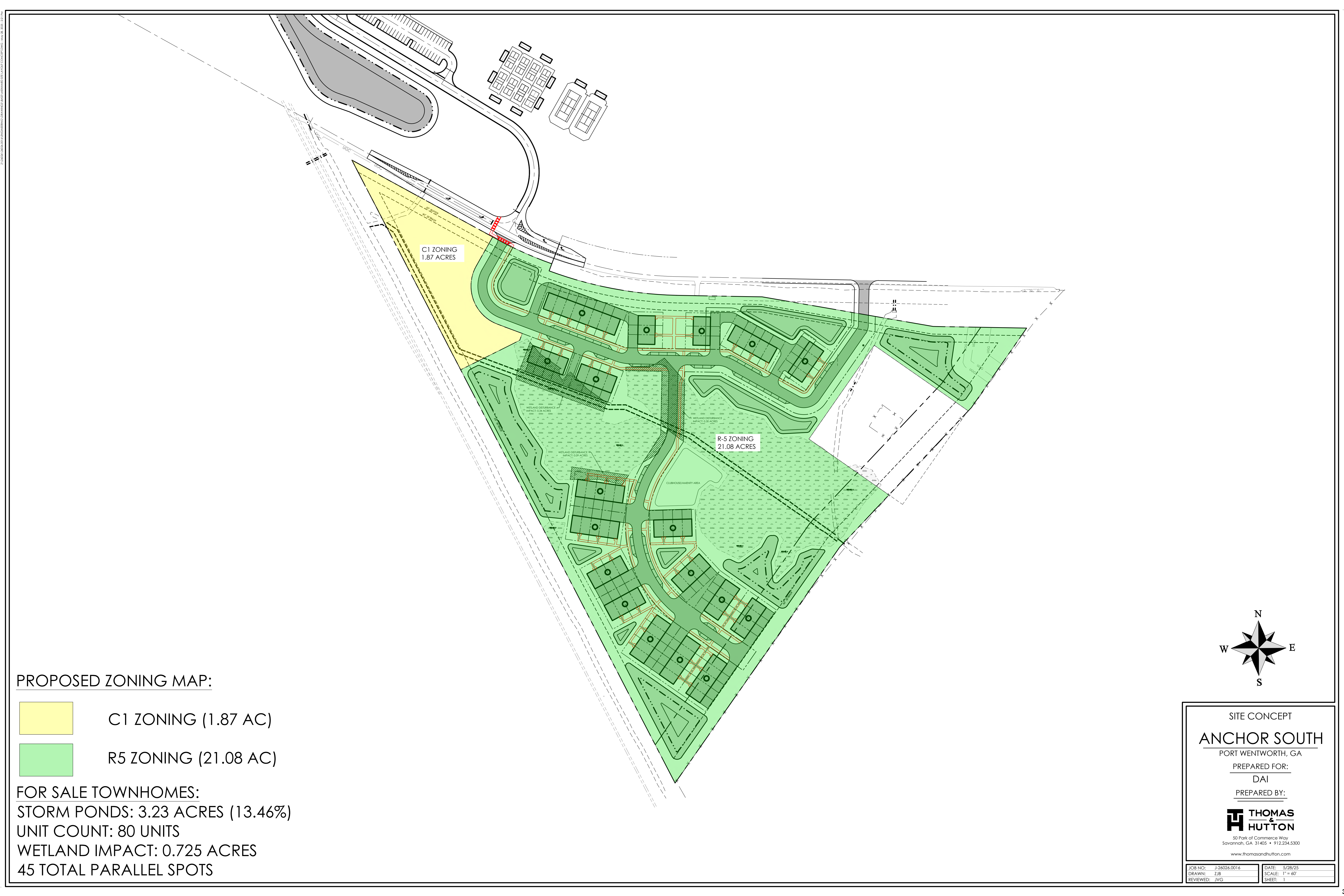
- Property Address: Monteith Road
- Mailing Address: 8 Nanny Cove Court, Bluffton, South Carolina 29910
- PIN 70978 05018

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

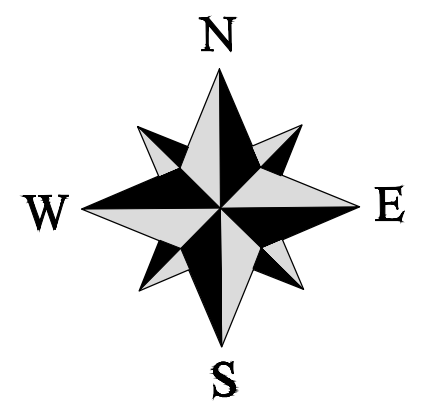


PROPOSED ZONING MAP:

- 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



City Council
7224 GA Highway 21
Port Wentworth, GA 31407

Meeting: 06/12/25
Department: Development Services
Category: Ordinance
Prepared By: Katie Dunnigan
Department Head: Katie Dunnigan

SCHEDULED

AGENDA ITEM (ID)

DOC ID:

The Planning Commission recommends approval of a Zoning Map Amendment Application 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**

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.

Suggested Action:

At the June 2, 2025 meeting, the Planning Commission voted to recommend approval of this item.

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

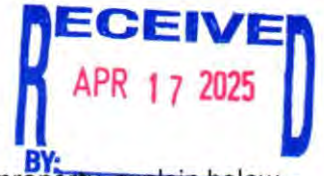
of Acres 23.021

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.

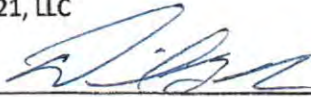
I authorize the person named below to act as applicant in the pursuit of a variance or for the rezoning of this property.

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

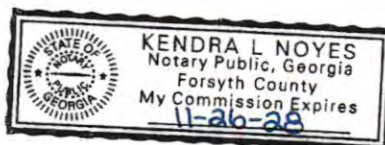
Personally appeared before me

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

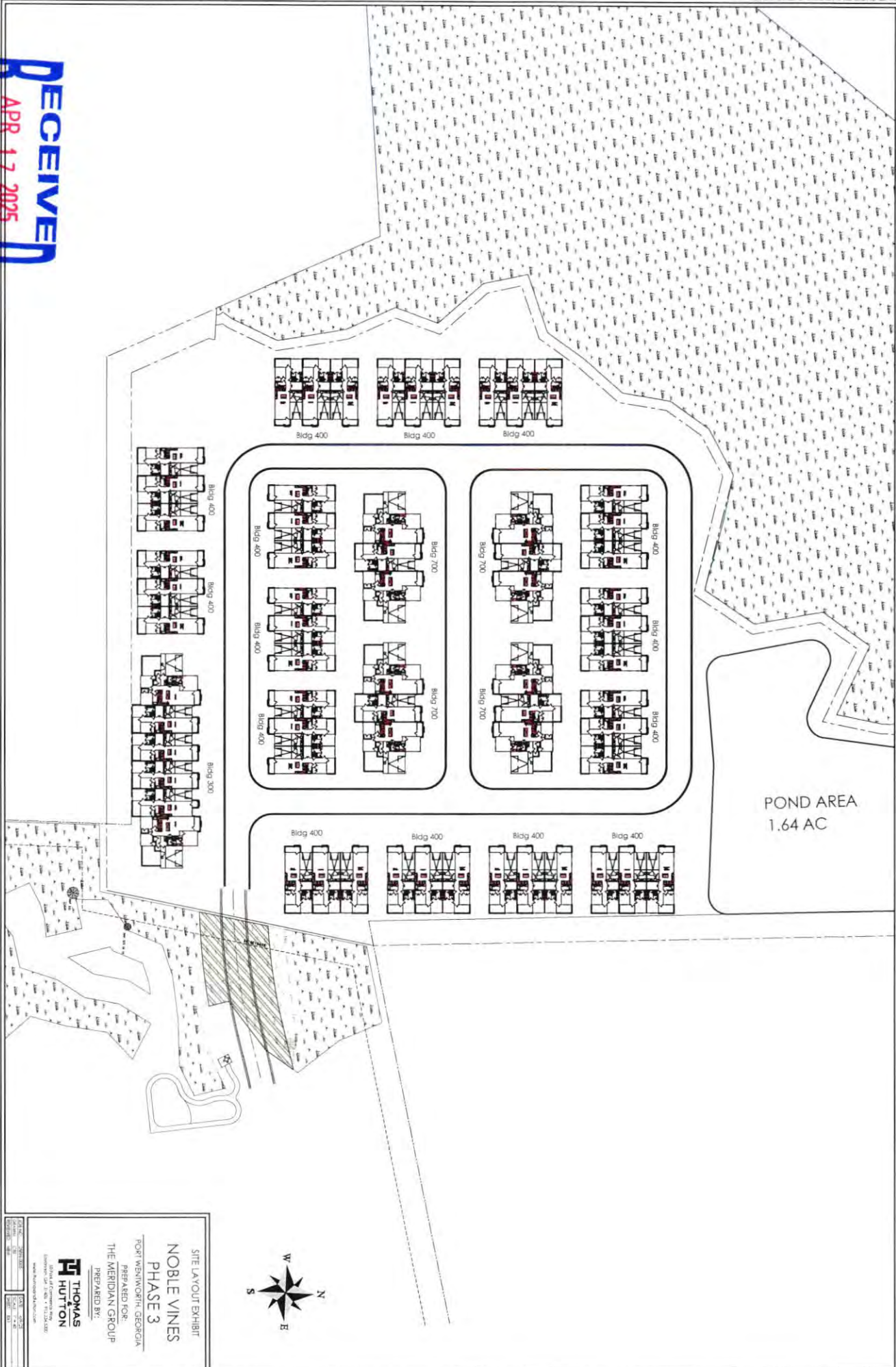
Parkside Port Wentworth, LLC
PIN: 70976C01004
Parcel Address: 436 Highway 30, Port
Wentworth, Georgia 31407
Mailing Address: 3565 Piedmont Road NE,
Building One, Suite 200, Atlanta, Georgia 30305



LEGAL DESCRIPTION
PARCEL N

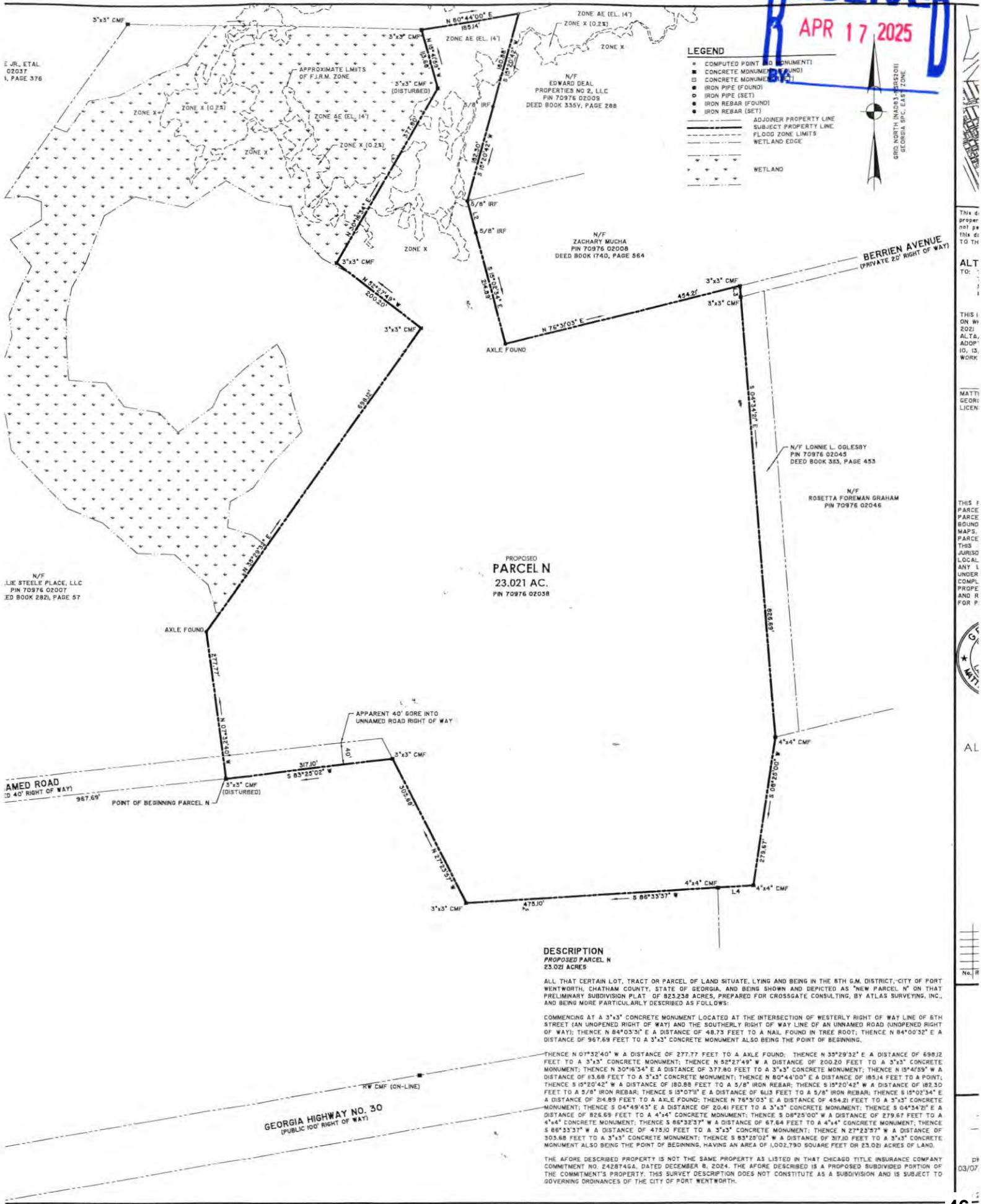
ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE 8TH G.M. DISTRICT, CITY OF PORT WENTWORTH, CHATHAM COUNTY, STATE OF GEORGIA, AND BEING SHOWN AND DEPICTED AS 'PARCEL N' ON THAT PLAT ENTITLED "A SUBDIVISION PLAT OF 823.603 ACRES", PREPARED FOR SPH 21, LLC, BY ATLAS SURVEYING, 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.

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 30335
 (404) 525-1100
 www.thomashutton.com

RECEIVED
APR 17 2025



LEGEND

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



PROPOSED
PARCEL N
23.021 AC.
PIN 70976 02058

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 A 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°42'34" 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 A AXLE FOUND; THENCE N 74°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.

THIS IS ON W/ 2021 ALTA, ADOP' ID, IS, WORK

MATTI GEOR LICEN

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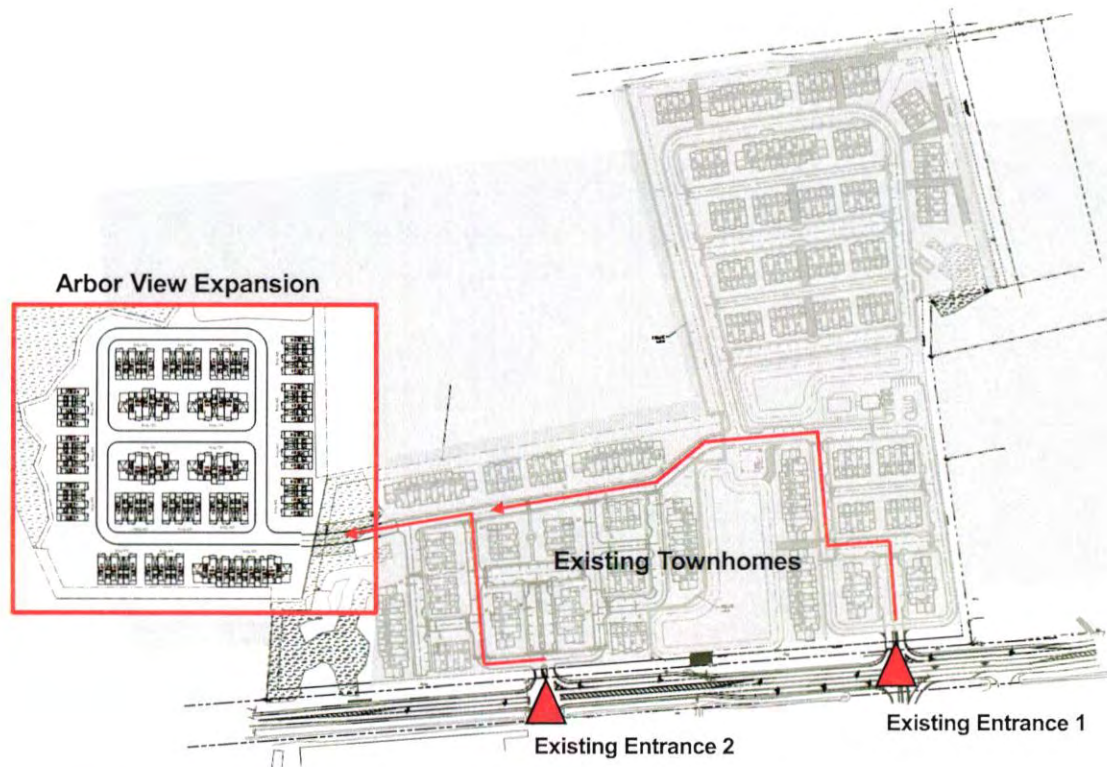


AL

NO. R

03/07

Arbor View Townhomes - Full Plan

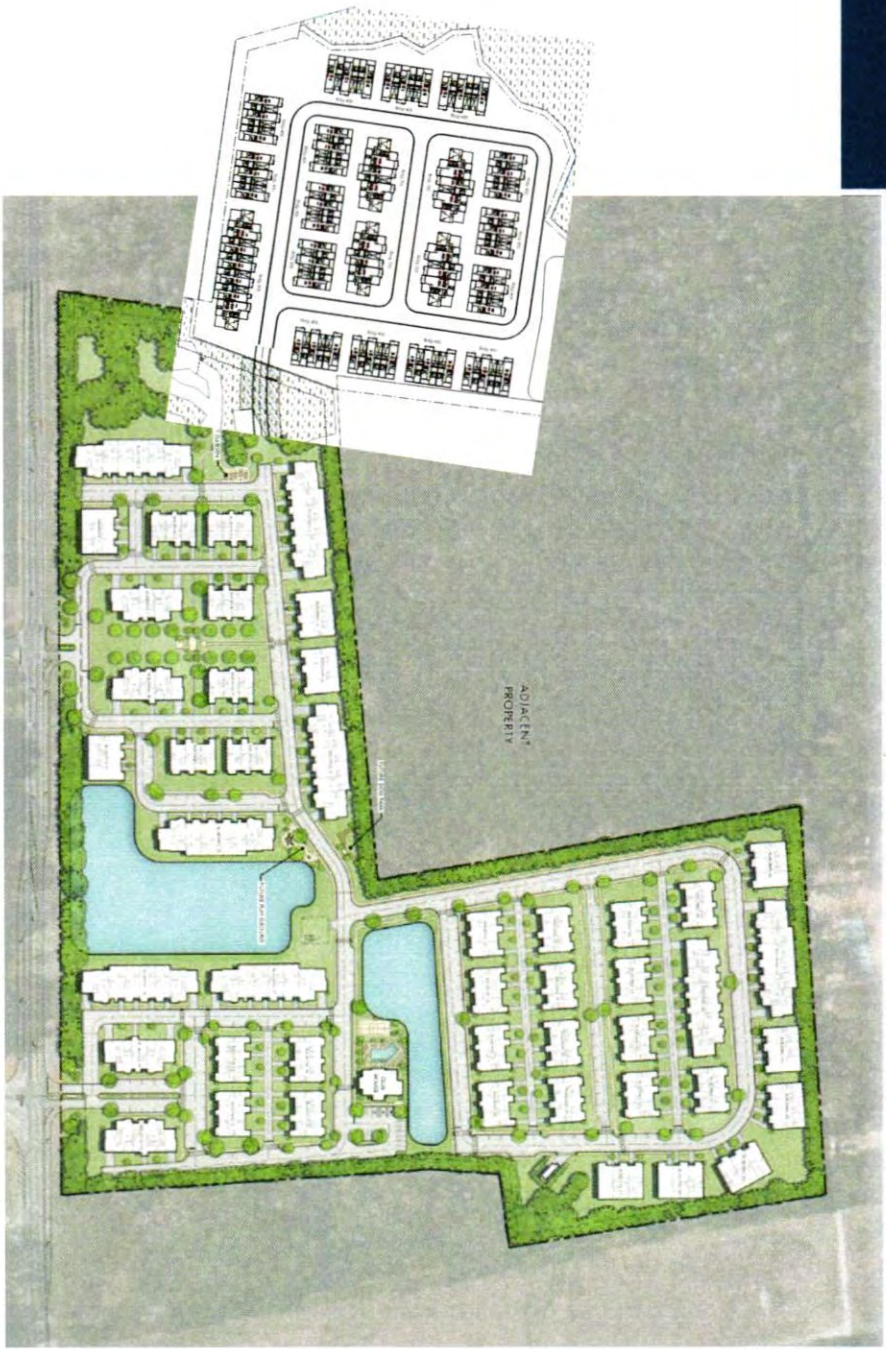


CONFIDENTIAL

RECEIVED
APR 17 2025
BY: _____

TMG 5

Arbor View Townhomes (UNDER CONSTRUCTION)



CONFIDENTIAL

RECEIVED
APR 17 2025
BY: _____

TMG 11



City Council
7224 GA Highway 21
Port Wentworth, GA 31407

Meeting: 06/12/25
Department: Administration
Category: Ordinance
Prepared By: Zahnay Smoak
Department Head:

SCHEDULED

AGENDA ITEM (ID)

DOC ID:

Adoption of Millage Rate

Issue/Item: The City annually adopts a millage rate for the property within the city as per state law.

Background: The City is financially vibrant with a growing tax digest and does not require a tax increase. We propose adopting the same rate (5.216 mills) we had last year.

Facts and Finding: The city’s gross tax digest grew from \$954 million to \$1.1 Billion over the past year. These increases come from all 3 major zoning categories. The city approved 731 new single-family homes permits over the last year, a 109% increase from the previous year.

Funding: N/A

Recommendation: Approval

PUBLIC NOTICE

The City of Port Wentworth City Council does hereby announce that the millage rate will be set at a meeting to be held at the City Hall on Thursday, June 12, 2025 at 7:00 pm and pursuant to the requirements of O.C.G.A. § 48-5-32 does hereby publish the following presentation of the current year's tax digest and levy, along with the history of the tax digest and levy for the past five years.

CURRENT 2025 PROPERTY TAX DIGEST AND 5 YEAR HISTORY OF LEVY

		CITY WIDE	2020	2021	2022	2023	2024	2025
C o u n t y w i d e	V A L U E	Real & Personal	526,533,766	540,375,932	775,420,869	814,425,549	952,036,025	1,099,887,220
		Motor Vehicles	3,397,540	2,523,690	2,185,140	2,061,280	1,954,190	2,257,676
		Mobile Homes	199,444	205,524	230,564	242,804	208,790	241,215
		Timber - 100%	61,062	24,738	48,014	48,014	-	-
		Heavy Duty Equipment	12,052	42,530	27,523	2,956	16,952	19,585
		Gross Digest	530,203,864	543,172,414	777,912,110	816,780,603	954,215,957	1,102,405,695
		Less Exemptions	55,596,483	55,868,287	76,750,248	100,625,265	109,797,436	126,848,978
		NET DIGEST VALUE	474,607,381	487,304,127	701,161,862	716,155,338	844,418,521	975,556,717
	R A T E	Gross Maintenance & Operation Millage	8.4500	8.5410	7.7330	8.2810	9.0980	10.1740
		Less Rollback (Local Option Sales Tax)	4.2900	4.3810	3.5730	4.1210	3.8820	4.9580
NET M&O MILLAGE RATE		4.1600	4.1600	4.1600	4.1600	5.2160	5.2160	
T A X	TOTAL M&O TAXES LEVIED	\$1,974,367	\$2,027,185	\$2,916,833	\$2,979,206	\$4,404,487	\$5,088,504	
	Net Tax \$ Increase	\$129,333	\$52,818	\$889,648	\$62,373	\$1,425,281	\$684,017	
	Net Tax % Increase	7.01%	2.68%	43.89%	2.14%	47.84%	15.53%	

CITY AND INDEPENDENT SCHOOL MILLAGE RATE CERTIFICATION FOR TAX YEAR 2025

<http://www.dor.ga.gov>

Complete this form once the levy is determined, report this information in Column 1. E-mail a copy to local.government.services@dor.ga.gov and distribute a copy to your County Tax Commissioner and Clerk of Court. This form also provides the Local Government Services Division with the millage rates for the distribution



Georgia Department of Revenue
 Local Government Services Division
 4125 Welcome All Road
 Atlanta, Georgia 30349
 Phone: (404) 724-7003

CITY NAME City of Port Wentworth		ADDRESS 7224 GA Highway 21		CITY, STATE, ZIP Port Wentworth, Georgia 31407		
FEI # 58-6010560	CITY CLERK Zahnay E. Smoak	PHONE NO. (912) 964-4379	FAX (912) 966-7429	EMAIL zsmoak@cityofportwentworth.com		
OFFICE DAYS / HOURS M-F, 8:30 am- 5:00 pm	ARE TAXES BILLED AND COLLECTED BY THE () CITY OR () COUNTY TAX COMMISSIONER? LIST VENDOR, CONTACT PERSON AND PHONE NO.					
List below the amount & qualifications for each <u>LOCAL</u> homestead exemption granted by the City and Independent School System.						
CITY			INDEPENDENT SCHOOL			
Exemption Amount	Qualifications		Exemption Amount	Qualifications		
40,000	Resients must own and live in home					
If City and School assessment is other than 40%, enter percentage millage is based on _____%. List below the millage rate in terms of mills. EXAMPLE: 7 mills (or .007) is shown as 7.000. PLEASE SHOW MILLAGE FOR EACH TAXING JURISDICTION EVEN IF THERE IS NO LEVY.						
CITY DISTRICTS	DISTRICT NO.	COLUMN 1	COLUMN 2	COLUMN 3	COLUMN 4	COLUMN 5
List Special Districts if different from City District below such as CID's, BID's, or DA's	List District Numbers	Gross Millage for Maintenance & Operations	**Less Rollback for Local Option Sales Tax	Net Millage for Maintenance & Operation Purposes (Column 1 less Column 2)	Bond Millage (If Applicable)	Total Millage Column 3 + Column 4
City Millage Rate		10.174	4.958	5.216		5.216
Independent School System						0.000
Special Districts						0.000
**Local Option Sales Tax Proceeds must be shown as a mill rate rollback if applicable to Independent School.						

Name of County(s) in which your city is located:

I hereby certify that the rates listed above are the official rates for the Districts indicated for Tax Year 2025

6/12/2025
 Date

 Mayor or City Clerk



City Council
7224 GA Highway 21
Port Wentworth, GA 31407

Meeting: 06/12/25
Department: Administration
Category: Ordinance
Prepared By: Zahnay Smoak
Department Head:

SCHEDULED

AGENDA ITEM (ID)

DOC ID:

**Adoption of FY26 Budget.
Public Hearing**

-

Issue/Item: The City annually adopts a balanced budget based on a fiscal year of July 1st through June 30th.

Background: The City does NOT require a tax increase. We propose adopting the same millage rate (5.216 mills) we had last year

Facts and Finding: With City’s growth there are a vast number of needs and challenges within this budget. We continue to invest in infrastructure, parks, and enhanced services. This budget adds 11 new positions (5 Parks, 1 Public Works, 1 Administration, 2 Recreation, 1 Development Services, and 1 Fire) and will include a 2.5% COLA raise for our current team members. We will see the completion of the new fire station, city hall expansion, and phase 1 of the park during this budget cycle. The Ghost Pirates Training Facility and Amphitheater will be 90% completed and funded during this cycle with an opening in the fall of next year. We will continue to fund CAT through general funds with the opportunity to gain a CAT Board seat and be added to their permanent service district. The budget will include Council initiated projects like a pocket park near Rice Creek, some walking trails, road improvements, a new street sweeper, more recreation opportunities for our youth and teens. We continue our preparation for the future with proposed overlay districts, a new strategic plan, impact fees, and growing partnerships with our local, regional, state, federal government and other private entities. This budget ensures our continued growth toward a world class city with unmatched service and amenities.

Funding: N/A

Recommendation: Approval



City Council
7224 GA Highway 21
Port Wentworth, GA 31407

Meeting: 06/12/25
Department: Development Services
Category: Ordinance
Prepared By: Katie Dunnigan
Department Head: Katie Dunnigan

SCHEDULED

AGENDA ITEM (ID)

DOC ID:

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

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

Background:

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

Facts and Finding:

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

Funding:

Recommendation:

APPLICATION TO AMEND THE ZONING MAP OF PORT WENTWORTH, GEORGIA

Applicant: Phillip R. McCorkle

Phone # (912) 232-7416

Mailing Address: 319 Tattnell Street, Savannah, Georgia 31401

Property Owner: Elaine Seabolt

Phone # (770) 224-7511

Use back if more than one owner

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

PIN #'s: 70978-01038; 70978-01001H; 70978-01001G

of Acres 65.83

Zoning Classification: Present R-1

Requested R-5

Use of Property: Present Residential

Requested Residential



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

X If the requested change is not to extend an adjacent zoning district, explain below why this property should be placed in a different zoning district than all adjoining properties. (How does it differ from adjoining properties and why should it be subject to different restrictions than those applying to adjoining properties?)

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

Attach the following documents:

- 1. Written legal description of the property (e.g. copy of deed) – full metes and bounds description rather than plat reference.
2. Name, PIN #, property address and mailing address of property owners within 300 feet of this property.
3. Plat showing property lines with lengths and bearings, adjoining streets, locations of existing buildings, north arrow and scale. Submit three (3) copies of in 11" x 17", one 1 copy in 8.5" x 11", and a PDF on a flash drive.
4. Site Plan of proposed use of property. Submit three (3) copies in 11" x 17", one 1 copy in 8.5" x 11", and a PDF on a flash drive.
5. Disclosure of Campaign Contributions and Gifts form.
6. Disclosure of Financial Interests form
7. If property owner and applicant are not the same, Authorization by Property Owner form or Authorizations of Attorney form.
8. Filing fee of Zoning Map Amendment Fee + per acre + Administrative Fee = Total, payable to the City of Port Wentworth. (Please refer to the Business User Fee Schedule for the current year)

APPLICATION MUST BE FILED 20 BUSINESS DAYS PRIOR TO THE PLANNING COMMISSION MEETING AT WHICH THEY ARE TO BE CONSIDERED.

I hereby authorize the staff of the City of Port Wentworth to inspect the premises of the above described property and to post this property with the duly required notices. I hereby depose and say that all statements herein and attached statements submitted are true and correct to the best of my knowledge and belief.

Sworn to and subscribed before me this 10th day of March, 2025

[Handwritten Signature]

Signature of Applicant

[Handwritten Signature]
Notary Public





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

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

See Exhibit A

Within the two years preceding the above filing date, the applicant has made campaign contributions aggregating \$250.00 or more to each member of the City Council of the City of Port Wentworth who will consider the application and is listed below. List (1) the name and official position of the local government official and (2) the dollar amount, description and date of each campaign contribution.


None

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

Sworn to and subscribed before me this
10th day of March, 2025.



Notary Public



Signature of Applicant
Phillip R. McCorkle





DISCLOSURE OF FINANCIAL INTERESTS

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

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

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

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

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

-
- Note 1: Property Interest – Direct ownership of real property, including any percentage of ownership less than total ownership
 - Note 2: Financial Interest – All direct ownership interest of the total assets or capital stock of a business entity where such ownership interest is 10 percent or more
 - Note 3: business entity – Corporation, partnership, limited partnership, firm, enterprise, franchise, association or trust
 - Note 4: Member of family – Spouse, mother, father, brother, sister, son, or daughter
-

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

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

Signature of Official

Notary Public

AUTHORIZATION OF PROPERTY OWNER

Application for Rezoning or Variance



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

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

Name of Applicant: Phillip R. McCorkle

Address: 319 Tattnall Street, Savannah, Georgia 31401

Telephone Number: (912) 232-7416

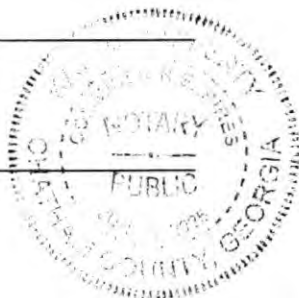

Elaine Seabolt

Personally appeared before me
V Elaine Seabolt

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

Ky Myr
Notary Public

2-6-25
Date





Surrounding Property Owners

Douglas E. Dorkins & Darline K. Dorkins

PIN: 70978 01001F

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

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

Marvin V. Johnson

PIN: 70978 01015

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

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

Lisa T. Harmon

PIN: 70978 01017

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

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

Dale Lanier Montgomery and Rachel Jean Montgomery

PIN: 70978 01019

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

Mailing Address: 102 Hope Lane, Rincon, Georgia 31326

Timothy Jones, Jr., and Tiffany Jones

PIN: 70978 01035

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

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

Rabia Piacentini and Megan Piacentini

PIN: 21016 02009

Property Address: Monteith Road, Savannah, Georgia 31407

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

David Warhurst

PIN: 21016 02010

Property Address: Monteith Road, Savannah, Georgia 31407

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

Sandra D. Adams and Darrel M. Daise

PIN: 21016 02001

Property Address: Monteith Road, Savannah, Georgia 31407

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

IP Realty Holdings LLC

PIN: 21016 02011

Property Address: Interstate 95, Savannah, Georgia 31407

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

Priscilla Q. Dudley and Ivory Jean Quarterman

PIN: 70978 01036

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

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



Ivory Quarterman Fuller and Edward Fuller

PIN: 70978 01001J

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

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

Roy Quarterman

PIN: 70978 01001L

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

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



PARCEL 3
PROPERTY DESCRIPTION

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



PARCEL 5
PROPERTY DESCRIPTION

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



PARCEL 6
PROPERTY DESCRIPTION

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

Property Printout

Select Parcels for a Report...

Find by Address Find by Drawing Coordinates

Select draw mode

Buffer distance (optional)

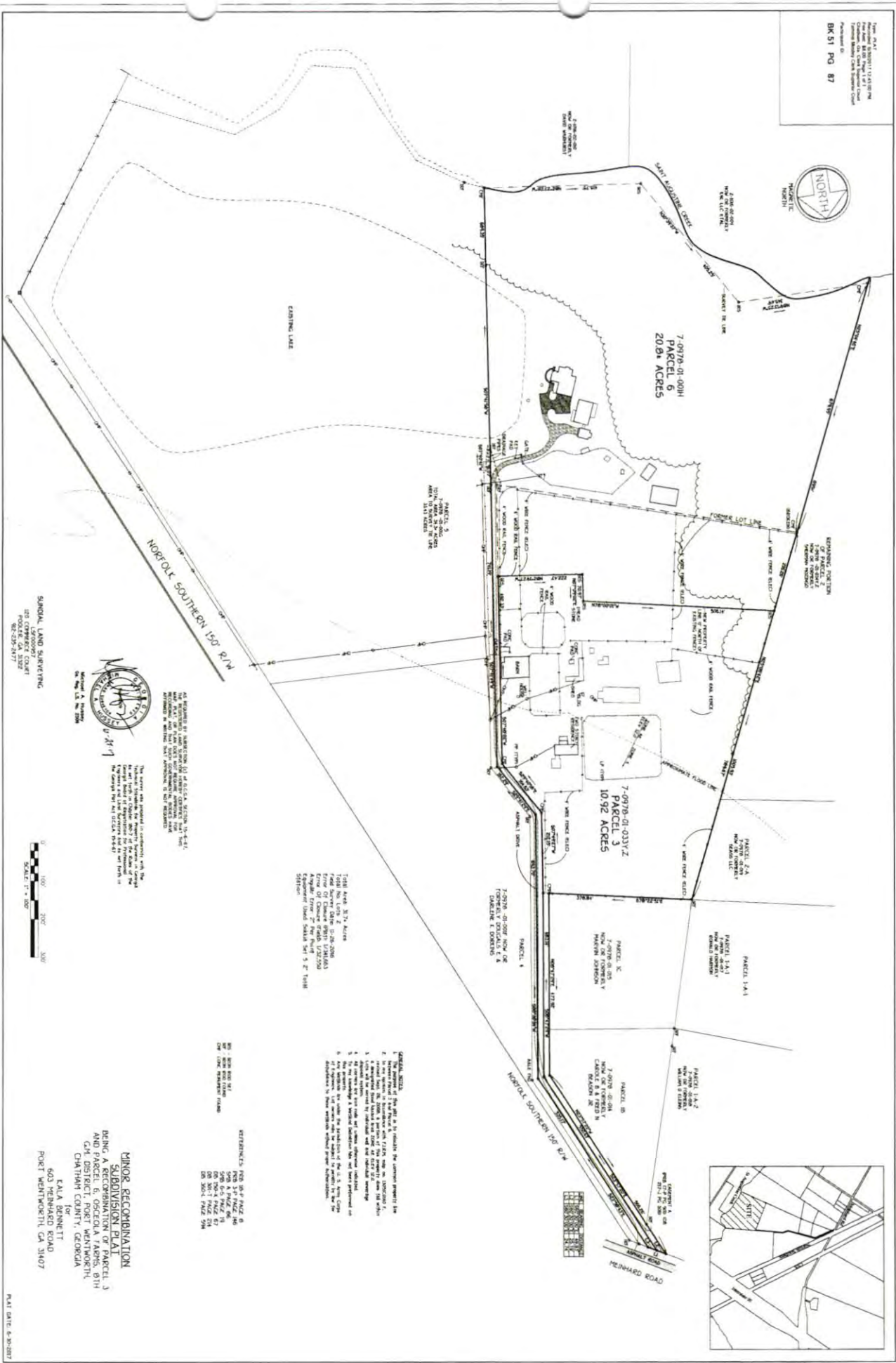
Show results within

0 Feet

View Report! Start Over



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



RECEIVED
 MAR 10 2025
 BY: _____

SANBOL LAND SURVEYING
 1001 W. HENRIETTA STREET
 PORT WENTWORTH, GA 31407
 TEL: 770-233-2177



This survey was prepared in accordance with the Georgia Surveying Code, Chapter 43-2-1, and the Georgia Surveying Code, Chapter 43-2-2. The survey was conducted on the 10th day of March, 2024. The survey was completed on the 15th day of March, 2024. The survey was prepared by E. A. Bennett, a Licensed Professional Surveyor in the State of Georgia. The survey was prepared for the use of the State of Georgia. The survey was prepared for the use of the State of Georgia.



Total Area: 37.7 Acres
 Parcel 1: 1.0000 Acres
 Parcel 2: 1.0000 Acres
 Parcel 3: 10.9200 Acres
 Parcel 4: 1.0000 Acres
 Parcel 5: 1.0000 Acres
 Parcel 6: 20.8000 Acres

- GENERAL NOTES:**
1. All bearings and distances are as shown on this plan.
 2. All bearings are true bearings.
 3. All distances are in feet.
 4. All bearings and distances are as shown on this plan.
 5. All bearings are true bearings.
 6. All distances are in feet.
 7. All bearings and distances are as shown on this plan.
 8. All bearings are true bearings.
 9. All distances are in feet.
 10. All bearings and distances are as shown on this plan.
 11. All bearings are true bearings.
 12. All distances are in feet.

REFERENCES: 750 90' PACE 6
 750 90' PACE 6
 750 90' PACE 6
 750 90' PACE 6
 750 90' PACE 6
 750 90' PACE 6

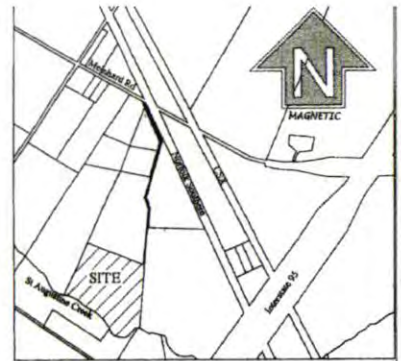
MOROR RECOMBINATION
 SUBDIVISION OF PARCELS 1, 2, 3, 4, 5, 6
 AND PARCEL 5, OSCOLA TOWNSHIP, 8TH
 CIVIL DISTRICT, PORT WENTWORTH,
 CHATHAM COUNTY, GEORGIA
 FOR
 E. A. BENNETT
 603 HENRIETTA ROAD
 PORT WENTWORTH, GA 31407

PLAT DATE: 6-30-2027

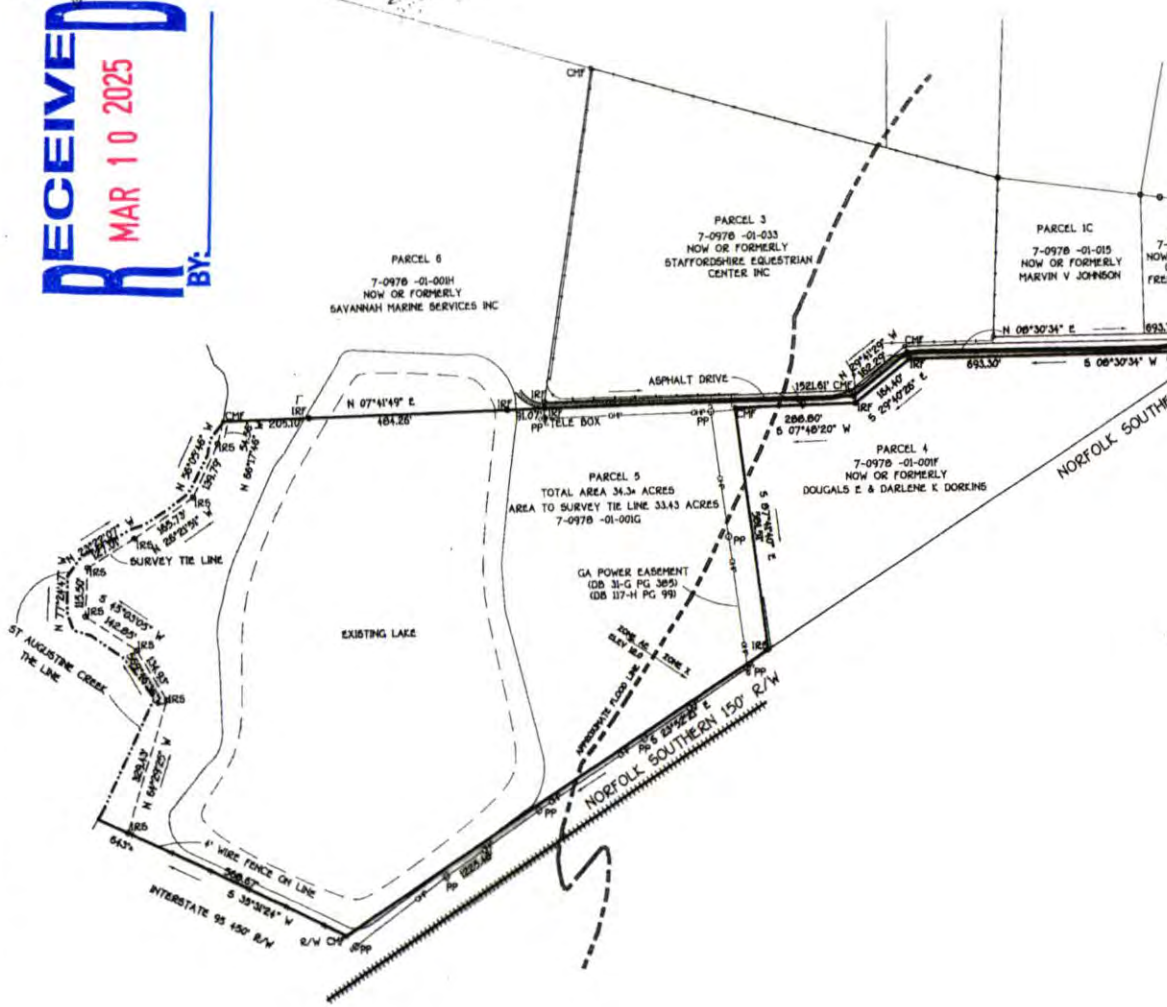


RECEIVED
MAR 10 2025
BY:

FILED FOR RECORD
ON FEB 24 P 10 35



VICINITY MAP (NTS)



PROPERTY DESCRIPTION

COMMENCING AT THE INTERSECTION OF THE SOUTHERN RIGHT-OF-WAY LINE OF MAINHARD ROAD WITH THE WESTERN RIGHT-OF-WAY LINE OF NORFOLK SOUTHERN RAILROAD. EXTEND THENCE NORTH 60 DEGREES 30 MINUTES 00 SECONDS WEST A DISTANCE OF 27.82 FEET TO A POINT, WHICH POINT IS THE POINT OF BEGINNING; EXTEND THENCE SOUTH 23 DEGREES 58 MINUTES 43 SECONDS EAST A DISTANCE OF 519.32 FEET TO AN AXLE IRON FOUND; THENCE SOUTH 08 DEGREES 30 MINUTES 34 SECONDS WEST A DISTANCE OF 693.30 FEET TO AN IRON ROD FOUND; THENCE SOUTH 29 DEGREES 40 MINUTES 26 SECONDS EAST A DISTANCE OF 164.40 FEET TO AN IRON ROD FOUND; THENCE SOUTH 07 DEGREES 48 MINUTES 20 SECONDS WEST A DISTANCE OF 280.00 FEET TO A CONCRETE MONUMENT FOUND; THENCE SOUTH 07 DEGREES 41 MINUTES 40 SECONDS EAST A DISTANCE OF 581.51 FEET TO AN IRON ROD SET ON THE WESTERN RIGHT-OF-WAY LINE OF NORFOLK SOUTHERN RAILROAD; THENCE ALONG SAID RIGHT-OF-WAY SOUTH 23 DEGREES 52 MINUTES 21 SECONDS EAST A DISTANCE OF 1225.48 FEET TO CONCRETE RIGHT-OF-WAY MONUMENT FOUND AT THE INTERSECTION OF SAID RIGHT-OF-WAY WITH THE NORTHERN RIGHT-OF-WAY LINE OF INTERSTATE 95; THENCE ALONG SAID RIGHT-OF-WAY SOUTH 35 DEGREES 31 MINUTES 24 SECONDS WEST A DISTANCE OF 643.17 FEET TO A POINT AT THE RUN OF ST AUGUSTINE CREEK; THENCE ALONG THE RUN OF ST AUGUSTINE CREEK IN A WESTERLY DIRECTION A DISTANCE OF 1220 +/- FEET TO A CONCRETE MONUMENT FOUND; THENCE NORTH 07 DEGREES 41 MINUTES 49 SECONDS EAST A DISTANCE OF 1521.61 FEET TO A CONCRETE MONUMENT FOUND; THENCE NORTH 29 DEGREES 41 MINUTES 29 SECONDS WEST A DISTANCE OF 182.29 FEET TO A CONCRETE MONUMENT FOUND; THENCE NORTH 08 DEGREES 30 MINUTES 34 SECONDS EAST A DISTANCE OF 693.70 FEET TO A POINT; THENCE NORTH 23 DEGREES 58 MINUTES 43 SECONDS WEST A DISTANCE OF 535.17 FEET TO A POINT; THENCE SOUTH 60 DEGREES 30 MINUTES 00 SECONDS EAST A DISTANCE OF 25.80 FEET TO THE POINT OF BEGINNING. CONTAINING 34.3 +/- ACRES.

IRF - IRON ROD FOUND
IRP - IRON PIPE FOUND
IRB - IRON ROD SET
CMT - CONCRETE MONUMENT FOUND

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

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

In my opinion, in accordance with F.I.R.M. map no. 1305100040F dated September 20, 2008, a portion of this property does fall within a designated flood hazard area. ZONE AE Elev 12.0

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

FOR: KYLA BENNETT
811 DANCY AVE
SAVANNAH, GA 31419



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

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



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

462-pg 124

DATE: 2-15-2012

SCALE: 1" = 200'

RECEIVED
 MAR 10 2025
 BY: _____

VERTICAL AND
 NOT TO SCALE



The 16 Mar 2025 10:58am c:\user\...
 DRAWING PATH: G:\304\304000_DCE_DELEGENCE\Seabolt\Seabolt_Establishing.dwg

© 2013 Kern & Co., LLC. All rights reserved. This drawing and its representations are the property of Kern & Co., LLC. No part of this drawing may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Kern & Co., LLC.

X1.0
 SHEET NO.
 PROJECT NO.
 DATE
 DRAWN BY
 CHECKED BY
 APPROVED BY

CONCEPT PLAN
SEABOLT PROPERTY
 CITY OF PORT WENTWORTH, CHATHAM COUNTY, GEORGIA
 Prepared For: ELANNE SEABOLT

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



City Council
7224 GA Highway 21
Port Wentworth, GA 31407

Meeting: 06/12/25
Department: Development Services
Category: Ordinance
Prepared By: Katie Dunnigan
Department Head: Katie Dunnigan

SCHEDULED

AGENDA ITEM (ID)

DOC ID:

Consideration of the 2nd reading of a Zoning Map Amendment Application submitted by the City of Port Wentworth, requesting to rezone 1.42 acres from R-1 to C-1, for the purpose of land use conformance. PIN # 70976 01018, located in the 2nd Council District, at 711 Hwy 30.

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

Background:

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

Facts and Finding: Recommendations:

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

Funding: N/A

Recommendation:

RE-ZONING, VARIANCES, AND SPECIAL USE PERMIT APPLICATION



Applicant Information:

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

Property Information: See Attachment A

Site Address _____
Pin/ Parcel # _____
Total Acreage/ Square Feet _____

Description of Project

See Attachment A

Explanation of Variance Request

Applicant Name/Title Omar Senati-Martinez / Zoning Administrator

Authorized City Official Signature: Omar Senati-Martinez

Attachment A

Address: 7512 Highway 21

PIN(s): 070975 02007

Acreage: .9 Acres

Justification for Rezoning: Zoning Conformance – Veterinary Services

Current Zoning: R-1

Proposed Zoning: C-1

Owner Name: James Woo Industries, LLC

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

Address: 3 Birkenhead Street

PIN(s): 70010 04002

Acreage: .39 Acres

Justification for Rezoning: Zoning Conformance – Inflatable Rentals

Current Zoning: R-1

Proposed Zoning: C-1

Owner Name: Southern Region Industrial Realty Inc.

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

Address: Highway 30

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

Acreage: +/- 5.26 Acres

Justification for Rezoning: Zoning Conformance – Nursery (Plants)

Current Zoning: R-1

Proposed Zoning: C-2

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

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

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

Acreage: 10.77 Acres

Justification for Rezoning: Zoning Conformance – Multifamily Residential

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

Owner Name: Wood Meadow Apartments LP

Owner Address: 920 Florence Blvd, Florence AL, 35630

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

Acreage: 14 Acres

Justification for Rezoning: Zoning Conformance – Multifamily Residential

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

Owner Name: Chatham-Coldbrook Associates, LLC

Owner Address: PO Box 20197, Atlanta GA, 30325

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

Acreage: +/- 4 Acres

Justification for Rezoning: Zoning Conformance – SPLIT Zoned Parcel

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

Owner Name: William R. Bell

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

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

Acreage: 2.5 Acres

Justification for Rezoning: Zoning Conformance – GA Ports Authority Property

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

Owner Name: Georgia Ports Authority

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

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

Acreage: +/- 8 Acres

Justification for Rezoning: Zoning Conformance – SPLIT zoned parcel

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

Owner Name: United States Sugar Savannah Refinery

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

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

Acreage: .06 Acres

Justification for Rezoning: Zoning Conformance – Commercial Use

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

Owner Name: Whitercon Logistics, LLC

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

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

Acreage: .14 Acres

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

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

Owner Name: Karen Marie Zollo

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

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

Acreage: +/- 1 Acre

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

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

Owner Name: One Dixie Partners, LLC

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

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

Acreage: 1.8 Acres

Justification for Rezoning: Zoning Conformance – Nursing Home

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

Owner Name: Chatham Healthcare Properties, Inc

Owner Address: 1626 Jeurgens Court, Norcross GA, 30093

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

Acreage: 1 Acre

Justification for Rezoning: Zoning Conformance – Fueling Station

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

Owner Name: Navkar, LLC

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

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

Acreage: 19.3 Acres

Justification for Rezoning: Zoning Conformance – Warehouse

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

Owner Name: Cresent Investments Inc.

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

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

Acreage: .86 Acres

Justification for Rezoning: Zoning Conformance – Funeral/Mortuary Services

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

Owner Name: Blue Mountain Holdings, LLC

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

Address: 8901 Hwy 21

PIN(s): 70906 01038 & 70906 01037

Acreage: +/- 5.76 Acres

Justification for Rezoning: Zoning Conformance – Self Storage

Current Zoning: R-4

Proposed Zoning: C-2

Owner Name: Stop N Stor 7LLC

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

Address: 711 Hwy 30

PIN(s): 70976 01018

Acreage: 1.42 Acres

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

Current Zoning: R-1

Proposed Zoning: C-1

Owner Name: Tina Woods Newman

Owner Address: 333 Westminster Drive, Guyton GA, 31312



CITY OF PORT WENTWORTH

7224 GA Highway 21 | Port Wentworth, Georgia 31407

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

Portwentworthga.gov

ELECTED OFFICIALS

MAYOR

Gary Norton

COUNCIL MEMBERS

Gabrielle Nelson
Mayor Pro Tem

Mark Stephens
District 2

Rufus Bright
District 3

Nishant Randerwala
District 4

Thomas Barbee
At-Large

Artlise Alston-Cone
At-Large

City Manager
Steve Davis

April 15, 2025

RE: Public Hearing Notice

Dear Property Owner:

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

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

Sincerely,

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



CITY OF PORT WENTWORTH

7224 GA Highway 21 | Port Wentworth, Georgia 31407

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

Portwentworthga.gov

ELECTED OFFICIALS

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 # 709766 01018, located at 711 Highway 30. The applicant requests a variance to allow use of an existing single family residence, in the C-1 zoning district. The City of Port Wentworth Zoning Board of Appeals will consider this application during a public hearing on Monday May 5, 2025, at 3:00 PM.

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

Sincerely,

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

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

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

NEWMAN TINA WOODS
333 WESTMINSTER DR
GUYTON, GA 31312

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

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

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

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

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

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

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

711 Hwy 30







City Council
7224 GA Highway 21
Port Wentworth, GA 31407

Meeting: 06/12/25
Department: Development Services
Category: Ordinance
Prepared By: Katie Dunnigan
Department Head: Katie Dunnigan

SCHEDULED

AGENDA ITEM (ID)

DOC ID:

Consideration of the 2nd Reading of a Zoning Map Amendment Application submitted by the City of Port Wentworth, requesting to rezone .9 acres from R-1 to C-1, for the purpose of land use conformance. PIN # 70975 02007, located in the 1st Council District, at 7512 Highway 21.

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

Background:

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

Facts and Finding:

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

Funding: N/A

Recommendation:

RE-ZONING, VARIANCES, AND SPECIAL USE PERMIT APPLICATION



Applicant Information:

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

Property Information: See Attachment A

Site Address _____

Pin/ Parcel # _____

Total Acreage/ Square Feet _____

Description of Project

See Attachment A

Explanation of Variance Request

Applicant Name/Title Omar Senati-Martinez / Zoning Administrator

Authorized City Official Signature: Omar Senati-Martinez

Attachment A

Address: 7512 Highway 21

PIN(s): 070975 02007

Acreage: .9 Acres

Justification for Rezoning: Zoning Conformance – Veterinary Services

Current Zoning: R-1

Proposed Zoning: C-1

Owner Name: James Woo Industries, LLC

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

Address: 3 Birkenhead Street

PIN(s): 70010 04002

Acreage: .39 Acres

Justification for Rezoning: Zoning Conformance – Inflatable Rentals

Current Zoning: R-1

Proposed Zoning: C-1

Owner Name: Southern Region Industrial Realty Inc.

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

Address: Highway 30

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

Acreage: +/- 5.26 Acres

Justification for Rezoning: Zoning Conformance – Nursery (Plants)

Current Zoning: R-1

Proposed Zoning: C-2

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

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

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

Acreage: 10.77 Acres

Justification for Rezoning: Zoning Conformance – Multifamily Residential

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

Owner Name: Wood Meadow Apartments LP

Owner Address: 920 Florence Blvd, Florence AL, 35630

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

Acreage: 14 Acres

Justification for Rezoning: Zoning Conformance – Multifamily Residential

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

Owner Name: Chatham-Coldbrook Associates, LLC

Owner Address: PO Box 20197, Atlanta GA, 30325

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

Acreage: +/- 4 Acres

Justification for Rezoning: Zoning Conformance – SPLIT Zoned Parcel

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

Owner Name: William R. Bell

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

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

Acreage: 2.5 Acres

Justification for Rezoning: Zoning Conformance – GA Ports Authority Property

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

Owner Name: Georgia Ports Authority

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

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

Acreage: +/- 8 Acres

Justification for Rezoning: Zoning Conformance – SPLIT zoned parcel

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

Owner Name: United States Sugar Savannah Refinery

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

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

Acreage: .06 Acres

Justification for Rezoning: Zoning Conformance – Commercial Use

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

Owner Name: Whitercon Logistics, LLC

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

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

Acreage: .14 Acres

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

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

Owner Name: Karen Marie Zollo

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

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

Acreage: +/- 1 Acre

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

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

Owner Name: One Dixie Partners, LLC

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

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

Acreage: 1.8 Acres

Justification for Rezoning: Zoning Conformance – Nursing Home

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

Owner Name: Chatham Healthcare Properties, Inc

Owner Address: 1626 Jeurgens Court, Norcross GA, 30093

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

Acreage: 1 Acre

Justification for Rezoning: Zoning Conformance – Fueling Station

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

Owner Name: Navkar, LLC

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

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

Acreage: 19.3 Acres

Justification for Rezoning: Zoning Conformance – Warehouse

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

Owner Name: Cresent Investments Inc.

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

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

Acreage: .86 Acres

Justification for Rezoning: Zoning Conformance – Funeral/Mortuary Services

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

Owner Name: Blue Mountain Holdings, LLC

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

Address: 8901 Hwy 21

PIN(s): 70906 01038 & 70906 01037

Acreage: +/- 5.76 Acres

Justification for Rezoning: Zoning Conformance – Self Storage

Current Zoning: R-4

Proposed Zoning: C-2

Owner Name: Stop N Stor 7LLC

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

Address: 711 Hwy 30

PIN(s): 70976 01018

Acreage: 1.42 Acres

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

Current Zoning: R-1

Proposed Zoning: C-1

Owner Name: Tina Woods Newman

Owner Address: 333 Westminster Drive, Guyton GA, 31312



CITY OF PORT WENTWORTH

7224 GA Highway 21 | Port Wentworth, Georgia 31407

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

Portwentworthga.gov

ELECTED OFFICIALS

MAYOR

Gary Norton

COUNCIL MEMBERS

Gabrielle Nelson

Mayor Pro Tem

Mark Stephens

District 2

Rufus Bright

District 3

Nishant Randerwala

District 4

Thomas Barbee

At-Large

Artlise Alston-Cone

At-Large

City Manager

Steve Davis

April 15, 2025

RE: Public Hearing Notice

Dear Property Owner:

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

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

Sincerely,

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

BIRCH CIRCLE LLC
514A SOUTH MAIN STREET
HINESVILLE, GA 31313

BOYETT L ALFRED
7532 HIGHWAY 21
PORT WENTWORTH, GA 31407

CHEATHAM LULA GHYLL ROBERTS
1595 BERKELEY AVE
NORTH BALDWIN, NY 11510

JAMES WOO INDUSTRIES LLC
136 POST HOUSE TRL
POOLER, GA 31322

JMUSKAAN, LLC
829 GRANITE LANE
SAVANNAH, GA 31419

LMS PORT WENTWORTH LLC
3975 ASBURY ROAD
BIRMINGHAM, AL 35243

LONG LEAF PINE INVESTMENTS, LLC 5
PO BOX 16134
SAVANNAH, GA 31416

PORT WENTWORTH SFR LLC
100 LAKESIDE BLVD
PORT WENTWORTH, GA 31407

RVF RICE HOPE PROPERTY, LLC
356 MARTIN LUTHER KING BOULEVARD
SAVANNAH, GA 31401

SMITH ERIC C
PO BOX 2264
RINCON, GA 31326

WILSON DAVID, JOHNSON EDWARD
1527 VASSAR STREET
SAVANNAH, GA 31405

7512 Hwy 21 Rezoning







City Council
7224 GA Highway 21
Port Wentworth, GA 31407

Meeting: 06/12/25
Department: Development Services
Category: Ordinance
Prepared By: Katie Dunnigan
Department Head: Katie Dunnigan

SCHEDULED

AGENDA ITEM (ID)

DOC ID:

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

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

Background:

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

Facts and Finding: Recommendations:

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

Funding:

Recommendation:

RE-ZONING, VARIANCES, AND SPECIAL USE PERMIT APPLICATION



Applicant Information:

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

Property Information: See Attachment A

Site Address _____
Pin/ Parcel # _____
Total Acreage/ Square Feet _____

Description of Project

See Attachment A

Explanation of Variance Request

Applicant Name/Title Omar Senati-Martinez / Zoning Administrator

Authorized City Official Signature: Omar Senati-Martinez

Attachment A

Address: 7512 Highway 21

PIN(s): 070975 02007

Acreage: .9 Acres

Justification for Rezoning: Zoning Conformance – Veterinary Services

Current Zoning: R-1

Proposed Zoning: C-1

Owner Name: James Woo Industries, LLC

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

Address: 3 Birkenhead Street

PIN(s): 70010 04002

Acreage: .39 Acres

Justification for Rezoning: Zoning Conformance – Inflatable Rentals

Current Zoning: R-1

Proposed Zoning: C-1

Owner Name: Southern Region Industrial Realty Inc.

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

Address: Highway 30

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

Acreage: +/- 5.26 Acres

Justification for Rezoning: Zoning Conformance – Nursery (Plants)

Current Zoning: R-1

Proposed Zoning: C-2

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

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

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

Acreage: 10.77 Acres

Justification for Rezoning: Zoning Conformance – Multifamily Residential

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

Owner Name: Wood Meadow Apartments LP

Owner Address: 920 Florence Blvd, Florence AL, 35630

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

Acreage: 14 Acres

Justification for Rezoning: Zoning Conformance – Multifamily Residential

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

Owner Name: Chatham-Coldbrook Associates, LLC

Owner Address: PO Box 20197, Atlanta GA, 30325

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

Acreage: +/- 4 Acres

Justification for Rezoning: Zoning Conformance – SPLIT Zoned Parcel

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

Owner Name: William R. Bell

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

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

Acreage: 2.5 Acres

Justification for Rezoning: Zoning Conformance – GA Ports Authority Property

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

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

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

Acreage: +/- 8 Acres

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Owner Name: United States Sugar Savannah Refinery

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

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

Acreage: .06 Acres

Justification for Rezoning: Zoning Conformance – Commercial Use

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

Owner Name: Whitercon Logistics, LLC

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

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

Acreage: .14 Acres

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

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

Owner Name: Karen Marie Zollo

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

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

Acreage: +/- 1 Acre

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

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

Owner Name: One Dixie Partners, LLC

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

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

Acreage: 1.8 Acres

Justification for Rezoning: Zoning Conformance – Nursing Home

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

Owner Name: Chatham Healthcare Properties, Inc

Owner Address: 1626 Jeurgens Court, Norcross GA, 30093

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

Acreage: 1 Acre

Justification for Rezoning: Zoning Conformance – Fueling Station

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

Owner Name: Navkar, LLC

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

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

Acreage: 19.3 Acres

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

Owner Name: Cresent Investments Inc.

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

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

Acreage: .86 Acres

Justification for Rezoning: Zoning Conformance – Funeral/Mortuary Services

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

Owner Name: Blue Mountain Holdings, LLC

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

Address: 8901 Hwy 21

PIN(s): 70906 01038 & 70906 01037

Acreage: +/- 5.76 Acres

Justification for Rezoning: Zoning Conformance – Self Storage

Current Zoning: R-4

Proposed Zoning: C-2

Owner Name: Stop N Stor 7LLC

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

Address: 711 Hwy 30

PIN(s): 70976 01018

Acreage: 1.42 Acres

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

Current Zoning: R-1

Proposed Zoning: C-1

Owner Name: Tina Woods Newman

Owner Address: 333 Westminster Drive, Guyton GA, 31312



CITY OF PORT WENTWORTH

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

Portwentworthga.gov

ELECTED OFFICIALS

MAYOR

Gary Norton

COUNCIL MEMBERS

Gabrielle Nelson

Mayor Pro Tem

Mark Stephens

District 2

Rufus Bright

District 3

Nishant Randerwala

District 4

Thomas Barbee

At-Large

Artlise Alston-Cone

At-Large

City Manager

Steve Davis

April 15, 2025

RE: Public Hearing Notice

Dear Property Owner:

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

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

Sincerely,

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

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

CATES PAUL
PO BOX 7601
SAVANNAH, GA 31418

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

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

HARLEY LESLIE R
P O BOX 8755
SAVANNAH, GA 31412

JOHNSON DUANE
PO BOX 1294
SAVANNAH, GA 31407

LEE JUDITH DIANNE
PO BOX 4084
PT WENTWORTH, GA 31407

LEONARD JOHN
PO BOX 235
POOLER, GA 31322

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

NEW BETTY JEAN
102 WILLOWPEG RD
RINCON, GA 31326

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

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

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

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

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

WALTER ROSS MINISTRIES INC
844 SAGEWOOD DR
HINESVILLE, GA 31313

ZAMORA VALERIE L
111 CANTYRE ST
PORT WENTWORTH, GA 31407

ZAMORA VALERIE L
111 CANTYRE STREET
PORT WENTWORTH, GA 31407

ZAMORA VALERIE LYNN
111 CANTYRE STREET
PORT WENTWORTH, GA 31407

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

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

FLOYD FRANK NEVILLE
120 HIGHWAY 30
PORT WENTWORTH, GA 31407

FLOYD JUDY SIGLER
119 N CENTER ST
WINDER, GA 30680

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

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

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

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

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

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

PRICE LYDELL AUSTIN
152 SHADY GROVE LN
SAVANNAH, GA 31419

SAINAMO, LLC
112 PARKSIDE BOULEVARD
PORT WENTWORTH, GA 31407

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

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

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

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

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

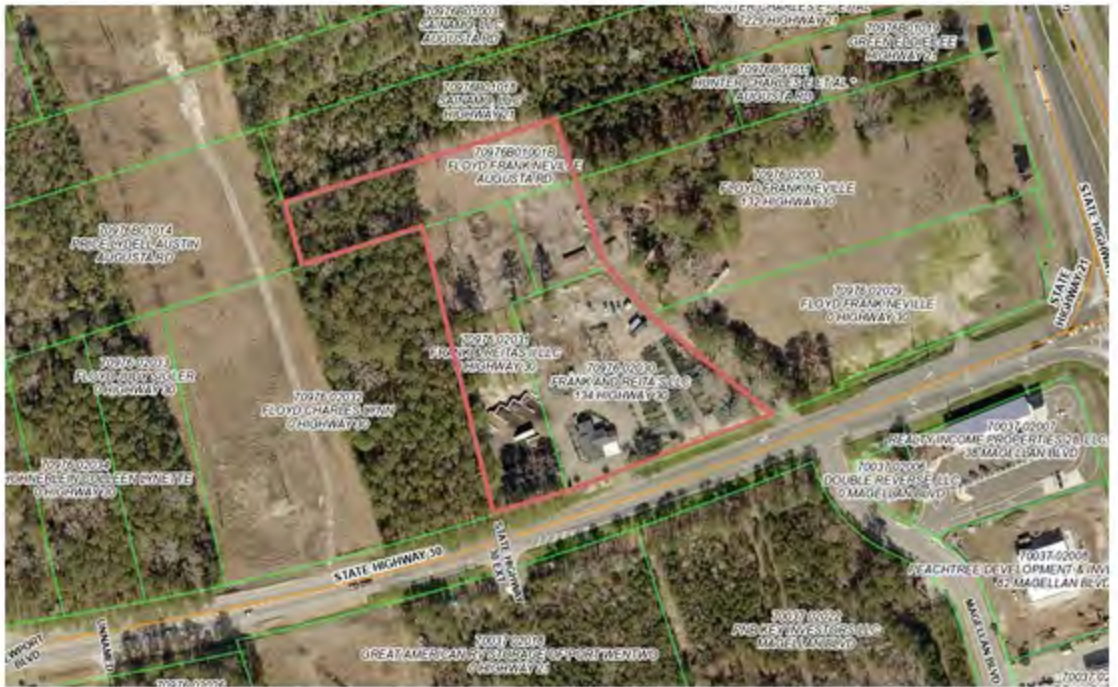
~~FRANK AND REITA'S LLC
1716 E HIGHWAY 80
BLOOMINGDALE, GA 31302~~

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

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

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

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







City Council
7224 GA Highway 21
Port Wentworth, GA 31407

Meeting: 06/12/25
Department: Development Services
Category: Ordinance
Prepared By: Katie Dunnigan
Department Head: Katie Dunnigan

SCHEDULED

AGENDA ITEM (ID)

DOC ID:

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

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

Background:

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

Facts and Finding: Recommendations:

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

Funding: N/A

Recommendation:

RE-ZONING, VARIANCES, AND SPECIAL USE PERMIT APPLICATION



Applicant Information:

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

Property Information: See Attachment A

Site Address _____
Pin/ Parcel # _____
Total Acreage/ Square Feet _____

Description of Project

See Attachment A

Explanation of Variance Request

Applicant Name/Title Omar Senati-Martinez / Zoning Administrator

Authorized City Official Signature: Omar Senati-Martinez

Attachment A

Address: 7512 Highway 21

PIN(s): 070975 02007

Acreage: .9 Acres

Justification for Rezoning: Zoning Conformance – Veterinary Services

Current Zoning: R-1

Proposed Zoning: C-1

Owner Name: James Woo Industries, LLC

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

Address: 3 Birkenhead Street

PIN(s): 70010 04002

Acreage: .39 Acres

Justification for Rezoning: Zoning Conformance – Inflatable Rentals

Current Zoning: R-1

Proposed Zoning: C-1

Owner Name: Southern Region Industrial Realty Inc.

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

Address: Highway 30

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

Acreage: +/- 5.26 Acres

Justification for Rezoning: Zoning Conformance – Nursery (Plants)

Current Zoning: R-1

Proposed Zoning: C-2

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

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

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

Acreage: 10.77 Acres

Justification for Rezoning: Zoning Conformance – Multifamily Residential

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

Owner Name: Wood Meadow Apartments LP

Owner Address: 920 Florence Blvd, Florence AL, 35630

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

Acreage: 14 Acres

Justification for Rezoning: Zoning Conformance – Multifamily Residential

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

Owner Name: Chatham-Coldbrook Associates, LLC

Owner Address: PO Box 20197, Atlanta GA, 30325

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

Acreage: +/- 4 Acres

Justification for Rezoning: Zoning Conformance – SPLIT Zoned Parcel

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

Owner Name: William R. Bell

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

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

Acreage: 2.5 Acres

Justification for Rezoning: Zoning Conformance – GA Ports Authority Property

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

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

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

Acreage: .06 Acres

Justification for Rezoning: Zoning Conformance – Commercial Use

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

Owner Name: Whitercon Logistics, LLC

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

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

Acreage: .14 Acres

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

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

Owner Name: Karen Marie Zollo

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

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

Acreage: +/- 1 Acre

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

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

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

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Acreage: 1 Acre

Justification for Rezoning: Zoning Conformance – Fueling Station

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

Owner Name: Navkar, LLC

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

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

Acreage: 19.3 Acres

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

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

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

Acreage: .86 Acres

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

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

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Acreage: +/- 5.76 Acres

Justification for Rezoning: Zoning Conformance – Self Storage

Current Zoning: R-4

Proposed Zoning: C-2

Owner Name: Stop N Stor 7LLC

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

Address: 711 Hwy 30

PIN(s): 70976 01018

Acreage: 1.42 Acres

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

Current Zoning: R-1

Proposed Zoning: C-1

Owner Name: Tina Woods Newman

Owner Address: 333 Westminster Drive, Guyton GA, 31312



CITY OF PORT WENTWORTH

7224 GA Highway 21 | Port Wentworth, Georgia 31407

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

Portwentworthga.gov

ELECTED OFFICIALS

MAYOR

Gary Norton

COUNCIL MEMBERS

Gabrielle Nelson

Mayor Pro Tem

Mark Stephens

District 2

Rufus Bright

District 3

Nishant Randerwala

District 4

Thomas Barbee

At-Large

Artlise Alston-Cone

At-Large

City Manager

Steve Davis

April 15, 2025

RE: Public Hearing Notice

Dear Property Owner:

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

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

Sincerely,

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

AR & TW LLC
920 FLORENCE BLVD
FLORENCE, AL 35630

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

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

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

LOPA OHM LLC
100 TRAVELERS WAY
PORT WENTWORTH, GA 31407

OMKAR LAXMI LLC
10801 ROCKLAND DRIVE
LAUREL, MD 20723

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

RUAN PROPERTIES, LLC
11 SHORE RD
SAVANNAH, GA 31419

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

SRS HOSPITALITY LLC
7206 HIGHWAY 21
PORT WENTWORTH, GA 31407

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

WOOD MEADOW APARTMENTS LP
920 FLORENCE BLVD
FLORENCE, AL 35630





City Council
7224 GA Highway 21
Port Wentworth, GA 31407

Meeting: 06/12/25
Department: Development Services
Category: Ordinance
Prepared By: Katie Dunnigan
Department Head:

SCHEDULED

AGENDA ITEM (ID)

DOC ID:

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

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

Background:

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

Facts and Finding: Recommendations:

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

Funding:

Recommendation:

RE-ZONING, VARIANCES, AND SPECIAL USE PERMIT APPLICATION



Applicant Information:

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

Property Information: See Attachment A

Site Address _____
Pin/ Parcel # _____
Total Acreage/ Square Feet _____

Description of Project

See Attachment A

Explanation of Variance Request

Applicant Name/Title Omar Senati-Martinez / Zoning Administrator

Authorized City Official Signature: Omar Senati-Martinez

Attachment A

Address: 7512 Highway 21

PIN(s): 070975 02007

Acreage: .9 Acres

Justification for Rezoning: Zoning Conformance – Veterinary Services

Current Zoning: R-1

Proposed Zoning: C-1

Owner Name: James Woo Industries, LLC

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

Address: 3 Birkenhead Street

PIN(s): 70010 04002

Acreage: .39 Acres

Justification for Rezoning: Zoning Conformance – Inflatable Rentals

Current Zoning: R-1

Proposed Zoning: C-1

Owner Name: Southern Region Industrial Realty Inc.

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

Address: Highway 30

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

Acreage: +/- 5.26 Acres

Justification for Rezoning: Zoning Conformance – Nursery (Plants)

Current Zoning: R-1

Proposed Zoning: C-2

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

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

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

Acreage: 10.77 Acres

Justification for Rezoning: Zoning Conformance – Multifamily Residential

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

Owner Name: Wood Meadow Apartments LP

Owner Address: 920 Florence Blvd, Florence AL, 35630

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

Acreage: 14 Acres

Justification for Rezoning: Zoning Conformance – Multifamily Residential

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

Owner Name: Chatham-Coldbrook Associates, LLC

Owner Address: PO Box 20197, Atlanta GA, 30325

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

Acreage: +/- 4 Acres

Justification for Rezoning: Zoning Conformance – SPLIT Zoned Parcel

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

Owner Name: William R. Bell

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

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

Acreage: 2.5 Acres

Justification for Rezoning: Zoning Conformance – GA Ports Authority Property

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

Owner Name: Georgia Ports Authority

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

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

Acreage: +/- 8 Acres

Justification for Rezoning: Zoning Conformance – SPLIT zoned parcel

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

Owner Name: United States Sugar Savannah Refinery

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

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

Acreage: .06 Acres

Justification for Rezoning: Zoning Conformance – Commercial Use

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

Owner Name: Whitercon Logistics, LLC

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

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

Acreage: .14 Acres

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

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

Owner Name: Karen Marie Zollo

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

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

Acreage: +/- 1 Acre

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

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

Owner Name: One Dixie Partners, LLC

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

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

Acreage: 1.8 Acres

Justification for Rezoning: Zoning Conformance – Nursing Home

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

Owner Name: Chatham Healthcare Properties, Inc

Owner Address: 1626 Jeurgens Court, Norcross GA, 30093

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

Acreage: 1 Acre

Justification for Rezoning: Zoning Conformance – Fueling Station

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

Owner Name: Navkar, LLC

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

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

Acreage: 19.3 Acres

Justification for Rezoning: Zoning Conformance – Warehouse

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

Owner Name: Cresent Investments Inc.

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

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

Acreage: .86 Acres

Justification for Rezoning: Zoning Conformance – Funeral/Mortuary Services

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

Owner Name: Blue Mountain Holdings, LLC

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

Address: 8901 Hwy 21

PIN(s): 70906 01038 & 70906 01037

Acreage: +/- 5.76 Acres

Justification for Rezoning: Zoning Conformance – Self Storage

Current Zoning: R-4

Proposed Zoning: C-2

Owner Name: Stop N Stor 7LLC

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

Address: 711 Hwy 30

PIN(s): 70976 01018

Acreage: 1.42 Acres

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

Current Zoning: R-1

Proposed Zoning: C-1

Owner Name: Tina Woods Newman

Owner Address: 333 Westminster Drive, Guyton GA, 31312



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District 2

Rufus Bright

District 3

Nishant Randerwala

District 4

Thomas Barbee

At-Large

Artlise Alston-Cone

At-Large

City Manager

Steve Davis

April 15, 2025

RE: Public Hearing Notice

Dear Property Owner:

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

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

Sincerely,

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

AR & TW LLC
920 FLORENCE BLVD
FLORENCE, AL 35630

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

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

GEORGIA MUNICIPAL ASSOCIATION INC
201 PRYOR STREET
ATLANTA, GA 30303

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

OMKAR LAXMI LLC
10801 ROCKLAND DRIVE
LAUREL, MD 20723

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

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

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

SAINAMO LLC *
243 CLEARWATER CIR
PORT WENTWORTH, GA 31407

SAINAMO, LLC
243 CLEARWATER CIR
PORT WENTWORTH, GA 31407

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

WOOD MEADOW APARTMENTS LP
920 FLORENCE BLVD
FLORENCE, AL 35630







City Council
7224 GA Highway 21
Port Wentworth, GA 31407

Meeting: 06/12/25
Department: Development Services
Category: Ordinance
Prepared By: Katie Dunnigan
Department Head: Katie Dunnigan

SCHEDULED

AGENDA ITEM (ID)

DOC ID:

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

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

Background:

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

Facts and Finding: Recommendations:

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

Funding:

Recommendation:

RE-ZONING, VARIANCES, AND SPECIAL USE PERMIT APPLICATION



Applicant Information:

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

Property Information: See Attachment A

Site Address _____

Pin/ Parcel # _____

Total Acreage/ Square Feet _____

Description of Project

See Attachment A

Explanation of Variance Request

Applicant Name/Title Omar Senati-Martinez / Zoning Administrator

Authorized City Official Signature: Omar Senati-Martinez

Attachment A

Address: 7512 Highway 21

PIN(s): 070975 02007

Acreage: .9 Acres

Justification for Rezoning: Zoning Conformance – Veterinary Services

Current Zoning: R-1

Proposed Zoning: C-1

Owner Name: James Woo Industries, LLC

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

Address: 3 Birkenhead Street

PIN(s): 70010 04002

Acreage: .39 Acres

Justification for Rezoning: Zoning Conformance – Inflatable Rentals

Current Zoning: R-1

Proposed Zoning: C-1

Owner Name: Southern Region Industrial Realty Inc.

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

Address: Highway 30

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

Acreage: +/- 5.26 Acres

Justification for Rezoning: Zoning Conformance – Nursery (Plants)

Current Zoning: R-1

Proposed Zoning: C-2

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

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

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

Acreage: 10.77 Acres

Justification for Rezoning: Zoning Conformance – Multifamily Residential

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

Owner Name: Wood Meadow Apartments LP

Owner Address: 920 Florence Blvd, Florence AL, 35630

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

Acreage: 14 Acres

Justification for Rezoning: Zoning Conformance – Multifamily Residential

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

Owner Name: Chatham-Coldbrook Associates, LLC

Owner Address: PO Box 20197, Atlanta GA, 30325

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

Acreage: +/- 4 Acres

Justification for Rezoning: Zoning Conformance – SPLIT Zoned Parcel

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

Owner Name: William R. Bell

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

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

Acreage: 2.5 Acres

Justification for Rezoning: Zoning Conformance – GA Ports Authority Property

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

Owner Name: Georgia Ports Authority

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

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

Acreage: +/- 8 Acres

Justification for Rezoning: Zoning Conformance – SPLIT zoned parcel

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

Owner Name: United States Sugar Savannah Refinery

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

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

Acreage: .06 Acres

Justification for Rezoning: Zoning Conformance – Commercial Use

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

Owner Name: Whitercon Logistics, LLC

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

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

Acreage: .14 Acres

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

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

Owner Name: Karen Marie Zollo

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

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

Acreage: +/- 1 Acre

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

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

Owner Name: One Dixie Partners, LLC

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

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

Acreage: 1.8 Acres

Justification for Rezoning: Zoning Conformance – Nursing Home

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

Owner Name: Chatham Healthcare Properties, Inc

Owner Address: 1626 Jeurgens Court, Norcross GA, 30093

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

Acreage: 1 Acre

Justification for Rezoning: Zoning Conformance – Fueling Station

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

Owner Name: Navkar, LLC

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

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

Acreage: 19.3 Acres

Justification for Rezoning: Zoning Conformance – Warehouse

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

Owner Name: Cresent Investments Inc.

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

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

Acreage: .86 Acres

Justification for Rezoning: Zoning Conformance – Funeral/Mortuary Services

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

Owner Name: Blue Mountain Holdings, LLC

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

Address: 8901 Hwy 21

PIN(s): 70906 01038 & 70906 01037

Acreage: +/- 5.76 Acres

Justification for Rezoning: Zoning Conformance – Self Storage

Current Zoning: R-4

Proposed Zoning: C-2

Owner Name: Stop N Stor 7LLC

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

Address: 711 Hwy 30

PIN(s): 70976 01018

Acreage: 1.42 Acres

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

Current Zoning: R-1

Proposed Zoning: C-1

Owner Name: Tina Woods Newman

Owner Address: 333 Westminster Drive, Guyton GA, 31312



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Portwentworthga.gov

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Mark Stephens

District 2

Rufus Bright

District 3

Nishant Randerwala

District 4

Thomas Barbee

At-Large

Artlise Alston-Cone

At-Large

City Manager

Steve Davis

April 15, 2025

RE: Public Hearing Notice

Dear Property Owner:

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

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

Sincerely,

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

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

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

BELLS ENTERPRISES INC
6640 HIGHWAY 21
PORT WENTWORTH, GA 31407

BROWN LOUISE EASON
6598 HIGHWAY 21
PORT WENTWORTH, GA 31407

GEORGIA PORTS AUTHORITY
PO BOX 2406
SAVANNAH, GA 31402

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

6620 Hwy 21 Rezone





City Council
7224 GA Highway 21
Port Wentworth, GA 31407

Meeting: 06/12/25
Department: Development Services
Category: Ordinance
Prepared By: Katie Dunnigan
Department Head: Katie Dunnigan

SCHEDULED

AGENDA ITEM (ID)

DOC ID:

Consideration of the 2nd Reading of a Zoning Map Amendment Application submitted by the City of Port Wentworth, requesting to rezone 2.5 acres from R-4 to I-1, for the purpose of land use conformance. PIN # 70015 01001, located in the 4th Council District, at 604 S Coastal Highway.

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

Background:

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

Facts and Finding:

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

Funding:

Recommendation:

RE-ZONING, VARIANCES, AND SPECIAL USE PERMIT APPLICATION



Applicant Information:

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

Property Information: See Attachment A

Site Address _____

Pin/ Parcel # _____

Total Acreage/ Square Feet _____

Description of Project

See Attachment A

Explanation of Variance Request

Applicant Name/Title Omar Senati-Martinez / Zoning Administrator

Authorized City Official Signature: Omar Senati-Martinez

Attachment A

Address: 7512 Highway 21

PIN(s): 070975 02007

Acreage: .9 Acres

Justification for Rezoning: Zoning Conformance – Veterinary Services

Current Zoning: R-1

Proposed Zoning: C-1

Owner Name: James Woo Industries, LLC

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

Address: 3 Birkenhead Street

PIN(s): 70010 04002

Acreage: .39 Acres

Justification for Rezoning: Zoning Conformance – Inflatable Rentals

Current Zoning: R-1

Proposed Zoning: C-1

Owner Name: Southern Region Industrial Realty Inc.

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

Address: Highway 30

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

Acreage: +/- 5.26 Acres

Justification for Rezoning: Zoning Conformance – Nursery (Plants)

Current Zoning: R-1

Proposed Zoning: C-2

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

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

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

Acreage: 10.77 Acres

Justification for Rezoning: Zoning Conformance – Multifamily Residential

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

Owner Name: Wood Meadow Apartments LP

Owner Address: 920 Florence Blvd, Florence AL, 35630

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

Acreage: 14 Acres

Justification for Rezoning: Zoning Conformance – Multifamily Residential

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

Owner Name: Chatham-Coldbrook Associates, LLC

Owner Address: PO Box 20197, Atlanta GA, 30325

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

Acreage: +/- 4 Acres

Justification for Rezoning: Zoning Conformance – SPLIT Zoned Parcel

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

Owner Name: William R. Bell

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

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

Acreage: 2.5 Acres

Justification for Rezoning: Zoning Conformance – GA Ports Authority Property

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

Owner Name: Georgia Ports Authority

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

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

Acreage: +/- 8 Acres

Justification for Rezoning: Zoning Conformance – SPLIT zoned parcel

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

Owner Name: United States Sugar Savannah Refinery

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

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

Acreage: .06 Acres

Justification for Rezoning: Zoning Conformance – Commercial Use

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

Owner Name: Whitercon Logistics, LLC

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

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

Acreage: .14 Acres

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

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

Owner Name: Karen Marie Zollo

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

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

Acreage: +/- 1 Acre

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

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

Owner Name: One Dixie Partners, LLC

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

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

Acreage: 1.8 Acres

Justification for Rezoning: Zoning Conformance – Nursing Home

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

Owner Name: Chatham Healthcare Properties, Inc

Owner Address: 1626 Jeurgens Court, Norcross GA, 30093

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

Acreage: 1 Acre

Justification for Rezoning: Zoning Conformance – Fueling Station

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

Owner Name: Navkar, LLC

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

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

Acreage: 19.3 Acres

Justification for Rezoning: Zoning Conformance – Warehouse

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

Owner Name: Cresent Investments Inc.

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

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

Acreage: .86 Acres

Justification for Rezoning: Zoning Conformance – Funeral/Mortuary Services

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

Owner Name: Blue Mountain Holdings, LLC

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

Address: 8901 Hwy 21

PIN(s): 70906 01038 & 70906 01037

Acreage: +/- 5.76 Acres

Justification for Rezoning: Zoning Conformance – Self Storage

Current Zoning: R-4

Proposed Zoning: C-2

Owner Name: Stop N Stor 7LLC

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

Address: 711 Hwy 30

PIN(s): 70976 01018

Acreage: 1.42 Acres

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

Current Zoning: R-1

Proposed Zoning: C-1

Owner Name: Tina Woods Newman

Owner Address: 333 Westminster Drive, Guyton GA, 31312



CITY OF PORT WENTWORTH

7224 GA Highway 21 | Port Wentworth, Georgia 31407

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

Portwentworthga.gov

ELECTED OFFICIALS

MAYOR

Gary Norton

COUNCIL MEMBERS

Gabrielle Nelson

Mayor Pro Tem

Mark Stephens

District 2

Rufus Bright

District 3

Nishant Randerwala

District 4

Thomas Barbee

At-Large

Artlise Alston-Cone

At-Large

City Manager

Steve Davis

April 15, 2025

RE: Public Hearing Notice

Dear Property Owner:

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

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

Sincerely,

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



CITY OF PORT WENTWORTH

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Portwentworthga.gov

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Rufus Bright

District 3

Shawn Randerwala

District 4

Thomas Barbee

At-Large

Artlise Alston-Cone

At-Large

City Manager

Steve Davis

April 15, 2025

RE: Public Hearing Notice

Dear Property Owner:

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

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

Sincerely,

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

BOARD OF EDUCATION
208 BULL ST
SAVANNAH, GA 31401

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

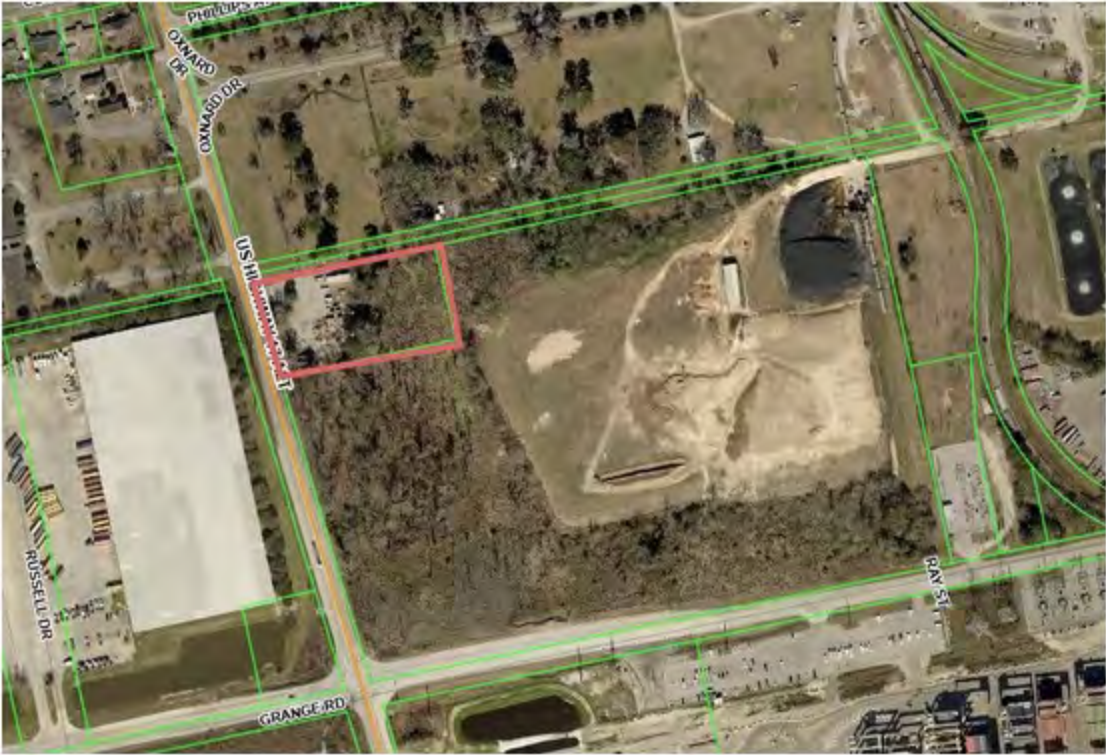
GEORGIA PORTS AUTHORITY
2 MAIN ST
GARDEN CITY, GA 31408

PORT WENTWORTH CITY OF
PO BOX 4086
SAVANNAH, GA 31407

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

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

604 S. Coastal (RZ + V)







City Council
7224 GA Highway 21
Port Wentworth, GA 31407

Meeting: 06/12/25
Department: Development Services
Category: Ordinance
Prepared By: Katie Dunnigan
Department Head: Katie Dunnigan

SCHEDULED

AGENDA ITEM (ID)

DOC ID:

Consideration of the 2nd Reading of a Zoning Map Amendment Application submitted by the City of Port Wentworth, requesting to rezone .06 acres from R-1 to C-1, for the purpose of land use conformance. PIN # 70010 13025, located in the 4th Council District, at 808 Crossgate Road.

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

Background:

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

Facts and Finding: Recommendations:

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

Funding:

Recommendation:

RE-ZONING, VARIANCES, AND SPECIAL USE PERMIT APPLICATION



Applicant Information:

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

Property Information: See Attachment A

Site Address _____
Pin/ Parcel # _____
Total Acreage/ Square Feet _____

Description of Project

See Attachment A

Explanation of Variance Request

Applicant Name/Title Omar Senati-Martinez / Zoning Administrator

Authorized City Official Signature: Omar Senati-Martinez

Attachment A

Address: 7512 Highway 21

PIN(s): 070975 02007

Acreage: .9 Acres

Justification for Rezoning: Zoning Conformance – Veterinary Services

Current Zoning: R-1

Proposed Zoning: C-1

Owner Name: James Woo Industries, LLC

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

Address: 3 Birkenhead Street

PIN(s): 70010 04002

Acreage: .39 Acres

Justification for Rezoning: Zoning Conformance – Inflatable Rentals

Current Zoning: R-1

Proposed Zoning: C-1

Owner Name: Southern Region Industrial Realty Inc.

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

Address: Highway 30

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

Acreage: +/- 5.26 Acres

Justification for Rezoning: Zoning Conformance – Nursery (Plants)

Current Zoning: R-1

Proposed Zoning: C-2

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

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

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

Acreage: 10.77 Acres

Justification for Rezoning: Zoning Conformance – Multifamily Residential

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

Owner Name: Wood Meadow Apartments LP

Owner Address: 920 Florence Blvd, Florence AL, 35630

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

Acreage: 14 Acres

Justification for Rezoning: Zoning Conformance – Multifamily Residential

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

Owner Name: Chatham-Coldbrook Associates, LLC

Owner Address: PO Box 20197, Atlanta GA, 30325

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

Acreage: +/- 4 Acres

Justification for Rezoning: Zoning Conformance – SPLIT Zoned Parcel

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

Owner Name: William R. Bell

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

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

Acreage: 2.5 Acres

Justification for Rezoning: Zoning Conformance – GA Ports Authority Property

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

Owner Name: Georgia Ports Authority

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

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

Acreage: +/- 8 Acres

Justification for Rezoning: Zoning Conformance – SPLIT zoned parcel

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

Owner Name: United States Sugar Savannah Refinery

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

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

Acreage: .06 Acres

Justification for Rezoning: Zoning Conformance – Commercial Use

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

Owner Name: Whitercon Logistics, LLC

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

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

Acreage: .14 Acres

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

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

Owner Name: Karen Marie Zollo

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

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

Acreage: +/- 1 Acre

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

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

Owner Name: One Dixie Partners, LLC

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

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

Acreage: 1.8 Acres

Justification for Rezoning: Zoning Conformance – Nursing Home

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

Owner Name: Chatham Healthcare Properties, Inc

Owner Address: 1626 Jeurgens Court, Norcross GA, 30093

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

Acreage: 1 Acre

Justification for Rezoning: Zoning Conformance – Fueling Station

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

Owner Name: Navkar, LLC

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

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

Acreage: 19.3 Acres

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

Owner Name: Cresent Investments Inc.

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

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

Acreage: .86 Acres

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

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

Address: 8901 Hwy 21

PIN(s): 70906 01038 & 70906 01037

Acreage: +/- 5.76 Acres

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Current Zoning: R-4

Proposed Zoning: C-2

Owner Name: Stop N Stor 7LLC

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

Address: 711 Hwy 30

PIN(s): 70976 01018

Acreage: 1.42 Acres

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

Current Zoning: R-1

Proposed Zoning: C-1

Owner Name: Tina Woods Newman

Owner Address: 333 Westminster Drive, Guyton GA, 31312



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Thomas Barbee
At-Large

Artlise Alston-Cone
At-Large

City Manager
Steve Davis

April 15, 2025

RE: Public Hearing Notice

Dear Property Owner:

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

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

Sincerely,

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

ALVAREZ CLARA M.
121 MILDRED TERRACE
CLARK, GA 07066

BALCOM JUDY G
408 MCLEOD ST
TYBEE ISLAND, GA 31328

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

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

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

BRAGG HARPER L JR
6 BRAGG DR
BLOOMINGDALE, GA 31302

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

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

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

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

DUNCAN CHARLES HEBERT
811 CROSSGATE ROAD
PORT WENTWORTH, GA 31407

GUNNELS DAVID L JR
171 WATKIN GLEN
BLOOMINGDALE, GA 31302

GUTHRIE ELIZABETH
114 S COASTAL HIGHWAY
PORT WENTWORTH, GA 31407

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

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

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

HOLBROOK CORAZONE T
407 TURNBERRY STREET
PORT WENTWORTH, GA 31407

JARVIS & PHILIPS LLC
1606 STALEY AVENUE
SAVANNAH, GA 31405

JEFFERS LYNN SR
222 JEFFERS RD
PORT WENTWORTH, GA 31407

JOHNSON EARLINE M
PO BOX 7582
SAVANNAH, GA 31418

KESSLER JAMES RONALD
3991 MCCALL RD
RINCON, GA 31326

LIEBSACK OLIVIA DEE
200 CANTYRE ST
PORT WENTWORTH, GA 31407

MARTIN LEIGH APRIL
410 BLANDFORD RD
RINCON, GA 31326

NEW BETTY JEAN
102 WILLOWPEG RD
RINCON, GA 31326

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

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

REASONABLE SERVICES LLC
2813 PLANTATION DR
HARDEEVILLE, SC 29927

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

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

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

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

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

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

SMITH TONGOK
8413 WHITEFIELD AVE
SAVANNAH, GA 31406

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

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

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

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

ZAMORA VALERIE L
111 CANTYRE ST
PORT WENTWORTH, GA 31407







City Council
7224 GA Highway 21
Port Wentworth, GA 31407

Meeting: 06/12/25
Department: Development Services
Category: Ordinance
Prepared By: Katie Dunnigan
Department Head: Katie Dunnigan

SCHEDULED

AGENDA ITEM (ID)

DOC ID:

Consideration for the 2nd Reading of Zoning Map Amendment Application submitted by the City of Port Wentworth, requesting to rezone .14 acres from R-1 to C-1, for the purpose of land use conformance. PIN # 70010 13011, located in the 4th Council District, at 101 S Coastal Hwy.

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

Background:

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

Facts and Finding: Recommendations:

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

Funding:

Recommendation:

RE-ZONING, VARIANCES, AND SPECIAL USE PERMIT APPLICATION



Applicant Information:

Name City of Port Wentworth

Phone 912-999-2084 Email: KDunnigan@portwentworthga.gov

Mailing Address 7224 GA Highway 21, 31407

Property Information: See Attachment A

Site Address _____

Pin/ Parcel # _____

Total Acreage/ Square Feet _____

Description of Project

See Attachment A

Explanation of Variance Request

Applicant Name/Title Omar Senati-Martinez / Zoning Administrator

Authorized City Official Signature: Omar Senati-Martinez

Attachment A

Address: 7512 Highway 21

PIN(s): 070975 02007

Acreage: .9 Acres

Justification for Rezoning: Zoning Conformance – Veterinary Services

Current Zoning: R-1

Proposed Zoning: C-1

Owner Name: James Woo Industries, LLC

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

Address: 3 Birkenhead Street

PIN(s): 70010 04002

Acreage: .39 Acres

Justification for Rezoning: Zoning Conformance – Inflatable Rentals

Current Zoning: R-1

Proposed Zoning: C-1

Owner Name: Southern Region Industrial Realty Inc.

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

Address: Highway 30

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

Acreage: +/- 5.26 Acres

Justification for Rezoning: Zoning Conformance – Nursery (Plants)

Current Zoning: R-1

Proposed Zoning: C-2

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

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

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

Acreage: 10.77 Acres

Justification for Rezoning: Zoning Conformance – Multifamily Residential

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

Owner Name: Wood Meadow Apartments LP

Owner Address: 920 Florence Blvd, Florence AL, 35630

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

Acreage: 14 Acres

Justification for Rezoning: Zoning Conformance – Multifamily Residential

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

Owner Name: Chatham-Coldbrook Associates, LLC

Owner Address: PO Box 20197, Atlanta GA, 30325

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

Acreage: +/- 4 Acres

Justification for Rezoning: Zoning Conformance – SPLIT Zoned Parcel

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

Owner Name: William R. Bell

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

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

Acreage: 2.5 Acres

Justification for Rezoning: Zoning Conformance – GA Ports Authority Property

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

Owner Name: Georgia Ports Authority

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

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

Acreage: +/- 8 Acres

Justification for Rezoning: Zoning Conformance – SPLIT zoned parcel

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

Owner Name: United States Sugar Savannah Refinery

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

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

Acreage: .06 Acres

Justification for Rezoning: Zoning Conformance – Commercial Use

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

Owner Name: Whitercon Logistics, LLC

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

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

Acreage: .14 Acres

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

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

Owner Name: Karen Marie Zollo

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

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

Acreage: +/- 1 Acre

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

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

Owner Name: One Dixie Partners, LLC

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

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

Acreage: 1.8 Acres

Justification for Rezoning: Zoning Conformance – Nursing Home

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

Owner Name: Chatham Healthcare Properties, Inc

Owner Address: 1626 Jeurgens Court, Norcross GA, 30093

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

Acreage: 1 Acre

Justification for Rezoning: Zoning Conformance – Fueling Station

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

Owner Name: Navkar, LLC

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

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

Acreage: 19.3 Acres

Justification for Rezoning: Zoning Conformance – Warehouse

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

Owner Name: Cresent Investments Inc.

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

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

Acreage: .86 Acres

Justification for Rezoning: Zoning Conformance – Funeral/Mortuary Services

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

Owner Name: Blue Mountain Holdings, LLC

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

Address: 8901 Hwy 21

PIN(s): 70906 01038 & 70906 01037

Acreage: +/- 5.76 Acres

Justification for Rezoning: Zoning Conformance – Self Storage

Current Zoning: R-4

Proposed Zoning: C-2

Owner Name: Stop N Stor 7LLC

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

Address: 711 Hwy 30

PIN(s): 70976 01018

Acreage: 1.42 Acres

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

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Proposed Zoning: C-1

Owner Name: Tina Woods Newman

Owner Address: 333 Westminster Drive, Guyton GA, 31312



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

Portwentworthga.gov

ELECTED OFFICIALS

MAYOR
Gary Norton

COUNCIL MEMBERS

Gabrielle Nelson
Mayor Pro Tem

Mark Stephens
District 2

Rufus Bright
District 3

Nishant Randerwala
District 4

Thomas Barbee
At-Large

Artlise Alston-Cone
At-Large

City Manager
Steve Davis

April 15, 2025

RE: Public Hearing Notice

Dear Property Owner:

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

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

Sincerely,

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

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

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

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

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

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

BRAGG HARPER L JR
6 BRAGG DR
BLOOMINGDALE, GA 31302

BRASWELL GREGORY K
108 CANTRYE ST
PORT WENTWORTH, GA 31407

COOK ROSE FOSTER
101 CANTYRE ST
PT WENTWORTH, GA 31407

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

DEMINA IRINA
2115 VERMONT AVE
SAVANNAH, GA 31404

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

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

GLEVUM LLC
PO BOX 2386
RINCON, GA 31326

GRASS ANNA MARIE
109 ABERFELDY ST
PORT WENTWORTH, GA 31407

GUNNELS DAVID L JR
171 WATKIN GLEN
BLOOMINGDALE, GA 31302

GUTHRIE ELIZABETH
114 S COASTAL HIGHWAY
PORT WENTWORTH, GA 31407

HARLEY LESLIE R
P O BOX 8755
SAVANNAH, GA 31412

HODGES FAYE
102 CANTYRE ST
SAVANNAH, GA 31407

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

JEFFERS LYNN SR
222 JEFFERS RD
PORT WENTWORTH, GA 31407

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

JOHNSON DUANE
PO BOX 1294
SAVANNAH, GA 31407

JONES BERNEICE M
103 ABERFELDY ST
PT WENTWORTH, GA 31407

KESSLER JAMES RONALD
3991 MCCALL RD
RINCON, GA 31326

LAPLUME MATTHEW ROBERT
13 ABERFELDY STREET
PORT WENTWORTH, GA 31407

LEE JUDITH DIANNE
PO BOX 4084
PT WENTWORTH, GA 31407

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

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

MALIK JEROME ROBERT
109 CANTYRE STREET
PORT WENTWORTH, GA 31407

NEW BETTY JEAN
102 WILLOWPEG RD
RINCON, GA 31326

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

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

SALMEN JAMES R
106 CANTYRE ST
PORT WENTWORTH, GA 31407

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

SCHOLL MILDRED M
107 ABERFELDY ST
SAVANNAH, GA 31407

VUONG VIEN VINH
2226 S FEDERAL HWY
STUART, FL 34994

WALTER ROSS MINISTRIES INC
844 SAGEWOOD DR
HINESVILLE, GA 31313

ZAMORA VALERIE L
111 CANTYRE ST
PORT WENTWORTH, GA 31407

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







City Council
7224 GA Highway 21
Port Wentworth, GA 31407

Meeting: 06/12/25
Department: Development Services
Category: Ordinance
Prepared By: Katie Dunnigan
Department Head: Katie Dunnigan

SCHEDULED

AGENDA ITEM (ID)

DOC ID:

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

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

Background:

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

Facts and Finding: Recommendations:

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

Funding:

Recommendation:

RE-ZONING, VARIANCES, AND SPECIAL USE PERMIT APPLICATION



Applicant Information:

Name City of Port Wentworth

Phone 912-999-2084 Email: KDunnigan@portwentworthga.gov

Mailing Address 7224 GA Highway 21, 31407

Property Information: See Attachment A

Site Address _____

Pin/ Parcel # _____

Total Acreage/ Square Feet _____

Description of Project

See Attachment A

Explanation of Variance Request

Applicant Name/Title Omar Senati-Martinez / Zoning Administrator

Authorized City Official Signature: Omar Senati-Martinez

Attachment A

Address: 7512 Highway 21

PIN(s): 070975 02007

Acreage: .9 Acres

Justification for Rezoning: Zoning Conformance – Veterinary Services

Current Zoning: R-1

Proposed Zoning: C-1

Owner Name: James Woo Industries, LLC

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

Address: 3 Birkenhead Street

PIN(s): 70010 04002

Acreage: .39 Acres

Justification for Rezoning: Zoning Conformance – Inflatable Rentals

Current Zoning: R-1

Proposed Zoning: C-1

Owner Name: Southern Region Industrial Realty Inc.

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

Address: Highway 30

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

Acreage: +/- 5.26 Acres

Justification for Rezoning: Zoning Conformance – Nursery (Plants)

Current Zoning: R-1

Proposed Zoning: C-2

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

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

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

Acreage: 10.77 Acres

Justification for Rezoning: Zoning Conformance – Multifamily Residential

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

Owner Name: Wood Meadow Apartments LP

Owner Address: 920 Florence Blvd, Florence AL, 35630

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

Acreage: 14 Acres

Justification for Rezoning: Zoning Conformance – Multifamily Residential

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

Owner Name: Chatham-Coldbrook Associates, LLC

Owner Address: PO Box 20197, Atlanta GA, 30325

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

Acreage: +/- 4 Acres

Justification for Rezoning: Zoning Conformance – SPLIT Zoned Parcel

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

Owner Name: William R. Bell

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

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

Acreage: 2.5 Acres

Justification for Rezoning: Zoning Conformance – GA Ports Authority Property

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

Owner Name: Georgia Ports Authority

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

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

Acreage: +/- 8 Acres

Justification for Rezoning: Zoning Conformance – SPLIT zoned parcel

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

Owner Name: United States Sugar Savannah Refinery

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

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

Acreage: .06 Acres

Justification for Rezoning: Zoning Conformance – Commercial Use

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

Owner Name: Whitercon Logistics, LLC

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

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

Acreage: .14 Acres

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

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

Owner Name: Karen Marie Zollo

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

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

Acreage: +/- 1 Acre

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

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

Owner Name: One Dixie Partners, LLC

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

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

Acreage: 1.8 Acres

Justification for Rezoning: Zoning Conformance – Nursing Home

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

Owner Name: Chatham Healthcare Properties, Inc

Owner Address: 1626 Jeurgens Court, Norcross GA, 30093

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

Acreage: 1 Acre

Justification for Rezoning: Zoning Conformance – Fueling Station

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

Owner Name: Navkar, LLC

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

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

Acreage: 19.3 Acres

Justification for Rezoning: Zoning Conformance – Warehouse

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

Owner Name: Cresent Investments Inc.

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

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

Acreage: .86 Acres

Justification for Rezoning: Zoning Conformance – Funeral/Mortuary Services

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

Owner Name: Blue Mountain Holdings, LLC

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

Address: 8901 Hwy 21

PIN(s): 70906 01038 & 70906 01037

Acreage: +/- 5.76 Acres

Justification for Rezoning: Zoning Conformance – Self Storage

Current Zoning: R-4

Proposed Zoning: C-2

Owner Name: Stop N Stor 7LLC

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

Address: 711 Hwy 30

PIN(s): 70976 01018

Acreage: 1.42 Acres

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

Current Zoning: R-1

Proposed Zoning: C-1

Owner Name: Tina Woods Newman

Owner Address: 333 Westminster Drive, Guyton GA, 31312



CITY OF PORT WENTWORTH

7224 GA Highway 21 | Port Wentworth, Georgia 31407

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Portwentworthga.gov

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Rufus Bright

District 3

Nishant Randerwala

District 4

Thomas Barbee

At-Large

Artlise Alston-Cone

At-Large

City Manager

Steve Davis

April 15, 2025

RE: Public Hearing Notice

Dear Property Owner:

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

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

Sincerely,

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



CITY OF PORT WENTWORTH

7224 GA Highway 21 | Port Wentworth, Georgia 31407

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

www.cityofportwentworth.com

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Rufus Bright

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At-Large

Artlise Alston-Cone

At-Large

City Manager

Steve Davis

April 15, 2025

RE: Public Hearing Notice

Dear Property Owner:

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

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

Sincerely,

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

BALCOM JUDY G
408 MCLEOD ST
TYBEE ISLAND, GA 31328

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

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

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

BRADL STEPHANIE A
106 EVORA ST
PT WENTWORTH, GA 31407

BRASWELL GREGORY K
108 CANTRYE ST
PORT WENTWORTH, GA 31407

CHATHAM HEALTHCARE PROPERTIES I
1626 JEURGENS CT
NORCROSS, GA 30093

COLE SARAH JOYCE COLSON
2 COLSON DR
GARDEN CITY, GA 31408

COOK ROSE FOSTER
101 CANTYRE ST
PT WENTWORTH, GA 31407

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

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

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

DUNCAN CHARLES HEBERT
811 CROSSGATE ROAD
PORT WENTWORTH, GA 31407

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

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

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

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

GILMAN SHERYL M
823 CROSSGATE RD
PORT WENTWORTH, GA 31407

GLATZ LACEY
151 VARNEDOE AVE
SAVANNAH, GA 31408

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

GOETHE EVERETT INVESTMENTS INC
143 ANDOVER DR
SAVANNAH, GA 31405

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

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

HARRISON NELDA M
103 EVORA ST
SAVANNAH, GA 31407

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

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

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

HODGES FAYE
102 CANTYRE ST
SAVANNAH, GA 31407

HOLBROOK CORAZONE T
407 TURNBERRY STREET
PORT WENTWORTH, GA 31407

HULING SIDNEY H
111 EVORA ST
SAVANNAH, GA 31407

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

JARVIS & PHILIPS LLC
1606 STALEY AVENUE
SAVANNAH, GA 31405

JOHNSON EARLINE M
PO BOX 7582
SAVANNAH, GA 31418

JOHNSON III GARY
2151 FOX STREET
SAVANNAH, GA 31415

KESSLER JAMES RONALD
3991 MCCALL RD
RINCON, GA 31326

KORITKO CODY J
108 DIXIE AVENUE
PORT WENTWORTH, GA 31407

LAWSON RHONDA
112 EVORA ST
SAVANNAH, GA 31407

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7281 KELTER DRIVE
WEST CHESTER, OH 45069

MALIK JEROME ROBERT
109 CANTYRE STREET
PORT WENTWORTH, GA 31407

MARTIN LEIGH APRIL
410 BLANDFORD RD
RINCON, GA 31326

MILLER JOANNE H
113 DIXIE ST
PT WENTWORTH, GA 31407

NEASE WADE
817 CROSSGATE RD
PORT WENTWORTH, GA 31407

NEW BETTY JEAN
102 WILLOWPEG RD
RINCON, GA 31326

NEWTON BRIAN
111 DIXIE ST
PORT WENTWORTH, GA 31407

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

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

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

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

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

PURVIS YANA
101 DIXIE ST
SAVANNAH, GA 31407

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

REASONABLE SERVICES LLC
2813 PLANTATION DR
HARDEEVILLE, SC 29927

RICHEY WILLIE JOYCE
109 EVORA ST
PT WENTWORTH, GA 31407

RICHEY WILLIE JOYCE
109 EVORA ST
SAVANNAH, GA 31407

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

ROPER STEPHEN T
357 WOODLAND DRIVE
RINCON, GA 31326

SALMEN JAMES R
106 CANTYRE ST
PORT WENTWORTH, GA 31407

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

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

SHISLER BRIAN FRANCIS
12 DIXIE ST
PORT WENTWORTH, GA 31407

SIKES KENNETH RAY
105 DIXIE ST
SAVANNAH, GA 31407

SMITH TONGOK
8413 WHITEFIELD AVE
SAVANNAH, GA 31406

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

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

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

STANHOPE DEBRA H
828 CROSSGATE RD
PT WENTWORTH, GA 31407

TAYLOR LAURA WHITLOCK
826 CROSSGATE RD
PORT WENTWORTH, GA 31407

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

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

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

WALTER ROSS MINISTRIES INC
844 SAGEWOOD DR
HINESVILLE, GA 31313

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

WIMPY LARRY
104 EVORA ST
PORT WENTWORTH, GA 31407

ZAMORA VALERIE L
111 CANTYRE ST
PORT WENTWORTH, GA 31407

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







City Council
7224 GA Highway 21
Port Wentworth, GA 31407

Meeting: 06/12/25
Department: Development Services
Category: Ordinance
Prepared By: Katie Dunnigan
Department Head: Katie Dunnigan

SCHEDULED

AGENDA ITEM (ID)

DOC ID:

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

- **Public Hearing held May 15, 2025**

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

Background:

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

Facts and Finding: Recommendations:

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

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

Funding:

Recommendation:

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



Applicant Information:

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

Property Information: See Attachment A

Site Address _____
Pin/ Parcel # _____
Total Acreage/ Square Feet _____

Description of Project

See Attachment A

Explanation of Variance Request

Applicant Name/Title Omar Senati-Martinez / Zoning Administrator

Authorized City Official Signature: Omar Senati-Martinez

Attachment A

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

Acreage: +/- 1 Acre

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

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

Owner Name: One Dixie Partners, LLC

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

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

Acreage: 1.8 Acres

Justification for Rezoning: Zoning Conformance – Nursing Home

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

Owner Name: Chatham Healthcare Properties, Inc

Owner Address: 1626 Jeurgens Court, Norcross GA, 30093

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

Acreage: 1 Acre

Justification for Rezoning: Zoning Conformance – Fueling Station

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

Owner Name: Navkar, LLC

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

Address: 6232 Hwy 21

PIN(s): 70035 01002

Acreage: 19.3 Acres

Justification for Rezoning: Zoning Conformance – Warehouse

Current Zoning: C-3

Proposed Zoning: I-1

Owner Name: Cresent Investments Inc.

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

Address: 8901 Hwy 21

PIN(s): 70906 01038 & 70906 01037

Acreage: +/- 5.76 Acres

Justification for Rezoning: Zoning Conformance – Self Storage

Current Zoning: R-4

Proposed Zoning: C-2

Owner Name: Stop N Stor 7LLC

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

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

Acreage: .86 Acres

Justification for Rezoning: Zoning Conformance – Funeral/Mortuary Services

Current Zoning: R-4

Proposed Zoning: C-1

Owner Name: Blue Mountain Holdings, LLC

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



CITY OF PORT WENTWORTH

7224 GA Highway 21 | Port Wentworth, Georgia 31407

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

Portwentworthga.gov

ELECTED OFFICIALS

MAYOR

Gary Norton

COUNCIL MEMBERS

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Mayor Pro Tem

Mark Stephens

District 2

Rufus Bright

District 3

Nishant Randerwala

District 4

Thomas Barbee

At-Large

Artlise Alston-Cone

At-Large

City Manager

Steve Davis

April 15, 2025

RE: Public Hearing Notice

Dear Property Owner:

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

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

Steve Davis

April 15, 2025

RE: Public Hearing Notice

Dear Property Owner:

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

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

Sincerely,

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

BALCOM JUDY G
408 MCLEOD ST
TYBEE ISLAND, GA 31328

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

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

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

BRADL STEPHANIE A
106 EVORA ST
PT WENTWORTH, GA 31407

BRASWELL GREGORY K
108 CANTRYE ST
PORT WENTWORTH, GA 31407

CHATHAM HEALTHCARE PROPERTIES I
1626 JEURGENS CT
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COLE SARAH JOYCE COLSON
2 COLSON DR
GARDEN CITY, GA 31408

COOK ROSE FOSTER
101 CANTYRE ST
PT WENTWORTH, GA 31407

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

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

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

DUNCAN CHARLES HEBERT
811 CROSSGATE ROAD
PORT WENTWORTH, GA 31407

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

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

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

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

GILMAN SHERYL M
823 CROSSGATE RD
PORT WENTWORTH, GA 31407

GLATZ LACEY
151 VARNEDOE AVE
SAVANNAH, GA 31408

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

GOETHE EVERETT INVESTMENTS INC
143 ANDOVER DR
SAVANNAH, GA 31405

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

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

HARRISON NELDA M
103 EVORA ST
SAVANNAH, GA 31407

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

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

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

HODGES FAYE
102 CANTYRE ST
SAVANNAH, GA 31407

HOLBROOK CORAZONE T
407 TURNBERRY STREET
PORT WENTWORTH, GA 31407

HULING SIDNEY H
111 EVORA ST
SAVANNAH, GA 31407

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

JARVIS & PHILIPS LLC
1606 STALEY AVENUE
SAVANNAH, GA 31405

JOHNSON EARLINE M
PO BOX 7582
SAVANNAH, GA 31418

JOHNSON III GARY
2151 FOX STREET
SAVANNAH, GA 31415

KESSLER JAMES RONALD
3991 MCCALL RD
RINCON, GA 31326

KORITKO CODY J
108 DIXIE AVENUE
PORT WENTWORTH, GA 31407

LAWSON RHONDA
112 EVORA ST
SAVANNAH, GA 31407

LEE JUDITH DIANNE
PO BOX 4084
PT WENTWORTH, GA 31407

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

MALIK JEROME ROBERT
109 CANTYRE STREET
PORT WENTWORTH, GA 31407

MARTIN LEIGH APRIL
410 BLANDFORD RD
RINCON, GA 31326

MILLER JOANNE H
113 DIXIE ST
PT WENTWORTH, GA 31407

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357 WOODLAND DRIVE
RINCON, GA 31326

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105 DIXIE ST
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SMITH TONGOK
8413 WHITEFIELD AVE
SAVANNAH, GA 31406

SOUTHERN REGION INDUSTRIAL REAL
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SOUTHERN REGION INDUSTRIAL REAL
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ATLANTA, GA 30308

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

STANHOPE DEBRA H
828 CROSSGATE RD
PT WENTWORTH, GA 31407

TAYLOR LAURA WHITLOCK
826 CROSSGATE RD
PORT WENTWORTH, GA 31407

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

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

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

WALTER ROSS MINISTRIES INC
844 SAGEWOOD DR
HINESVILLE, GA 31313

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

WIMPY LARRY
104 EVORA ST
PORT WENTWORTH, GA 31407

ZAMORA VALERIE L
111 CANTYRE ST
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ZUNIGA MARIO A, FUNES YENI MARITZ
19 LAKE SHORE BLVD
PORT WENTWORTH, GA 31407







City Council
7224 GA Highway 21
Port Wentworth, GA 31407

Meeting: 06/12/25
Department: Development Services
Category: Ordinance
Prepared By: Katie Dunnigan
Department Head: Katie Dunnigan

SCHEDULED

AGENDA ITEM (ID)

DOC ID:

Consideration of the 2nd Reading for a Zoning Map Amendment Application submitted by the City of Port Wentworth, requesting to rezone 1.8 acres from R-4 to C-2, for the purpose of land use conformance. PIN # 70010 02001, located in the 4th Council District, at 1000 Dorset Rd.

Issue/Item: A Zoning Map Amendment Application has been submitted by the City of Port Wentworth, requesting to rezone 1.8 acres from R-4 to C-2, for the purpose of land use conformance. PIN # 70010 02001, located in the 4th Council District, at 1000 Dorset Rd.

Background:

- The City of Port Wentworth seeks to bring existing operations of a Nursing Home business in to zoning compliance.
- Nursing Homes are not permitted within residential zoning districts.
- Pursuant to the City of Port Wentworth Code of Ordinances, Zoning Ordinances, Article 4, Section 4.30 a Nursing Home is allowed in the C-2 zoning district as a special use.
- The Future Land Use Map identifies this parcel as being in the Mixed Use category, in which C-2 is a listed zoning district.
- Approval of this rezoning would cause a shift of approximately .019% of total land use from R-4 to C-2 zoning districts.

Facts and Finding: Recommendations:

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

Funding:

Recommendation:

RE-ZONING, VARIANCES, AND SPECIAL USE PERMIT APPLICATION



Applicant Information:

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

Property Information: See Attachment A

Site Address _____

Pin/ Parcel # _____

Total Acreage/ Square Feet _____

Description of Project

See Attachment A

Explanation of Variance Request

Applicant Name/Title Omar Senati-Martinez / Zoning Administrator

Authorized City Official Signature: Omar Senati-Martinez

Attachment A

Address: 7512 Highway 21

PIN(s): 070975 02007

Acreage: .9 Acres

Justification for Rezoning: Zoning Conformance – Veterinary Services

Current Zoning: R-1

Proposed Zoning: C-1

Owner Name: James Woo Industries, LLC

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

Address: 3 Birkenhead Street

PIN(s): 70010 04002

Acreage: .39 Acres

Justification for Rezoning: Zoning Conformance – Inflatable Rentals

Current Zoning: R-1

Proposed Zoning: C-1

Owner Name: Southern Region Industrial Realty Inc.

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

Address: Highway 30

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

Acreage: +/- 5.26 Acres

Justification for Rezoning: Zoning Conformance – Nursery (Plants)

Current Zoning: R-1

Proposed Zoning: C-2

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

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

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

Acreage: 10.77 Acres

Justification for Rezoning: Zoning Conformance – Multifamily Residential

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

Owner Name: Wood Meadow Apartments LP

Owner Address: 920 Florence Blvd, Florence AL, 35630

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

Acreage: 14 Acres

Justification for Rezoning: Zoning Conformance – Multifamily Residential

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

Owner Name: Chatham-Coldbrook Associates, LLC

Owner Address: PO Box 20197, Atlanta GA, 30325

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

Acreage: +/- 4 Acres

Justification for Rezoning: Zoning Conformance – SPLIT Zoned Parcel

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

Owner Name: William R. Bell

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

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

Acreage: 2.5 Acres

Justification for Rezoning: Zoning Conformance – GA Ports Authority Property

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

Owner Name: Georgia Ports Authority

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

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

Acreage: +/- 8 Acres

Justification for Rezoning: Zoning Conformance – SPLIT zoned parcel

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

Owner Name: United States Sugar Savannah Refinery

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

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

Acreage: .06 Acres

Justification for Rezoning: Zoning Conformance – Commercial Use

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

Owner Name: Whitercon Logistics, LLC

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

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

Acreage: .14 Acres

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

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

Owner Name: Karen Marie Zollo

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

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

Acreage: +/- 1 Acre

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

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

Owner Name: One Dixie Partners, LLC

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

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

Acreage: 1.8 Acres

Justification for Rezoning: Zoning Conformance – Nursing Home

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

Owner Name: Chatham Healthcare Properties, Inc

Owner Address: 1626 Jeurgens Court, Norcross GA, 30093

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

Acreage: 1 Acre

Justification for Rezoning: Zoning Conformance – Fueling Station

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

Owner Name: Navkar, LLC

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

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

Acreage: 19.3 Acres

Justification for Rezoning: Zoning Conformance – Warehouse

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

Owner Name: Cresent Investments Inc.

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

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

Acreage: .86 Acres

Justification for Rezoning: Zoning Conformance – Funeral/Mortuary Services

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

Owner Name: Blue Mountain Holdings, LLC

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

Address: 8901 Hwy 21

PIN(s): 70906 01038 & 70906 01037

Acreage: +/- 5.76 Acres

Justification for Rezoning: Zoning Conformance – Self Storage

Current Zoning: R-4

Proposed Zoning: C-2

Owner Name: Stop N Stor 7LLC

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

Address: 711 Hwy 30

PIN(s): 70976 01018

Acreage: 1.42 Acres

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

Current Zoning: R-1

Proposed Zoning: C-1

Owner Name: Tina Woods Newman

Owner Address: 333 Westminster Drive, Guyton GA, 31312



CITY OF PORT WENTWORTH

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Portwentworthga.gov

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Steve Davis

April 15, 2025

RE: Public Hearing Notice

Dear Property Owner:

This letter serves as notification that a Zoning Map Amendment Application has been submitted by City of Port Wentworth for PIN # 70010 02001 located at 1000 Dorset Street, to Rezone 1.8 acres from the R-4 (Mixed Residential) to the C-2 (General Commercial) Zoning District to achieve zoning compliance. The City of Port Wentworth Planning Commission will consider this application during a public hearing on Monday May 5, 2025, at 3:30 PM.

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

Sincerely,

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



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Thomas Barbee
At-Large

Artlise Alston-Cone
At-Large

City Manager
Steve Davis

April 15, 2025

RE: Public Hearing Notice

Dear Property Owner:

This letter serves as notification that a Special Use Permit Application has been submitted by City of Port Wentworth for PIN # 70010 02001, located at 1000 Dorset Road, to allow for a nursing home in the C-2 zoning district. The City of Port Wentworth Planning Commission will consider this application during a public hearing on Monday May 5, 2025 at 3:30 PM.

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

Sincerely,

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

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106 EVORA ST
PT WENTWORTH, GA 31407

CHATHAM HEALTHCARE PROPERTIES I
1626 JEURGENS CT
NORCROSS, GA 30093

COLE SARAH JOYCE COLSON
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103 EVORA ST
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ISW HOLDINGS, LLC
1632 1ST AVE
#20583
NEW YORK, NY 10028

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19 LAKE SHORE BLVD
PORT WENTWORTH, GA 31407







City Council
7224 GA Highway 21
Port Wentworth, GA 31407

Meeting: 06/12/25
Department: Development Services
Category: Ordinance
Prepared By: Katie Dunnigan
Department Head: Katie Dunnigan

SCHEDULED

AGENDA ITEM (ID)

DOC ID:

A Special Use Permit Application has been submitted by the City of Port Wentworth, requesting to allow a a Nursing Home in the C-2 zoning district. PIN # 70010 02001, located in the 4th Council District, at 1000 Dorset Rd. Current zoning R-4, proposed zoning C-2.

- **Public Hearing held on May 15, 2025**

Issue/Item: A Special Use Permit Application has been submitted by the City of Port Wentworth, requesting to allow a a Nursing Home in the C-2 zoning district. PIN # 70010 02001, located in the 4th Council District, at 1000 Dorset Rd. Current zoning R-4, proposed zoning C-2.

Background:

- The City of Port Wentworth seeks to bring existing operations of a Nursing Home in to zoning compliance.
- Pursuant to the City of Port Wentworth Code of Ordinances, Zoning Ordinances, Article 4, Section 4.30, Nursing Homes require a Special Use Permit in the C-2 zoning district.

Facts and Finding: Recommendations:

At the May 5, 2025 meeting, the Planning Commission voted to recommend approval of the Special Use Permit to allow for a Nursing Home with the condition:

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

Funding:

Recommendation:

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



Applicant Information:

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

Property Information: See Attachment A

Site Address _____

Pin/ Parcel # _____

Total Acreage/ Square Feet _____

Description of Project

See Attachment A

Explanation of Variance Request

Applicant Name/Title Omar Senati-Martinez / Zoning Administrator

Authorized City Official Signature: Omar Senati-Martinez

Attachment A

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

Acreage: +/- 1 Acre

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

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

Owner Name: One Dixie Partners, LLC

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

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

Acreage: 1.8 Acres

Justification for Rezoning: Zoning Conformance – Nursing Home

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

Owner Name: Chatham Healthcare Properties, Inc

Owner Address: 1626 Jeurgens Court, Norcross GA, 30093

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

Acreage: 1 Acre

Justification for Rezoning: Zoning Conformance – Fueling Station

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

Owner Name: Navkar, LLC

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

Address: 6232 Hwy 21

PIN(s): 70035 01002

Acreage: 19.3 Acres

Justification for Rezoning: Zoning Conformance – Warehouse

Current Zoning: C-3

Proposed Zoning: I-1

Owner Name: Cresent Investments Inc.

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

Address: 8901 Hwy 21

PIN(s): 70906 01038 & 70906 01037

Acreage: +/- 5.76 Acres

Justification for Rezoning: Zoning Conformance – Self Storage

Current Zoning: R-4

Proposed Zoning: C-2

Owner Name: Stop N Stor 7LLC

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

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

Acreage: .86 Acres

Justification for Rezoning: Zoning Conformance – Funeral/Mortuary Services

Current Zoning: R-4

Proposed Zoning: C-1

Owner Name: Blue Mountain Holdings, LLC

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



CITY OF PORT WENTWORTH

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Portwentworthga.gov

ELECTED OFFICIALS

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Gary Norton

COUNCIL MEMBERS

Gabrielle Nelson

Mayor Pro Tem

Mark Stephens

District 2

Rufus Bright

District 3

Nishant Randerwala

District 4

Thomas Barbee

At-Large

Artlise Alston-Cone

At-Large

City Manager

Steve Davis

April 15, 2025

RE: Public Hearing Notice

Dear Property Owner:

This letter serves as notification that a Zoning Map Amendment Application has been submitted by City of Port Wentworth for PIN # 70010 02001 located at 1000 Dorset Street, to Rezone 1.8 acres from the R-4 (Mixed Residential) to the C-2 (General Commercial) Zoning District to achieve zoning compliance. The City of Port Wentworth Planning Commission will consider this application during a public hearing on Monday May 5, 2025, at 3:30 PM.

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

Sincerely,

Katie Dunnigan, CZI
Director of Planning and Zoning
Development Services
City of Port Wentworth, Georgia



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At-Large

Artlise Alston-Cone
At-Large

City Manager
Steve Davis

April 15, 2025

RE: Public Hearing Notice

Dear Property Owner:

This letter serves as notification that a Special Use Permit Application has been submitted by City of Port Wentworth for PIN # 70010 02001, located at 1000 Dorset Road, to allow for a nursing home in the C-2 zoning district. The City of Port Wentworth Planning Commission will consider this application during a public hearing on Monday May 5, 2025 at 3:30 PM.

A public hearing will be held on Thursday May 15, 2025, at 7:00 PM to hear questions and/or comments on this request. On this same date and time, the Mayor and Council will consider this application during their regularly scheduled meeting. All of the above-mentioned meetings will be held in the City Hall 2nd Floor Council Chambers located at 7224 Highway 21, Port Wentworth GA 31407. You are invited to attend. Please check the City website: portwentworthga.gov for more information on how to attend each meeting.

Sincerely,

Katie Dunnigan, CZI
Director of Planning and Zoning
Development Services
City of Port Wentworth, Georgia

BRADL STEPHANIE A
106 EVORA ST
PT WENTWORTH, GA 31407

CHATHAM HEALTHCARE PROPERTIES I
1626 JEURGENS CT
NORCROSS, GA 30093

COLE SARAH JOYCE COLSON
2 COLSON DR
GARDEN CITY, GA 31408

COOK ROSE FOSTER
101 CANTYRE ST
PT WENTWORTH, GA 31407

GOETHE EVERETT INVESTMENTS INC
143 ANDOVER DR
SAVANNAH, GA 31405

GRIESEMER MARK O.
6 DIXIE STREET
PORT WENTWORTH, GA 31407

HARRISON NELDA M
103 EVORA ST
SAVANNAH, GA 31407

ISW HOLDINGS, LLC
1632 1ST AVE
#20583
NEW YORK, NY 10028

KORITKO CODY J
108 DIXIE AVENUE
PORT WENTWORTH, GA 31407

LOVE CHERYLE KAYE
110 FALKIRK STREET
PORT WENTWORTH, GA 31407

NEW BETTY JEAN
102 WILLOWPEG RD
RINCON, GA 31326

NORFOLK SOUTHERN COPR, TAXATION
THREE COMMERCIAL PL
NORFOLK, VA 23510

ONE DIXIE PARTNERS LLC
145 SOUTH SHORE DRIVE
UNIT 3301
HILTON HEAD ISLAND, SC 29928

OWENS SIEGLINDE & JOSEPH N*
8 DIXIE ST
PT WENTWORTH, GA 31407

PENTON JOSEPH CALVIN, RUDOLPH HI
107 DIXIE STREET
PORT WENTWORTH, GA 31407

PORT WENTWORTH CITY OF
7224 GA HIGHWAY 21
PORT WENTWORTH, GA 31407

PURVIS YANA
101 DIXIE ST
SAVANNAH, GA 31407

RADOVICH GLEN H & BARBARA*
107 CANTRYE ST
PORT WENTWORTH, GA 31407

REASONABLE SERVICES LLC & MARTIN
2813 PLANTATION DR
HARDEEVILLE, SC 29927

REASONABLE SERVICES LLC
2813 PLANTATION DR
HARDEEVILLE, SC 29927

RICHEY WILLIE JOYCE
109 EVORA ST
PT WENTWORTH, GA 31407

RICHEY WILLIE JOYCE
109 EVORA ST
SAVANNAH, GA 31407

SALTER RICHARD L JR & AMY E*
103 CANTYRE ST
PT WENTWORTH, GA 31407

SHISLER BRIAN FRANCIS
12 DIXIE ST
PORT WENTWORTH, GA 31407

SIKES KENNETH RAY
105 DIXIE ST
SAVANNAH, GA 31407

SOUTHERN REGION INDUSTRIAL REAL
650 W PEACHTREE ST NW
ATLANTA, GA 30308

SOUTHERN REGION INDUSTRIAL REAL
650 W PEACHTREE ST NW
ATLANTA, GA 30308

SOUTHERN REGION INDUSTRIAL REAL
650 W PEACHTREE ST., NW
ATLANTA, GA 30308

TARASE MATTHEW M
104 FALKIRK ST
PORT WENTWORTH, GA 31407

UNDERWOOD JEFFREY, UNDERWOOD
7961 HIGHWAY 115 W
CLEVELAND, GA 30528

WALTER ROSS MINISTRIES INC
844 SAGEWOOD DR
HINESVILLE, GA 31313

WIMPY LARRY
104 EVORA ST
PORT WENTWORTH, GA 31407

ZUNIGA MARIO A, FUNES YENI MARITZ
19 LAKE SHORE BLVD
PORT WENTWORTH, GA 31407







City Council
7224 GA Highway 21
Port Wentworth, GA 31407

Meeting: 06/12/25
Department: Development Services
Category: Ordinance
Prepared By: Katie Dunnigan
Department Head: Katie Dunnigan

SCHEDULED

AGENDA ITEM (ID)

DOC ID:

Consideration of the 2nd Reading of a Zoning Map Amendment Application submitted by the City of Port Wentworth, requesting to rezone 1 acre from R-1 to C-2, for the purpose of land use conformance. PIN # 71017 02010, located in the 3rd Council District, at 101 Hodgeville Rd

Issue/Item: A Zoning Map Amendment Application has been submitted by the City of Port Wentworth, requesting to rezone 1 acre from R-1 to C-2, for the purpose of land use conformance. PIN # 71017 02010, located in the 3rd Council District, at 101 Hodgeville Rd

Background:

- The City of Port Wentworth seeks to bring existing operations of a Gas Station in to zoning compliance.
- Gas Stations are not permitted within residential zoning districts.
- Pursuant to the City of Port Wentworth Code of Ordinances, Zoning Ordinances, Article 4, Section 4.30 a Gas Station is allowed in the C-2 zoning district as a special use.
- The Future Land Use Map identifies this parcel as being in the Commercial category, in which C-2 is a listed zoning district.
- Approval of this rezoning would cause a shift of approximately .010% of total land use from R-1 to C-2 zoning districts.

Facts and Finding: Recommendations:

- At the May 5, 2025 meeting, the Planning Commission voted to recommend approval of the rezoning.

Funding:

Recommendation:

RE-ZONING, VARIANCES, AND SPECIAL USE PERMIT APPLICATION



Applicant Information:

Name City of Port Wentworth

Phone 912-999-2084 Email: KDunnigan@portwentworthga.gov

Mailing Address 7224 GA Highway 21, 31407

Property Information: See Attachment A

Site Address _____

Pin/ Parcel # _____

Total Acreage/ Square Feet _____

Description of Project

See Attachment A

Explanation of Variance Request

Applicant Name/Title Omar Senati-Martinez / Zoning Administrator

Authorized City Official Signature: Omar Senati-Martinez

Attachment A

Address: 7512 Highway 21

PIN(s): 070975 02007

Acreage: .9 Acres

Justification for Rezoning: Zoning Conformance – Veterinary Services

Current Zoning: R-1

Proposed Zoning: C-1

Owner Name: James Woo Industries, LLC

Owner Address: 136 Post House Trail, Pooler GA, 31322

Address: 3 Birkenhead Street

PIN(s): 70010 04002

Acreage: .39 Acres

Justification for Rezoning: Zoning Conformance – Inflatable Rentals

Current Zoning: R-1

Proposed Zoning: C-1

Owner Name: Southern Region Industrial Realty Inc.

Owner Address: 650 W Peachtree St NW, Atlanta GA, 30308

Address: Highway 30

PIN(s): 70976 02031, 70976 02030, portion of former 70976 02003 & 70976B 01001B

Acreage: +/- 5.26 Acres

Justification for Rezoning: Zoning Conformance – Nursery (Plants)

Current Zoning: R-1

Proposed Zoning: C-2

Owner Name: Frank and Reita's LLC & Frank Neville Floyd

Owner Address: 1716 E Hwy 80, Bloomindale GA, 31302 & 120 Hwy 30, Port Wentworth GA, 31407

Address: 1133 Coldbrook Station Circle PIN(s): 70037 01012

Acreage: 10.77 Acres

Justification for Rezoning: Zoning Conformance – Multifamily Residential

Current Zoning: C-2 Proposed Zoning: R-5

Owner Name: Wood Meadow Apartments LP

Owner Address: 920 Florence Blvd, Florence AL, 35630

Address: 501 Old Richmond Rd PIN(s): 70037 01051

Acreage: 14 Acres

Justification for Rezoning: Zoning Conformance – Multifamily Residential

Current Zoning: C-2 Proposed Zoning: R-5

Owner Name: Chatham-Coldbrook Associates, LLC

Owner Address: PO Box 20197, Atlanta GA, 30325

Address: 6620 Highway 21 PIN(s): 770010 04005

Acreage: +/- 4 Acres

Justification for Rezoning: Zoning Conformance – SPLIT Zoned Parcel

Current Zoning: C-2 & R-1 Proposed Zoning: C-2

Owner Name: William R. Bell

Owner Address: 6620 Highway 21, Port Wentworth GA, 31407

Address: 604 S. Coastal Highway PIN(s): 70015 01001

Acreage: 2.5 Acres

Justification for Rezoning: Zoning Conformance – GA Ports Authority Property

Current Zoning: R-4 Proposed Zoning: I-1

Owner Name: Georgia Ports Authority

Owner Address: 2 Main St., Garden City GA, 31408

Address: South Coastal Highway PIN(s): 70015 01002

Acreage: +/- 8 Acres

Justification for Rezoning: Zoning Conformance – SPLIT zoned parcel

Current Zoning: R-4 & I-1 Proposed Zoning: I-1

Owner Name: United States Sugar Savannah Refinery

Owner Address: 111 Ponce De Leon Ave, Clewiston FL, 33440

Address: 808 Crossgate Road PIN(s): 70010 13025

Acreage: .06 Acres

Justification for Rezoning: Zoning Conformance – Commercial Use

Current Zoning: R-1 Proposed Zoning: C-1

Owner Name: Whitercon Logistics, LLC

Owner Address: 100 Bull St. Suite 100, Savannah GA, 31401

Address: 101 S Coastal Hwy PIN(s): 70010 13011

Acreage: .14 Acres

Justification for Rezoning: Zoning Conformance – Commercial Use (HVAC)

Current Zoning: R-1 Proposed Zoning: C-1

Owner Name: Karen Marie Zollo

Owner Address: 101 S Coastal Hwy, Port Wentworth GA, 31407

Address: 1 Dixie St PIN(s): 70010 02002

Acreage: +/- 1 Acre

Justification for Rezoning: Zoning Conformance – Commercial Use (Mobile Storage)

Current Zoning: R-4 Proposed Zoning: C-2

Owner Name: One Dixie Partners, LLC

Owner Address: 145 South Shore Dr. Unit 3301, Hilton Head SC, 29928

Address: 1000 Dorset Rd PIN(s): 70010 02001

Acreage: 1.8 Acres

Justification for Rezoning: Zoning Conformance – Nursing Home

Current Zoning: R-4 Proposed Zoning: C-2

Owner Name: Chatham Healthcare Properties, Inc

Owner Address: 1626 Jeurgens Court, Norcross GA, 30093

Address: 101 Hodgeville Road PIN(s): 71017 02010

Acreage: 1 Acre

Justification for Rezoning: Zoning Conformance – Fueling Station

Current Zoning: R-1 Proposed Zoning: C-2

Owner Name: Navkar, LLC

Owner Address: 101 Hodgeville Rd, Port Wentworth GA, 31407

Address: 6232 Hwy 21 PIN(s): 70035 01002

Acreage: 19.3 Acres

Justification for Rezoning: Zoning Conformance – Warehouse

Current Zoning: C-3 Proposed Zoning: I-1

Owner Name: Cresent Investments Inc.

Owner Address: 6232 Hwy 21, Port Wentworth GA, 31407

Address: 5 Birkenhead Rd PIN(s): 70010 04005

Acreage: .86 Acres

Justification for Rezoning: Zoning Conformance – Funeral/Mortuary Services

Current Zoning: R-4 Proposed Zoning: C-1

Owner Name: Blue Mountain Holdings, LLC

Owner Address: 8375 SW Beaverton Hillsdale Hwy Suite C, Portland OR, 97225

Address: 8901 Hwy 21

PIN(s): 70906 01038 & 70906 01037

Acreage: +/- 5.76 Acres

Justification for Rezoning: Zoning Conformance – Self Storage

Current Zoning: R-4

Proposed Zoning: C-2

Owner Name: Stop N Stor 7LLC

Owner Address: 9100 White Bluff Rd Suite 502, Savannah GA, 31406

Address: 711 Hwy 30

PIN(s): 70976 01018

Acreage: 1.42 Acres

Justification for Rezoning: Zoning Conformance – Commercial Use (Market/Food Service)

Current Zoning: R-1

Proposed Zoning: C-1

Owner Name: Tina Woods Newman

Owner Address: 333 Westminster Drive, Guyton GA, 31312



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Steve Davis

April 15, 2025

RE: Public Hearing Notice

Dear Property Owner:

This letter serves as notification that a Zoning Map Amendment Application has been submitted by City of Port Wentworth for PIN # 71017 02010 located at 101 Hodgeville Road, to Rezone 1 acre from the R-1 (Single Family Residential) to the C-2 (General Commercial) Zoning District to achieve zoning compliance. The City of Port Wentworth Planning Commission will consider this application during a public hearing on Monday May 5, 2025, at 3:30 PM.

A public hearing will be held on Thursday May 15, 2025, at 7:00 PM to hear questions and/or comments on this request. On this same date and time, the Mayor and Council will have the 1st reading of application during their regularly scheduled meeting. The 2nd reading and consideration of this application will be during the following month's regularly scheduled City Council meeting. All of the above-mentioned meetings will be held in the City Hall 2nd Floor Council Chambers located at 7224 Highway 21, Port Wentworth GA 31407. You are invited to attend. Please check the City website: portwentworthga.gov for more information on how to attend each meeting.

Sincerely,

Katie Dunnigan, CZI
Director of Planning and Zoning
Development Services
City of Port Wentworth, Georgia



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Thomas Barbee
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City Manager
Steve Davis

April 15, 2025

RE: Public Hearing Notice

Dear Property Owner:

This letter serves as notification that a Special Use Permit Application has been submitted by City of Port Wentworth for PIN # 71017 02010, located at 101 Hodgeville Road, to allow for a service station in the C-2 zoning district. The City of Port Wentworth Planning Commission will consider this application during a public hearing on Monday May 5, 2025 at 3:30 PM.

A public hearing will be held on Thursday May 15, 2025, at 7:00 PM to hear questions and/or comments on this request. On this same date and time, the Mayor and Council will consider this application during their regularly scheduled meeting. All of the above-mentioned meetings will be held in the City Hall 2nd Floor Council Chambers located at 7224 Highway 21, Port Wentworth GA 31407. You are invited to attend. Please check the City website: portwentworthga.gov for more information on how to attend each meeting.

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Director of Planning and Zoning
Development Services
City of Port Wentworth, Georgia

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1222 HIGHWAY 30
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COME-A-LONG GROUP LLC
120 TALL PINES TRL
GREENWOOD, SC 29646

COOVERT CHARLES H & GWENDOLYN
1238 STATE ROAD 30
PORT WENTWORTH, GA 31407

DOTSON ANDREW JERALD
133 HODGEVILLE RD
PT WENTWORTH, GA 31407

HP-221120 PORT WENTWORTH, LLC
1010 SOUTH NEW YORK AVE
STE 240
WINTER PARK, FL 32789

KEI-MAR LLC
PO BOX 2165
RINCON, GA 31326

NAVKAR LLC
101 HODGEVILLE ROAD
PORT WENTWORTH, GA 31407

SHREE PRABHU 2, LLC
1116 HWY 30
PORT WENTWORTH, GA 31407

THOMAS WILLIAM S.
1220 GA. HIGHWAY 30
PORT WENTWORTH, GA 31407







City Council
7224 GA Highway 21
Port Wentworth, GA 31407

Meeting: 06/12/25
Department: Development Services
Category: Ordinance
Prepared By: Katie Dunnigan
Department Head: Katie Dunnigan

SCHEDULED

AGENDA ITEM (ID)

DOC ID:

A Special Use Permit Application has been submitted by the City of Port Wentworth, requesting to allow a Vehicle Service Station (Gas Station) in the C-2 zoning district. PIN # 71017 02010, located in the 3rd Council District, at 101 Hodgeville Rd. Current zoning R-1, proposed zoning C-2. Public Hearing held on May 15, 2025

Issue/Item: A Special Use Permit Application has been submitted by the City of Port Wentworth, requesting to allow a Vehicle Service Station (Gas Station) in the C-2 zoning district. PIN # 71017 02010, located in the 3rd Council District, at 101 Hodgeville Rd. Current zoning R-1, proposed zoning C-2.

Background:

- The City of Port Wentworth seeks to bring existing operations of a GasStation in to zoning compliance.
- Pursuant to the City of Port Wentworth Code of Ordinances, Zoning Ordinances, Article 4, Section 4.30, Gas Stations require a Special Use Permit in the C-2 zoning district.

Facts and Finding: Recommendation:

At the May 5, 2025 meeting, the Planning Commission voted to recommend approval of the request for a Special Use Permit allowing the operations of a Vehicle Service Station (Gas Station) with the condition:
1. Approval of the Special Use Permit is contingent upon successful rezoning to C-2.

Funding:

Recommendation:

RE-ZONING, VARIANCES, AND **SPECIAL USE PERMIT** APPLICATION



Applicant Information:

Name City of Port Wentworth
Phone 912-999-2084 Email: KDunnigan@portwentworthga.gov
Mailing Address 7224 GA Highway 21, 31407

Property Information: See Attachment A

Site Address _____

Pin/ Parcel # _____

Total Acreage/ Square Feet _____

Description of Project

See Attachment A

Explanation of Variance Request

Applicant Name/Title Omar Senati-Martinez / Zoning Administrator

Authorized City Official Signature: Omar Senati-Martinez

Attachment A

Address: 1 Dixie St PIN(s): 70010 02002

Acreage: +/- 1 Acre

Justification for Rezoning: Zoning Conformance – Commercial Use (Mobile Storage)

Current Zoning: R-4 Proposed Zoning: C-2

Owner Name: One Dixie Partners, LLC

Owner Address: 145 South Shore Dr. Unit 3301, Hilton Head SC, 29928

Address: 1000 Dorset Rd PIN(s): 70010 02001

Acreage: 1.8 Acres

Justification for Rezoning: Zoning Conformance – Nursing Home

Current Zoning: R-4 Proposed Zoning: C-2

Owner Name: Chatham Healthcare Properties, Inc

Owner Address: 1626 Jeurgens Court, Norcross GA, 30093

Address: 101 Hodgeville Road PIN(s): 71017 02010

Acreage: 1 Acre

Justification for Rezoning: Zoning Conformance – Fueling Station

Current Zoning: R-1 Proposed Zoning: C-2

Owner Name: Navkar, LLC

Owner Address: 101 Hodgeville Rd, Port Wentworth GA, 31407

Address: 6232 Hwy 21

PIN(s): 70035 01002

Acreage: 19.3 Acres

Justification for Rezoning: Zoning Conformance – Warehouse

Current Zoning: C-3

Proposed Zoning: I-1

Owner Name: Cresent Investments Inc.

Owner Address: 6232 Hwy 21, Port Wentworth GA, 31407

Address: 8901 Hwy 21

PIN(s): 70906 01038 & 70906 01037

Acreage: +/- 5.76 Acres

Justification for Rezoning: Zoning Conformance – Self Storage

Current Zoning: R-4

Proposed Zoning: C-2

Owner Name: Stop N Stor 7LLC

Owner Address: 9100 White Bluff Rd Suite 502, Savannah GA, 31406

Address: 5 Birkenhead Rd PIN(s): 70010 04005

Acreage: .86 Acres

Justification for Rezoning: Zoning Conformance – Funeral/Mortuary Services

Current Zoning: R-4

Proposed Zoning: C-1

Owner Name: Blue Mountain Holdings, LLC

Owner Address: 8375 SW Beaverton Hillsdale Hwy Suite C, Portland OR, 97225



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April 15, 2025

RE: Public Hearing Notice

Dear Property Owner:

This letter serves as notification that a Zoning Map Amendment Application has been submitted by City of Port Wentworth for PIN # 71017 02010 located at 101 Hodgeville Road, to Rezone 1 acre from the R-1 (Single Family Residential) to the C-2 (General Commercial) Zoning District to achieve zoning compliance. The City of Port Wentworth Planning Commission will consider this application during a public hearing on Monday May 5, 2025, at 3:30 PM.

A public hearing will be held on Thursday May 15, 2025, at 7:00 PM to hear questions and/or comments on this request. On this same date and time, the Mayor and Council will have the 1st reading of application during their regularly scheduled meeting. The 2nd reading and consideration of this application will be during the following month's regularly scheduled City Council meeting. All of the above-mentioned meetings will be held in the City Hall 2nd Floor Council Chambers located at 7224 Highway 21, Port Wentworth GA 31407. You are invited to attend. Please check the City website: portwentworthga.gov for more information on how to attend each meeting.

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April 15, 2025

RE: Public Hearing Notice

Dear Property Owner:

This letter serves as notification that a Special Use Permit Application has been submitted by City of Port Wentworth for PIN # 71017 02010, located at 101 Hodgeville Road, to allow for a service station in the C-2 zoning district. The City of Port Wentworth Planning Commission will consider this application during a public hearing on Monday May 5, 2025 at 3:30 PM.

A public hearing will be held on Thursday May 15, 2025, at 7:00 PM to hear questions and/or comments on this request. On this same date and time, the Mayor and Council will consider this application during their regularly scheduled meeting. All of the above-mentioned meetings will be held in the City Hall 2nd Floor Council Chambers located at 7224 Highway 21, Port Wentworth GA 31407. You are invited to attend. Please check the City website: portwentworthga.gov for more information on how to attend each meeting.

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City of Port Wentworth, Georgia

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PORT WENTWORTH, GA 31407

DOTSON ANDREW JERALD
133 HODGEVILLE RD
PT WENTWORTH, GA 31407

HP-221120 PORT WENTWORTH, LLC
1010 SOUTH NEW YORK AVE
STE 240
WINTER PARK, FL 32789

KEI-MAR LLC
PO BOX 2165
RINCON, GA 31326

NAVKAR LLC
101 HODGEVILLE ROAD
PORT WENTWORTH, GA 31407

SHREE PRABHU 2, LLC
1116 HWY 30
PORT WENTWORTH, GA 31407

THOMAS WILLIAM S.
1220 GA. HIGHWAY 30
PORT WENTWORTH, GA 31407







City Council
7224 GA Highway 21
Port Wentworth, GA 31407

Meeting: 06/12/25
Department: Development Services
Category: Ordinance
Prepared By: Katie Dunnigan
Department Head: Katie Dunnigan

SCHEDULED

AGENDA ITEM (ID)

DOC ID:

Consideration of the 2nd Reading of a Zoning Map Amendment Application submitted by the City of Port Wentworth, requesting to rezone 19.3 acre from C-3 to I-1, for the purpose of land use conformance. PIN # 70035 01002, located in the 2nd Council District, at 6232 Hwy 21.

Issue/Item: A Zoning Map Amendment Application has been submitted by the City of Port Wentworth, requesting to rezone 19.3 acre from C-3 to I-1, for the purpose of land use conformance. PIN # 70035 01002, located in the 2nd Council District, at 6232 Hwy 21.

Background:

- The City of Port Wentworth seeks to bring existing operations of a Warehouse in to zoning compliance.
- Warehousing is not an allowable use in commercial zoning districts.
- Pursuant to the City of Port Wentworth Code of Ordinances, Zoning Ordinances, Article 4, Section 4.30 Warehousing is allowed in the I-1 zoning district as a special use.
- The Future Land Use Map identifies this parcel as being in the Industrial category.
- Approval of this rezoning would cause a shift of approximately .20% of total land use from R-1 to C-1 zoning districts.

Facts and Finding: Recommendations:

- At the May 5, 2025 meeting, the Planning Commission voted to recommend approval of the rezoning.

Funding:

Recommendation:

RE-ZONING, VARIANCES, AND SPECIAL USE PERMIT APPLICATION



Applicant Information:

Name City of Port Wentworth
Phone 912-999-2084 Email: KDunnigan@portwentworthga.gov
Mailing Address 7224 GA Highway 21, 31407

Property Information: See Attachment A

Site Address _____

Pin/ Parcel # _____

Total Acreage/ Square Feet _____

Description of Project

See Attachment A

Explanation of Variance Request

Applicant Name/Title Omar Senati-Martinez / Zoning Administrator

Authorized City Official Signature: Omar Senati-Martinez

Attachment A

Address: 7512 Highway 21

PIN(s): 070975 02007

Acreage: .9 Acres

Justification for Rezoning: Zoning Conformance – Veterinary Services

Current Zoning: R-1

Proposed Zoning: C-1

Owner Name: James Woo Industries, LLC

Owner Address: 136 Post House Trail, Pooler GA, 31322

Address: 3 Birkenhead Street

PIN(s): 70010 04002

Acreage: .39 Acres

Justification for Rezoning: Zoning Conformance – Inflatable Rentals

Current Zoning: R-1

Proposed Zoning: C-1

Owner Name: Southern Region Industrial Realty Inc.

Owner Address: 650 W Peachtree St NW, Atlanta GA, 30308

Address: Highway 30

PIN(s): 70976 02031, 70976 02030, portion of former 70976 02003 & 70976B 01001B

Acreage: +/- 5.26 Acres

Justification for Rezoning: Zoning Conformance – Nursery (Plants)

Current Zoning: R-1

Proposed Zoning: C-2

Owner Name: Frank and Reita's LLC & Frank Neville Floyd

Owner Address: 1716 E Hwy 80, Bloomindale GA, 31302 & 120 Hwy 30, Port Wentworth GA, 31407

Address: 1133 Coldbrook Station Circle PIN(s): 70037 01012

Acreage: 10.77 Acres

Justification for Rezoning: Zoning Conformance – Multifamily Residential

Current Zoning: C-2 Proposed Zoning: R-5

Owner Name: Wood Meadow Apartments LP

Owner Address: 920 Florence Blvd, Florence AL, 35630

Address: 501 Old Richmond Rd PIN(s): 70037 01051

Acreage: 14 Acres

Justification for Rezoning: Zoning Conformance – Multifamily Residential

Current Zoning: C-2 Proposed Zoning: R-5

Owner Name: Chatham-Coldbrook Associates, LLC

Owner Address: PO Box 20197, Atlanta GA, 30325

Address: 6620 Highway 21 PIN(s): 770010 04005

Acreage: +/- 4 Acres

Justification for Rezoning: Zoning Conformance – SPLIT Zoned Parcel

Current Zoning: C-2 & R-1 Proposed Zoning: C-2

Owner Name: William R. Bell

Owner Address: 6620 Highway 21, Port Wentworth GA, 31407

Address: 604 S. Coastal Highway PIN(s): 70015 01001

Acreage: 2.5 Acres

Justification for Rezoning: Zoning Conformance – GA Ports Authority Property

Current Zoning: R-4 Proposed Zoning: I-1

Owner Name: Georgia Ports Authority

Owner Address: 2 Main St., Garden City GA, 31408

Address: South Coastal Highway PIN(s): 70015 01002

Acreage: +/- 8 Acres

Justification for Rezoning: Zoning Conformance – SPLIT zoned parcel

Current Zoning: R-4 & I-1 Proposed Zoning: I-1

Owner Name: United States Sugar Savannah Refinery

Owner Address: 111 Ponce De Leon Ave, Clewiston FL, 33440

Address: 808 Crossgate Road PIN(s): 70010 13025

Acreage: .06 Acres

Justification for Rezoning: Zoning Conformance – Commercial Use

Current Zoning: R-1 Proposed Zoning: C-1

Owner Name: Whitercon Logistics, LLC

Owner Address: 100 Bull St. Suite 100, Savannah GA, 31401

Address: 101 S Coastal Hwy PIN(s): 70010 13011

Acreage: .14 Acres

Justification for Rezoning: Zoning Conformance – Commercial Use (HVAC)

Current Zoning: R-1 Proposed Zoning: C-1

Owner Name: Karen Marie Zollo

Owner Address: 101 S Coastal Hwy, Port Wentworth GA, 31407

Address: 1 Dixie St PIN(s): 70010 02002

Acreage: +/- 1 Acre

Justification for Rezoning: Zoning Conformance – Commercial Use (Mobile Storage)

Current Zoning: R-4 Proposed Zoning: C-2

Owner Name: One Dixie Partners, LLC

Owner Address: 145 South Shore Dr. Unit 3301, Hilton Head SC, 29928

Address: 1000 Dorset Rd PIN(s): 70010 02001

Acreage: 1.8 Acres

Justification for Rezoning: Zoning Conformance – Nursing Home

Current Zoning: R-4 Proposed Zoning: C-2

Owner Name: Chatham Healthcare Properties, Inc

Owner Address: 1626 Jeurgens Court, Norcross GA, 30093

Address: 101 Hodgeville Road PIN(s): 71017 02010

Acreage: 1 Acre

Justification for Rezoning: Zoning Conformance – Fueling Station

Current Zoning: R-1 Proposed Zoning: C-2

Owner Name: Navkar, LLC

Owner Address: 101 Hodgeville Rd, Port Wentworth GA, 31407

Address: 6232 Hwy 21 PIN(s): 70035 01002

Acreage: 19.3 Acres

Justification for Rezoning: Zoning Conformance – Warehouse

Current Zoning: C-3 Proposed Zoning: I-1

Owner Name: Cresent Investments Inc.

Owner Address: 6232 Hwy 21, Port Wentworth GA, 31407

Address: 5 Birkenhead Rd PIN(s): 70010 04005

Acreage: .86 Acres

Justification for Rezoning: Zoning Conformance – Funeral/Mortuary Services

Current Zoning: R-4 Proposed Zoning: C-1

Owner Name: Blue Mountain Holdings, LLC

Owner Address: 8375 SW Beaverton Hillsdale Hwy Suite C, Portland OR, 97225

Address: 8901 Hwy 21

PIN(s): 70906 01038 & 70906 01037

Acreage: +/- 5.76 Acres

Justification for Rezoning: Zoning Conformance – Self Storage

Current Zoning: R-4

Proposed Zoning: C-2

Owner Name: Stop N Stor 7LLC

Owner Address: 9100 White Bluff Rd Suite 502, Savannah GA, 31406

Address: 711 Hwy 30

PIN(s): 70976 01018

Acreage: 1.42 Acres

Justification for Rezoning: Zoning Conformance – Commercial Use (Market/Food Service)

Current Zoning: R-1

Proposed Zoning: C-1

Owner Name: Tina Woods Newman

Owner Address: 333 Westminster Drive, Guyton GA, 31312



CITY OF PORT WENTWORTH

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Phone (912) 964-4379 | Fax (912) 966-7429

www.cityofportwentworth.com

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District 3

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District 4

Thomas Barbee

At-Large

Artlise Alston-Cone

At-Large

City Manager

Steve Davis

April 15, 2025

RE: Public Hearing Notice

Dear Property Owner:

This letter serves as notification that a Special Use Permit Application has been submitted by City of Port Wentworth for PIN # 70035 01002, located at 6232 Highway 21, to allow for warehousing in the I-1 zoning district. The City of Port Wentworth Planning Commission will consider this application during a public hearing on Monday May 5, 2025 at 3:30 PM.

A public hearing will be held on Thursday May 15, 2025, at 7:00 PM to hear questions and/or comments on this request. On this same date and time, the Mayor and Council will consider this application during their regularly scheduled meeting. All of the above-mentioned meetings will be held in the City Hall 2nd Floor Council Chambers located at 7224 Highway 21, Port Wentworth GA 31407. You are invited to attend. Please check the City website: portwentworthga.gov for more information on how to attend each meeting.

Sincerely,

Katie Dunnigan, CZI
Director of Planning and Zoning
Development Services
City of Port Wentworth, Georgia



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Artlise Alston-Cone

At-Large

City Manager

Steve Davis

April 15, 2025

RE: Public Hearing Notice

Dear Property Owner:

This letter serves as notification that a Zoning Map Amendment Application has been submitted by City of Port Wentworth for PIN # 70035 01002 located at 6232 Highway 21, to Rezone 19.3 acre from the C-3 (Interchange Commercial) to the I-1 (Industrial) zoning district, to achieve zoning compliance. The City of Port Wentworth Planning Commission will consider this application during a public hearing on Monday May 5, 2025, at 3:30 PM.

A public hearing will be held on Thursday May 15, 2025, at 7:00 PM to hear questions and/or comments on this request. On this same date and time, the Mayor and Council will have the 1st reading of application during their regularly scheduled meeting. The 2nd reading and consideration of this application will be during the following month's regularly scheduled City Council meeting. All of the above-mentioned meetings will be held in the City Hall 2nd Floor Council Chambers located at 7224 Highway 21, Port Wentworth GA 31407. You are invited to attend. Please check the City website: portwentworthga.gov for more information on how to attend each meeting.

Sincerely,

Katie Dunnigan, CZI
Director of Planning and Zoning
Development Services
City of Port Wentworth, Georgia

1500 CROSSGATE LLC
C/O PREMIER LEASING & PROPERTY M
49 PARK OF COMMERCE WAY #204
SAVANNAH, GA 31405

ARTICLE VIII CREDIT SHELTER TRUST I
6232 HIGHWAY 21
PORT WENTWORTH, GA 31407

CRESCENT INVESTMENTS INC*
6232 GA HWY 21
PORT WENTWORTH, GA 31407

DRAYTON-PARKER COMPANIES, LLC
171 CROSSROADS PARKWAY
SAVANNAH
PORT WENTWORTH, GA 31407

GEORGIA POWER COMPANY
241 RALPH MCGILL BLVD NE
TAX DEPT. BIN 10120
ATLANTA, GA 30308

L-A SAVANNAH-CROSSGATE LLC
1960 SATELLITE BLVD STE 3000
DULUTH, GA 30097







City Council
7224 GA Highway 21
Port Wentworth, GA 31407

Meeting: 06/12/25
Department: Development Services
Category: Ordinance
Prepared By: Katie Dunnigan
Department Head: Katie Dunnigan

SCHEDULED

AGENDA ITEM (ID)

DOC ID:

A Special Use Permit Application has been submitted by the City of Port Wentworth, requesting to allow Warehousing in the I-1 zoning district. PIN # 70035 01002, located in the 2nd Council District, at 6232 Hwy 21. Current zoning C-3, proposed zoning I-1.

- **Public Hearing held on May 15, 2025**

Issue/Item: A Special Use Permit Application has been submitted by the City of Port Wentworth, requesting to allow Warehousing in the I-1 zoning district. PIN # 70035 01002, located in the 2nd Council District, at 6232 Hwy 21. Current zoning C-3, proposed zoning I-1.

Background:

- The City of Port Wentworth seeks to bring existing Warehousing operations in to zoning compliance.
- Pursuant to the City of Port Wentworth Code of Ordinances, Zoning Ordinances, Article 4, Section 4.30, Warehousing requires a Special Use Permit in the I-1 zoning district.

Facts and Finding: Recommendation:

Approve the request for a Special Use Permit allowing Warehousing with the condition:
1. Approval of the Special Use Permit is contingent upon successful rezoning to I-1.

Funding:

Recommendation:

RE-ZONING, VARIANCES, AND **SPECIAL USE PERMIT** APPLICATION



Applicant Information:

Name City of Port Wentworth
Phone 912-999-2084 Email: KDunnigan@portwentworthga.gov
Mailing Address 7224 GA Highway 21, 31407

Property Information: See Attachment A

Site Address _____

Pin/ Parcel # _____

Total Acreage/ Square Feet _____

Description of Project

See Attachment A

Explanation of Variance Request

Applicant Name/Title Omar Senati-Martinez / Zoning Administrator

Authorized City Official Signature: Omar Senati-Martinez

Attachment A

Address: 1 Dixie St PIN(s): 70010 02002

Acreage: +/- 1 Acre

Justification for Rezoning: Zoning Conformance – Commercial Use (Mobile Storage)

Current Zoning: R-4 Proposed Zoning: C-2

Owner Name: One Dixie Partners, LLC

Owner Address: 145 South Shore Dr. Unit 3301, Hilton Head SC, 29928

Address: 1000 Dorset Rd PIN(s): 70010 02001

Acreage: 1.8 Acres

Justification for Rezoning: Zoning Conformance – Nursing Home

Current Zoning: R-4 Proposed Zoning: C-2

Owner Name: Chatham Healthcare Properties, Inc

Owner Address: 1626 Jeurgens Court, Norcross GA, 30093

Address: 101 Hodgeville Road PIN(s): 71017 02010

Acreage: 1 Acre

Justification for Rezoning: Zoning Conformance – Fueling Station

Current Zoning: R-1 Proposed Zoning: C-2

Owner Name: Navkar, LLC

Owner Address: 101 Hodgeville Rd, Port Wentworth GA, 31407

Address: 6232 Hwy 21

PIN(s): 70035 01002

Acreage: 19.3 Acres

Justification for Rezoning: Zoning Conformance – Warehouse

Current Zoning: C-3

Proposed Zoning: I-1

Owner Name: Cresent Investments Inc.

Owner Address: 6232 Hwy 21, Port Wentworth GA, 31407

Address: 8901 Hwy 21

PIN(s): 70906 01038 & 70906 01037

Acreage: +/- 5.76 Acres

Justification for Rezoning: Zoning Conformance – Self Storage

Current Zoning: R-4

Proposed Zoning: C-2

Owner Name: Stop N Stor 7LLC

Owner Address: 9100 White Bluff Rd Suite 502, Savannah GA, 31406

Address: 5 Birkenhead Rd PIN(s): 70010 04005

Acreage: .86 Acres

Justification for Rezoning: Zoning Conformance – Funeral/Mortuary Services

Current Zoning: R-4

Proposed Zoning: C-1

Owner Name: Blue Mountain Holdings, LLC

Owner Address: 8375 SW Beaverton Hillsdale Hwy Suite C, Portland OR, 97225



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District 4

Thomas Barbee

At-Large

Artlise Alston-Cone

At-Large

City Manager

Steve Davis

April 15, 2025

RE: Public Hearing Notice

Dear Property Owner:

This letter serves as notification that a Special Use Permit Application has been submitted by City of Port Wentworth for PIN # 70035 01002, located at 6232 Highway 21, to allow for warehousing in the I-1 zoning district. The City of Port Wentworth Planning Commission will consider this application during a public hearing on Monday May 5, 2025 at 3:30 PM.

A public hearing will be held on Thursday May 15, 2025, at 7:00 PM to hear questions and/or comments on this request. On this same date and time, the Mayor and Council will consider this application during their regularly scheduled meeting. All of the above-mentioned meetings will be held in the City Hall 2nd Floor Council Chambers located at 7224 Highway 21, Port Wentworth GA 31407. You are invited to attend. Please check the City website: portwentworthga.gov 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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City Manager

Steve Davis

April 15, 2025

RE: Public Hearing Notice

Dear Property Owner:

This letter serves as notification that a Zoning Map Amendment Application has been submitted by City of Port Wentworth for PIN # 70035 01002 located at 6232 Highway 21, to Rezone 19.3 acre from the C-3 (Interchange Commercial) to the I-1 (Industrial) zoning district, to achieve zoning compliance. The City of Port Wentworth Planning Commission will consider this application during a public hearing on Monday May 5, 2025, at 3:30 PM.

A public hearing will be held on Thursday May 15, 2025, at 7:00 PM to hear questions and/or comments on this request. On this same date and time, the Mayor and Council will have the 1st reading of application during their regularly scheduled meeting. The 2nd reading and consideration of this application will be during the following month's regularly scheduled City Council meeting. All of the above-mentioned meetings will be held in the City Hall 2nd Floor Council Chambers located at 7224 Highway 21, Port Wentworth GA 31407. You are invited to attend. Please check the City website: portwentworthga.gov for more information on how to attend each meeting.

Sincerely,

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Director of Planning and Zoning
Development Services
City of Port Wentworth, Georgia

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C/O PREMIER LEASING & PROPERTY M
49 PARK OF COMMERCE WAY #204
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ARTICLE VIII CREDIT SHELTER TRUST I
6232 HIGHWAY 21
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6232 GA HWY 21
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TAX DEPT. BIN 10120
ATLANTA, GA 30308

L-A SAVANNAH-CROSSGATE LLC
1960 SATELLITE BLVD STE 3000
DULUTH, GA 30097







City Council
7224 GA Highway 21
Port Wentworth, GA 31407

Meeting: 06/12/25
Department: Development Services
Category: Ordinance
Prepared By: Katie Dunnigan
Department Head: Katie Dunnigan

SCHEDULED

AGENDA ITEM (ID)

DOC ID:

Consideration for the 2nd Reading of a Zoning Map Amendment Application has been submitted by the City of Port Wentworth, requesting to rezone .86 acres from R-4 to C-1, for the purpose of land use conformance. PIN # 70010 04005, located in the 4th Council District, at 5 Birkenhead Rd.

Issue/Item: A Zoning Map Amendment Application has been submitted by the City of Port Wentworth, requesting to rezone .86 acres from R-4 to C-1, for the purpose of land use conformance. PIN # 70010 04005, located in the 4th Council District, at 5 Birkenhead Rd.

Background:

- The City of Port Wentworth seeks to bring existing operations of a Funeral Home in to zoning compliance.
- Funeral Homes are not allowable as a use in residential zoning districts.
- Pursuant to the City of Port Wentworth Code of Ordinances, Zoning Ordinances, Article 4, Section 4.30 Funeral Homes allowed in the C-1 zoning district as a special use.
- The Future Land Use Map identifies this parcel as being in the Mixed Use category, in which C-1 is a compatible zoning.
- Approval of this rezoning would cause a shift of approximately .009% of total land use, from R-4 to C-1 zoning districts.

Facts and Finding: Recommendations:

- At the May 5, 2025 meeting, the Planning Commission voted to recommend approval of the rezoning.

Funding:

Recommendation:

RE-ZONING, VARIANCES, AND SPECIAL USE PERMIT APPLICATION



Applicant Information:

Name City of Port Wentworth
Phone 912-999-2084 Email: KDunnigan@portwentworthga.gov
Mailing Address 7224 GA Highway 21, 31407

Property Information: See Attachment A

Site Address _____

Pin/ Parcel # _____

Total Acreage/ Square Feet _____

Description of Project

See Attachment A

Explanation of Variance Request

Applicant Name/Title Omar Senati-Martinez / Zoning Administrator

Authorized City Official Signature: Omar Senati-Martinez

Attachment A

Address: 7512 Highway 21

PIN(s): 070975 02007

Acreage: .9 Acres

Justification for Rezoning: Zoning Conformance – Veterinary Services

Current Zoning: R-1

Proposed Zoning: C-1

Owner Name: James Woo Industries, LLC

Owner Address: 136 Post House Trail, Pooler GA, 31322

Address: 3 Birkenhead Street

PIN(s): 70010 04002

Acreage: .39 Acres

Justification for Rezoning: Zoning Conformance – Inflatable Rentals

Current Zoning: R-1

Proposed Zoning: C-1

Owner Name: Southern Region Industrial Realty Inc.

Owner Address: 650 W Peachtree St NW, Atlanta GA, 30308

Address: Highway 30

PIN(s): 70976 02031, 70976 02030, portion of former 70976 02003 & 70976B 01001B

Acreage: +/- 5.26 Acres

Justification for Rezoning: Zoning Conformance – Nursery (Plants)

Current Zoning: R-1

Proposed Zoning: C-2

Owner Name: Frank and Reita's LLC & Frank Neville Floyd

Owner Address: 1716 E Hwy 80, Bloomindale GA, 31302 & 120 Hwy 30, Port Wentworth GA, 31407

Address: 1133 Coldbrook Station Circle PIN(s): 70037 01012

Acreage: 10.77 Acres

Justification for Rezoning: Zoning Conformance – Multifamily Residential

Current Zoning: C-2 Proposed Zoning: R-5

Owner Name: Wood Meadow Apartments LP

Owner Address: 920 Florence Blvd, Florence AL, 35630

Address: 501 Old Richmond Rd PIN(s): 70037 01051

Acreage: 14 Acres

Justification for Rezoning: Zoning Conformance – Multifamily Residential

Current Zoning: C-2 Proposed Zoning: R-5

Owner Name: Chatham-Coldbrook Associates, LLC

Owner Address: PO Box 20197, Atlanta GA, 30325

Address: 6620 Highway 21 PIN(s): 770010 04005

Acreage: +/- 4 Acres

Justification for Rezoning: Zoning Conformance – SPLIT Zoned Parcel

Current Zoning: C-2 & R-1 Proposed Zoning: C-2

Owner Name: William R. Bell

Owner Address: 6620 Highway 21, Port Wentworth GA, 31407

Address: 604 S. Coastal Highway PIN(s): 70015 01001

Acreage: 2.5 Acres

Justification for Rezoning: Zoning Conformance – GA Ports Authority Property

Current Zoning: R-4 Proposed Zoning: I-1

Owner Name: Georgia Ports Authority

Owner Address: 2 Main St., Garden City GA, 31408

Address: South Coastal Highway PIN(s): 70015 01002

Acreage: +/- 8 Acres

Justification for Rezoning: Zoning Conformance – SPLIT zoned parcel

Current Zoning: R-4 & I-1 Proposed Zoning: I-1

Owner Name: United States Sugar Savannah Refinery

Owner Address: 111 Ponce De Leon Ave, Clewiston FL, 33440

Address: 808 Crossgate Road PIN(s): 70010 13025

Acreage: .06 Acres

Justification for Rezoning: Zoning Conformance – Commercial Use

Current Zoning: R-1 Proposed Zoning: C-1

Owner Name: Whitercon Logistics, LLC

Owner Address: 100 Bull St. Suite 100, Savannah GA, 31401

Address: 101 S Coastal Hwy PIN(s): 70010 13011

Acreage: .14 Acres

Justification for Rezoning: Zoning Conformance – Commercial Use (HVAC)

Current Zoning: R-1 Proposed Zoning: C-1

Owner Name: Karen Marie Zollo

Owner Address: 101 S Coastal Hwy, Port Wentworth GA, 31407

Address: 1 Dixie St PIN(s): 70010 02002

Acreage: +/- 1 Acre

Justification for Rezoning: Zoning Conformance – Commercial Use (Mobile Storage)

Current Zoning: R-4 Proposed Zoning: C-2

Owner Name: One Dixie Partners, LLC

Owner Address: 145 South Shore Dr. Unit 3301, Hilton Head SC, 29928

Address: 1000 Dorset Rd PIN(s): 70010 02001

Acreage: 1.8 Acres

Justification for Rezoning: Zoning Conformance – Nursing Home

Current Zoning: R-4 Proposed Zoning: C-2

Owner Name: Chatham Healthcare Properties, Inc

Owner Address: 1626 Jeurgens Court, Norcross GA, 30093

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Acreage: 1 Acre

Justification for Rezoning: Zoning Conformance – Fueling Station

Current Zoning: R-1 Proposed Zoning: C-2

Owner Name: Navkar, LLC

Owner Address: 101 Hodgeville Rd, Port Wentworth GA, 31407

Address: 6232 Hwy 21 PIN(s): 70035 01002

Acreage: 19.3 Acres

Justification for Rezoning: Zoning Conformance – Warehouse

Current Zoning: C-3 Proposed Zoning: I-1

Owner Name: Cresent Investments Inc.

Owner Address: 6232 Hwy 21, Port Wentworth GA, 31407

Address: 5 Birkenhead Rd PIN(s): 70010 04005

Acreage: .86 Acres

Justification for Rezoning: Zoning Conformance – Funeral/Mortuary Services

Current Zoning: R-4 Proposed Zoning: C-1

Owner Name: Blue Mountain Holdings, LLC

Owner Address: 8375 SW Beaverton Hillsdale Hwy Suite C, Portland OR, 97225

Address: 8901 Hwy 21

PIN(s): 70906 01038 & 70906 01037

Acreage: +/- 5.76 Acres

Justification for Rezoning: Zoning Conformance – Self Storage

Current Zoning: R-4

Proposed Zoning: C-2

Owner Name: Stop N Stor 7LLC

Owner Address: 9100 White Bluff Rd Suite 502, Savannah GA, 31406

Address: 711 Hwy 30

PIN(s): 70976 01018

Acreage: 1.42 Acres

Justification for Rezoning: Zoning Conformance – Commercial Use (Market/Food Service)

Current Zoning: R-1

Proposed Zoning: C-1

Owner Name: Tina Woods Newman

Owner Address: 333 Westminster Drive, Guyton GA, 31312



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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 Zoning Map Amendment Application has been submitted by City of Port Wentworth for PIN # 70010 04005, located at 5 Birkenhead Road, to Rezone .86 acres from R-4 (Mixed Residential) to the C-1 (Neighborhood Commercial) Zoning District to achieve zoning compliance. The City of Port Wentworth Planning Commission will consider this application during a public hearing on Monday May 5, 2025, at 3:30 PM.

A public hearing will be held on Thursday May 15, 2025, at 7:00 PM to hear questions and/or comments on this request. On this same date and time, the Mayor and Council will have the 1st reading of application during their regularly scheduled meeting. The 2nd reading and consideration of this application will be during the following month's regularly scheduled City Council meeting. All of the above-mentioned meetings will be held in the City Hall 2nd Floor Council Chambers located at 7224 Highway 21, Port Wentworth GA 31407. You are invited to attend. Please check the City website: portwentworthga.gov for more information on how to attend each meeting.

Sincerely,

Katie Dunnigan, CZI
Director of Planning and Zoning
Development Services
City of Port Wentworth, Georgia



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At-Large

City Manager

Steve Davis

April 15, 2025

RE: Public Hearing Notice

Dear Property Owner:

This letter serves as notification that a Special Use Permit Application has been submitted by City of Port Wentworth for PIN # 70010 04005, located at 5 Birkenhead Road, to allow for a funeral home in the C-1 zoning district. The City of Port Wentworth Planning Commission will consider this application during a public hearing on Monday May 5, 2025 at 3:30 PM.

A public hearing will be held on Thursday May 15, 2025, at 7:00 PM to hear questions and/or comments on this request. On this same date and time, the Mayor and Council will consider this application during their regularly scheduled meeting. All of the above-mentioned meetings will be held in the City Hall 2nd Floor Council Chambers located at 7224 Highway 21, Port Wentworth GA 31407. You are invited to attend. Please check the City website: portwentworthga.gov for more information on how to attend each meeting.

Sincerely,

Katie Dunnigan, CZI
Director of Planning and Zoning
Development Services
City of Port Wentworth, Georgia

BALCOM JUDY A & ANTHONY K*
408 MCLEOD AVE
TYBEE ISLAND, GA 31328

BLUE MOUNTAIN HOLDINGS, LLC
8375 SW BEAVERTON HILLSDALE HWY
PORTLAND, OR 97225

CATES PAUL
PO BOX 7601
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City Council
7224 GA Highway 21
Port Wentworth, GA 31407

Meeting: 06/12/25
Department: Development Services
Category: Ordinance
Prepared By: Katie Dunnigan
Department Head: Katie Dunnigan

SCHEDULED

AGENDA ITEM (ID)

DOC ID:

A Special Use Permit Application has been submitted by the City of Port Wentworth, requesting to allow a Funeral Home in the C-1 zoning district. PIN # 70010 04005, located in the 4th Council District, at 5 Birkenhead Rd. Current zoning R-4, proposed zoning C-1.

- **Public Hearing held May 15, 2025**

Issue/Item: A Special Use Permit Application has been submitted by the City of Port Wentworth, requesting to allow a Funeral Home in the C-1 zoning district. PIN # 70010 04005, located in the 4th Council District, at 5 Birkenhead Rd. Current zoning R-4, proposed zoning C-1.

Background:

- The City of Port Wentworth seeks to bring existing Funeral Home operations in to zoning compliance.
- Pursuant to the City of Port Wentworth Code of Ordinances, Zoning Ordinances, Article 4, Section 4.30, a Funeral Home requires a Special Use Permit in the C-1 zoning district.

Facts and Finding: Recommendation:

At the May 5, 2025 meeting, the Planning Commission voted to recommend approval of the request for a Special Use Permit allowing a Funeral Home, with the condition:

1. Approval of the Special Use Permit is contingent upon successful rezoning to C-1.

Funding:

Recommendation:

RE-ZONING, VARIANCES, AND **SPECIAL USE PERMIT** APPLICATION



Applicant Information:

Name City of Port Wentworth
Phone 912-999-2084 Email: KDunnigan@portwentworthga.gov
Mailing Address 7224 GA Highway 21, 31407

Property Information: See Attachment A

Site Address _____

Pin/ Parcel # _____

Total Acreage/ Square Feet _____

Description of Project

See Attachment A

Explanation of Variance Request

Applicant Name/Title Omar Senati-Martinez / Zoning Administrator

Authorized City Official Signature: Omar Senati-Martinez

Attachment A

Address: 1 Dixie St PIN(s): 70010 02002

Acreage: +/- 1 Acre

Justification for Rezoning: Zoning Conformance – Commercial Use (Mobile Storage)

Current Zoning: R-4 Proposed Zoning: C-2

Owner Name: One Dixie Partners, LLC

Owner Address: 145 South Shore Dr. Unit 3301, Hilton Head SC, 29928

Address: 1000 Dorset Rd PIN(s): 70010 02001

Acreage: 1.8 Acres

Justification for Rezoning: Zoning Conformance – Nursing Home

Current Zoning: R-4 Proposed Zoning: C-2

Owner Name: Chatham Healthcare Properties, Inc

Owner Address: 1626 Jeurgens Court, Norcross GA, 30093

Address: 101 Hodgeville Road PIN(s): 71017 02010

Acreage: 1 Acre

Justification for Rezoning: Zoning Conformance – Fueling Station

Current Zoning: R-1 Proposed Zoning: C-2

Owner Name: Navkar, LLC

Owner Address: 101 Hodgeville Rd, Port Wentworth GA, 31407

Address: 6232 Hwy 21

PIN(s): 70035 01002

Acreage: 19.3 Acres

Justification for Rezoning: Zoning Conformance – Warehouse

Current Zoning: C-3

Proposed Zoning: I-1

Owner Name: Cresent Investments Inc.

Owner Address: 6232 Hwy 21, Port Wentworth GA, 31407

Address: 8901 Hwy 21

PIN(s): 70906 01038 & 70906 01037

Acreage: +/- 5.76 Acres

Justification for Rezoning: Zoning Conformance – Self Storage

Current Zoning: R-4

Proposed Zoning: C-2

Owner Name: Stop N Stor 7LLC

Owner Address: 9100 White Bluff Rd Suite 502, Savannah GA, 31406

Address: 5 Birkenhead Rd PIN(s): 70010 04005

Acreage: .86 Acres

Justification for Rezoning: Zoning Conformance – Funeral/Mortuary Services

Current Zoning: R-4

Proposed Zoning: C-1

Owner Name: Blue Mountain Holdings, LLC

Owner Address: 8375 SW Beaverton Hillsdale Hwy Suite C, Portland OR, 97225



CITY OF PORT WENTWORTH

7224 GA Highway 21 | Port Wentworth, Georgia 31407

Phone (912) 964-4379 | Fax (912) 966-7429

Portwentworthga.gov

ELECTED OFFICIALS

MAYOR
Gary Norton

COUNCIL MEMBERS

Gabrielle Nelson
Mayor Pro Tem

Mark Stephens
District 2

Rufus Bright
District 3

Nishant Randerwala
District 4

Thomas Barbee
At-Large

Artlise Alston-Cone
At-Large

City Manager
Steve Davis

April 15, 2025

RE: Public Hearing Notice

Dear Property Owner:

This letter serves as notification that a Zoning Map Amendment Application has been submitted by City of Port Wentworth for PIN # 70010 04005, located at 5 Birkenhead Road, to Rezone .86 acres from R-4 (Mixed Residential) to the C-1 (Neighborhood Commercial) Zoning District to achieve zoning compliance. The City of Port Wentworth Planning Commission will consider this application during a public hearing on Monday May 5, 2025, at 3:30 PM.

A public hearing will be held on Thursday May 15, 2025, at 7:00 PM to hear questions and/or comments on this request. On this same date and time, the Mayor and Council will have the 1st reading of application during their regularly scheduled meeting. The 2nd reading and consideration of this application will be during the following month's regularly scheduled City Council meeting. All of the above-mentioned meetings will be held in the City Hall 2nd Floor Council Chambers located at 7224 Highway 21, Port Wentworth GA 31407. You are invited to attend. Please check the City website: portwentworthga.gov for more information on how to attend each meeting.

Sincerely,

Katie Dunnigan, CZI
Director of Planning and Zoning
Development Services
City of Port Wentworth, Georgia



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Steve Davis

April 15, 2025

RE: Public Hearing Notice

Dear Property Owner:

This letter serves as notification that a Special Use Permit Application has been submitted by City of Port Wentworth for PIN # 70010 04005, located at 5 Birkenhead Road, to allow for a funeral home in the C-1 zoning district. The City of Port Wentworth Planning Commission will consider this application during a public hearing on Monday May 5, 2025 at 3:30 PM.

A public hearing will be held on Thursday May 15, 2025, at 7:00 PM to hear questions and/or comments on this request. On this same date and time, the Mayor and Council will consider this application during their regularly scheduled meeting. All of the above-mentioned meetings will be held in the City Hall 2nd Floor Council Chambers located at 7224 Highway 21, Port Wentworth GA 31407. You are invited to attend. Please check the City website: portwentworthga.gov for more information on how to attend each meeting.

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Director of Planning and Zoning
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101 S COASTAL HWY
PORT WENTWORTH, GA 31407







City Council
7224 GA Highway 21
Port Wentworth, GA 31407

Meeting: 06/12/25
Department: Development Services
Category: Ordinance
Prepared By: Katie Dunnigan
Department Head: Katie Dunnigan

SCHEDULED

AGENDA ITEM (ID)

DOC ID:

Consideration of the 2nd Reading of a Zoning Map Amendment Application submitted by the City of Port Wentworth, requesting to rezone +/- 5.76 acres from R-4 to C-2, for the purpose of land use conformance. PIN #s 70906 01038 & 70906 01037, located in the 1st Council District, at 8901 Highway 21.

Issue/Item: A Zoning Map Amendment Application has been submitted by the City of Port Wentworth, requesting to rezone +/- 5.76 acres from R-4 to C-2, for the purpose of land use conformance. PIN #s 70906 01038 & 70906 01037, located in the 1st Council District, at 8901 Highway 21.

Background:

- The City of Port Wentworth seeks to bring existing Self-Storage operations in to zoning compliance.
- Self-Storage is not allowable as a use in residential zoning districts.
- Pursuant to the City of Port Wentworth Code of Ordinances, Zoning Ordinances, Article 4, Section 4.30 Self-Storage is allowed in the C-2 zoning district as a special use.
- The Future Land Use Map identifies this parcel as being in the Commercial use category.
- Approval of this rezoning would cause a shift of approximately .06% of total land use, from R-4 to C-2 zoning districts.

Facts and Finding: Recommendations:

- At the May 5, 2025 meeting, the Planning Commission voted to recommend approval of the rezoning.

Funding:

Recommendation:

RE-ZONING, VARIANCES, AND SPECIAL USE PERMIT APPLICATION



Applicant Information:

Name City of Port Wentworth
Phone 912-999-2084 Email: KDunnigan@portwentworthga.gov
Mailing Address 7224 GA Highway 21, 31407

Property Information: See Attachment A

Site Address _____

Pin/ Parcel # _____

Total Acreage/ Square Feet _____

Description of Project

See Attachment A

Explanation of Variance Request

Applicant Name/Title Omar Senati-Martinez / Zoning Administrator

Authorized City Official Signature: Omar Senati-Martinez

Attachment A

Address: 7512 Highway 21

PIN(s): 070975 02007

Acreage: .9 Acres

Justification for Rezoning: Zoning Conformance – Veterinary Services

Current Zoning: R-1

Proposed Zoning: C-1

Owner Name: James Woo Industries, LLC

Owner Address: 136 Post House Trail, Pooler GA, 31322

Address: 3 Birkenhead Street

PIN(s): 70010 04002

Acreage: .39 Acres

Justification for Rezoning: Zoning Conformance – Inflatable Rentals

Current Zoning: R-1

Proposed Zoning: C-1

Owner Name: Southern Region Industrial Realty Inc.

Owner Address: 650 W Peachtree St NW, Atlanta GA, 30308

Address: Highway 30

PIN(s): 70976 02031, 70976 02030, portion of former 70976 02003 & 70976B 01001B

Acreage: +/- 5.26 Acres

Justification for Rezoning: Zoning Conformance – Nursery (Plants)

Current Zoning: R-1

Proposed Zoning: C-2

Owner Name: Frank and Reita's LLC & Frank Neville Floyd

Owner Address: 1716 E Hwy 80, Bloomindale GA, 31302 & 120 Hwy 30, Port Wentworth GA, 31407

Address: 1133 Coldbrook Station Circle PIN(s): 70037 01012

Acreage: 10.77 Acres

Justification for Rezoning: Zoning Conformance – Multifamily Residential

Current Zoning: C-2 Proposed Zoning: R-5

Owner Name: Wood Meadow Apartments LP

Owner Address: 920 Florence Blvd, Florence AL, 35630

Address: 501 Old Richmond Rd PIN(s): 70037 01051

Acreage: 14 Acres

Justification for Rezoning: Zoning Conformance – Multifamily Residential

Current Zoning: C-2 Proposed Zoning: R-5

Owner Name: Chatham-Coldbrook Associates, LLC

Owner Address: PO Box 20197, Atlanta GA, 30325

Address: 6620 Highway 21 PIN(s): 770010 04005

Acreage: +/- 4 Acres

Justification for Rezoning: Zoning Conformance – SPLIT Zoned Parcel

Current Zoning: C-2 & R-1 Proposed Zoning: C-2

Owner Name: William R. Bell

Owner Address: 6620 Highway 21, Port Wentworth GA, 31407

Address: 604 S. Coastal Highway PIN(s): 70015 01001

Acreage: 2.5 Acres

Justification for Rezoning: Zoning Conformance – GA Ports Authority Property

Current Zoning: R-4 Proposed Zoning: I-1

Owner Name: Georgia Ports Authority

Owner Address: 2 Main St., Garden City GA, 31408

Address: South Coastal Highway PIN(s): 70015 01002

Acreage: +/- 8 Acres

Justification for Rezoning: Zoning Conformance – SPLIT zoned parcel

Current Zoning: R-4 & I-1 Proposed Zoning: I-1

Owner Name: United States Sugar Savannah Refinery

Owner Address: 111 Ponce De Leon Ave, Clewiston FL, 33440

Address: 808 Crossgate Road PIN(s): 70010 13025

Acreage: .06 Acres

Justification for Rezoning: Zoning Conformance – Commercial Use

Current Zoning: R-1 Proposed Zoning: C-1

Owner Name: Whitercon Logistics, LLC

Owner Address: 100 Bull St. Suite 100, Savannah GA, 31401

Address: 101 S Coastal Hwy PIN(s): 70010 13011

Acreage: .14 Acres

Justification for Rezoning: Zoning Conformance – Commercial Use (HVAC)

Current Zoning: R-1 Proposed Zoning: C-1

Owner Name: Karen Marie Zollo

Owner Address: 101 S Coastal Hwy, Port Wentworth GA, 31407

Address: 1 Dixie St PIN(s): 70010 02002

Acreage: +/- 1 Acre

Justification for Rezoning: Zoning Conformance – Commercial Use (Mobile Storage)

Current Zoning: R-4 Proposed Zoning: C-2

Owner Name: One Dixie Partners, LLC

Owner Address: 145 South Shore Dr. Unit 3301, Hilton Head SC, 29928

Address: 1000 Dorset Rd PIN(s): 70010 02001

Acreage: 1.8 Acres

Justification for Rezoning: Zoning Conformance – Nursing Home

Current Zoning: R-4 Proposed Zoning: C-2

Owner Name: Chatham Healthcare Properties, Inc

Owner Address: 1626 Jeurgens Court, Norcross GA, 30093

Address: 101 Hodgeville Road PIN(s): 71017 02010

Acreage: 1 Acre

Justification for Rezoning: Zoning Conformance – Fueling Station

Current Zoning: R-1 Proposed Zoning: C-2

Owner Name: Navkar, LLC

Owner Address: 101 Hodgeville Rd, Port Wentworth GA, 31407

Address: 6232 Hwy 21 PIN(s): 70035 01002

Acreage: 19.3 Acres

Justification for Rezoning: Zoning Conformance – Warehouse

Current Zoning: C-3 Proposed Zoning: I-1

Owner Name: Cresent Investments Inc.

Owner Address: 6232 Hwy 21, Port Wentworth GA, 31407

Address: 5 Birkenhead Rd PIN(s): 70010 04005

Acreage: .86 Acres

Justification for Rezoning: Zoning Conformance – Funeral/Mortuary Services

Current Zoning: R-4 Proposed Zoning: C-1

Owner Name: Blue Mountain Holdings, LLC

Owner Address: 8375 SW Beaverton Hillsdale Hwy Suite C, Portland OR, 97225

Address: 8901 Hwy 21

PIN(s): 70906 01038 & 70906 01037

Acreage: +/- 5.76 Acres

Justification for Rezoning: Zoning Conformance – Self Storage

Current Zoning: R-4

Proposed Zoning: C-2

Owner Name: Stop N Stor 7LLC

Owner Address: 9100 White Bluff Rd Suite 502, Savannah GA, 31406

Address: 711 Hwy 30

PIN(s): 70976 01018

Acreage: 1.42 Acres

Justification for Rezoning: Zoning Conformance – Commercial Use (Market/Food Service)

Current Zoning: R-1

Proposed Zoning: C-1

Owner Name: Tina Woods Newman

Owner Address: 333 Westminster Drive, Guyton GA, 31312



CITY OF PORT WENTWORTH

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Phone (912) 964-4379 | Fax (912) 966-7429

Portwentworthga.gov

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Mayor Pro Tem

Mark Stephens

District 2

Rufus Bright

District 3

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District 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 Zoning Map Amendment Application has been submitted by City of Port Wentworth for PIN #s 70906 01037 & 70906 01038 located at 8901 Highway 21, to Rezone 5.76 acres from the R-4 (Mixed Residential) to the C-2 (General Commercial) Zoning District to achieve zoning compliance. The City of Port Wentworth Planning Commission will consider this application during a public hearing on Monday May 5, 2025, at 3:30 PM.

A public hearing will be held on Thursday May 15, 2025, at 7:00 PM to hear questions and/or comments on this request. On this same date and time, the Mayor and Council will have the 1st reading of application during their regularly scheduled meeting. The 2nd reading and consideration of this application will be during the following month's regularly scheduled City Council meeting. All of the above-mentioned meetings will be held in the City Hall 2nd Floor Council Chambers located at 7224 Highway 21, Port Wentworth GA 31407. You are invited to attend. Please check the City website: portwentworthga.gov for more information on how to attend each meeting.

Sincerely,

Katie Dunnigan, CZI
Director of Planning and Zoning
Development Services
City of Port Wentworth, Georgia



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City Manager
Steve Davis

April 15, 2025

RE: Public Hearing Notice

Dear Property Owner:

This letter serves as notification that a Special Use Permit Application has been submitted by City of Port Wentworth for PIN #s 70906 01037 & 70906 01038, located at 8901 Highway 21, to allow for self-storage in the C-2 zoning district. The City of Port Wentworth Planning Commission will consider this application during a public hearing on Monday May 5, 2025 at 3:30 PM.

A public hearing will be held on Thursday May 15, 2025, at 7:00 PM to hear questions and/or comments on this request. On this same date and time, the Mayor and Council will consider this application during their regularly scheduled meeting. All of the above-mentioned meetings will be held in the City Hall 2nd Floor Council Chambers located at 7224 Highway 21, Port Wentworth GA 31407. You are invited to attend. Please check the City website: portwentworthga.gov for more information on how to attend each meeting.

Sincerely,

Katie Dunnigan, CZI
Director of Planning and Zoning
Development Services
City of Port Wentworth, Georgia

ANDERSON MARY
15 RICE CREEK RD
PORT WENTWORTH, GA 31407

COKE SANDO A.
11 RICE CREEK ROAD
PORT WENTWORTH, GA 31407

GAINES TIMOTHY B
9 RICE CREEK RD
PORT WENTWORTH, GA 31407

MAY MAR-LING S., PACE MARGIE T.
13 RICE CREEK ROAD
PORT WENTWORTH, GA 31407

MUSA BOB D
18 RICE CREEK RD
PORT WENTWORTH, GA 31407

PARKS ALAINA D
5 MANGROVE TRAIL
PORT WENTWORTH, GA 31407

PARKS JAYMARIE, PARKS JOSH
3677 SADDLE HORN TRAIL
OGDEN, KS 66517

RC RESIDENTIAL LLC
PO BOX 672647
MARIETTA, GA 30006

RICE CREEK HOMEOWNERS ASSOCIAT
119 CANAL ST SUITE 102
POOLER, GA 31410

RICE CREEK LANDING, LLC
PO BOX 16176
SAVANNAH, GA 31416

STOP N STOR 7 LLC
9100 WHITE BLUFF RD SUITE 502
SAVANNAH, GA 31406

THOMPSON NEAL & AMELIA
8024 OLD HWY 21
PORT WENTWORTH, GA 31407

THOMPSON TRENT V & JEANINE N
8140 OLD HIWAY 21
PORT WENTWORTH, GA 31407

WRIGHT SHIRLEY
14 RICE CREEK RD
PORT WENTWORTH, GA 31407

THOMPSON JIMMY NEAL
8024 OLD HWY 21
SAVANNAH, GA 31407

8901 Hwy 21







City Council
7224 GA Highway 21
Port Wentworth, GA 31407

Meeting: 06/12/25
Department: Development Services
Category: Ordinance
Prepared By: Katie Dunnigan
Department Head: Katie Dunnigan

SCHEDULED

AGENDA ITEM (ID)

DOC ID:

A Special Use Permit Application has been submitted by the City of Port Wentworth, requesting to allow Self-Storage in the C-2 zoning district. PIN # 70906 01038 & 70906 01037, located in the 1st Council District, at 8901 Hwy 21. Current zoning R-4, proposed zoning C-2.

- **Public Hearing held May 15, 2025**

Issue/Item: A Special Use Permit Application has been submitted by the City of Port Wentworth, requesting to allow Self-Storage in the C-2 zoning district. PIN # 70906 01038 & 70906 01037, located in the 1st Council District, at 8901 Hwy 21. Current zoning R-4, proposed zoning C-2.

Background:

- The City of Port Wentworth seeks to bring existing Self-Storage operations in to zoning compliance.
- Pursuant to the City of Port Wentworth Code of Ordinances, Zoning Ordinances, Article 4, Section 4.30, Self-Storage requires a Special Use Permit in the C-2 zoning district.

Facts and Finding: Recommendation:

At the May 5, 2025 meeting, the Planning Commission voted to recommend approval of the request for a Special Use Permit allowing a Self-Storage facility, with the condition:

1. Approval of the Special Use Permit is contingent upon successful rezoning to C-2.

Funding:

Recommendation:

RE-ZONING, VARIANCES, AND **SPECIAL USE PERMIT** APPLICATION



Applicant Information:

Name City of Port Wentworth
Phone 912-999-2084 Email: KDunnigan@portwentworthga.gov
Mailing Address 7224 GA Highway 21, 31407

Property Information: See Attachment A

Site Address _____

Pin/ Parcel # _____

Total Acreage/ Square Feet _____

Description of Project

See Attachment A

Explanation of Variance Request

Applicant Name/Title Omar Senati-Martinez / Zoning Administrator

Authorized City Official Signature: Omar Senati-Martinez

Attachment A

Address: 1 Dixie St PIN(s): 70010 02002

Acreage: +/- 1 Acre

Justification for Rezoning: Zoning Conformance – Commercial Use (Mobile Storage)

Current Zoning: R-4 Proposed Zoning: C-2

Owner Name: One Dixie Partners, LLC

Owner Address: 145 South Shore Dr. Unit 3301, Hilton Head SC, 29928

Address: 1000 Dorset Rd PIN(s): 70010 02001

Acreage: 1.8 Acres

Justification for Rezoning: Zoning Conformance – Nursing Home

Current Zoning: R-4 Proposed Zoning: C-2

Owner Name: Chatham Healthcare Properties, Inc

Owner Address: 1626 Jeurgens Court, Norcross GA, 30093

Address: 101 Hodgeville Road PIN(s): 71017 02010

Acreage: 1 Acre

Justification for Rezoning: Zoning Conformance – Fueling Station

Current Zoning: R-1 Proposed Zoning: C-2

Owner Name: Navkar, LLC

Owner Address: 101 Hodgeville Rd, Port Wentworth GA, 31407

Address: 6232 Hwy 21

PIN(s): 70035 01002

Acreage: 19.3 Acres

Justification for Rezoning: Zoning Conformance – Warehouse

Current Zoning: C-3

Proposed Zoning: I-1

Owner Name: Cresent Investments Inc.

Owner Address: 6232 Hwy 21, Port Wentworth GA, 31407

Address: 8901 Hwy 21

PIN(s): 70906 01038 & 70906 01037

Acreage: +/- 5.76 Acres

Justification for Rezoning: Zoning Conformance – Self Storage

Current Zoning: R-4

Proposed Zoning: C-2

Owner Name: Stop N Stor 7LLC

Owner Address: 9100 White Bluff Rd Suite 502, Savannah GA, 31406

Address: 5 Birkenhead Rd PIN(s): 70010 04005

Acreage: .86 Acres

Justification for Rezoning: Zoning Conformance – Funeral/Mortuary Services

Current Zoning: R-4

Proposed Zoning: C-1

Owner Name: Blue Mountain Holdings, LLC

Owner Address: 8375 SW Beaverton Hillsdale Hwy Suite C, Portland OR, 97225



CITY OF PORT WENTWORTH

7224 GA Highway 21 | Port Wentworth, Georgia 31407

Phone (912) 964-4379 | Fax (912) 966-7429

Portwentworthga.gov

ELECTED OFFICIALS

MAYOR

Gary Norton

COUNCIL MEMBERS

Gabrielle Nelson

Mayor Pro Tem

Mark Stephens

District 2

Rufus Bright

District 3

Nishant Randerwala

District 4

Thomas Barbee

At-Large

Artlise Alston-Cone

At-Large

City Manager

Steve Davis

April 15, 2025

RE: Public Hearing Notice

Dear Property Owner:

This letter serves as notification that a Zoning Map Amendment Application has been submitted by City of Port Wentworth for PIN #s 70906 01037 & 70906 01038 located at 8901 Highway 21, to Rezone 5.76 acres from the R-4 (Mixed Residential) to the C-2 (General Commercial) Zoning District to achieve zoning compliance. The City of Port Wentworth Planning Commission will consider this application during a public hearing on Monday May 5, 2025, at 3:30 PM.

A public hearing will be held on Thursday May 15, 2025, at 7:00 PM to hear questions and/or comments on this request. On this same date and time, the Mayor and Council will have the 1st reading of application during their regularly scheduled meeting. The 2nd reading and consideration of this application will be during the following month's regularly scheduled City Council meeting. All of the above-mentioned meetings will be held in the City Hall 2nd Floor Council Chambers located at 7224 Highway 21, Port Wentworth GA 31407. You are invited to attend. Please check the City website: portwentworthga.gov for more information on how to attend each meeting.

Sincerely,

Katie Dunnigan, CZI
Director of Planning and Zoning
Development Services
City of Port Wentworth, Georgia



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District 4

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At-Large

Artlise Alston-Cone
At-Large

City Manager
Steve Davis

April 15, 2025

RE: Public Hearing Notice

Dear Property Owner:

This letter serves as notification that a Special Use Permit Application has been submitted by City of Port Wentworth for PIN #s 70906 01037 & 70906 01038, located at 8901 Highway 21, to allow for self-storage in the C-2 zoning district. The City of Port Wentworth Planning Commission will consider this application during a public hearing on Monday May 5, 2025 at 3:30 PM.

A public hearing will be held on Thursday May 15, 2025, at 7:00 PM to hear questions and/or comments on this request. On this same date and time, the Mayor and Council will consider this application during their regularly scheduled meeting. All of the above-mentioned meetings will be held in the City Hall 2nd Floor Council Chambers located at 7224 Highway 21, Port Wentworth GA 31407. You are invited to attend. Please check the City website: portwentworthga.gov for more information on how to attend each meeting.

Sincerely,

Katie Dunnigan, CZI
Director of Planning and Zoning
Development Services
City of Port Wentworth, Georgia

ANDERSON MARY
15 RICE CREEK RD
PORT WENTWORTH, GA 31407

COKE SANDO A.
11 RICE CREEK ROAD
PORT WENTWORTH, GA 31407

GAINES TIMOTHY B
9 RICE CREEK RD
PORT WENTWORTH, GA 31407

MAY MAR-LING S., PACE MARGIE T.
13 RICE CREEK ROAD
PORT WENTWORTH, GA 31407

MUSA BOB D
18 RICE CREEK RD
PORT WENTWORTH, GA 31407

PARKS ALAINA D
5 MANGROVE TRAIL
PORT WENTWORTH, GA 31407

PARKS JAYMARIE, PARKS JOSH
3677 SADDLE HORN TRAIL
OGDEN, KS 66517

RC RESIDENTIAL LLC
PO BOX 672647
MARIETTA, GA 30006

RICE CREEK HOMEOWNERS ASSOCIAT
119 CANAL ST SUITE 102
POOLER, GA 31410

RICE CREEK LANDING, LLC
PO BOX 16176
SAVANNAH, GA 31416

STOP N STOR 7 LLC
9100 WHITE BLUFF RD SUITE 502
SAVANNAH, GA 31406

THOMPSON NEAL & AMELIA
8024 OLD HWY 21
PORT WENTWORTH, GA 31407

THOMPSON TRENT V & JEANINE N
8140 OLD HIWAY 21
PORT WENTWORTH, GA 31407

WRIGHT SHIRLEY
14 RICE CREEK RD
PORT WENTWORTH, GA 31407

THOMPSON JIMMY NEAL
8024 OLD HWY 21
SAVANNAH, GA 31407

8901 Hwy 21



