



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