



**CITY OF PORT WENTWORTH**  
**PLANNING COMMISSION**  
**OCTOBER 6, 2025**

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**Council Meeting Room**

**Regular Session**

**3:30 PM**

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

**1. CALL MEETING TO ORDER**

**2. PRAYER AND PLEDGE OF ALLEGIANCE**

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

**4. APPROVAL OF AGENDA**

**5. ADOPTION OF MINUTES**

**6. NEW BUSINESS**

- A. Vote to move the November Planning Commission meeting to November 20, 2025.
- B. Intergrity Engineering & Development Services, Inc., as Agent for Publix Super Markets, Inc., requests the approval of a Concept Site Plan "McDonald's", PIN# 70906 04088, located at 1 Supermarket Lane in the 4th Council District. Zoned PUD (Commercial).
- C. Consideration of a Special Use Permit Application submitted by Kei-Mar, LLC, requesting to allow s self-storage facility in the C-3 zoning district. PIN# 7017 03002 located in the 3rd Council District, on Highway 30, zoned C-3.
  - **PUBLIC HEARING**
- D. A Zoning Map Amendment Application has been submitted by Phillip R. McCorkle as Agent for L-A Crossgate-Savannah, LLC, requesting to rezone 7.6 acres from R-3 to C-2, to allow for commercial development. PIN # 70005 01005, located in the 2nd Council District, on Bonnybridge Road.
  - **PUBLIC HEARING**

**7. ADJOURNMENT**



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

Meeting: 10/06/25  
Department: Development Services  
Category: Resolution  
Prepared By: Katie Dunnigan  
Department Head:

**SCHEDULED**

**AGENDA ITEM (ID )**

DOC ID:

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**Vote to move the November Planning Commission meeting to November 20, 2025.**

**Issue/Item:**

**Background:**

**Facts and Finding:**

**Funding:**

**Recommendation:**



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

Meeting: 10/06/25  
Department: Development Services  
Category: Ordinance  
Prepared By: Katie Dunnigan  
Department Head:

**SCHEDULED**

**AGENDA ITEM (ID )**

DOC ID:

**Integrity Engineering & Development Services, Inc., as Agent for Publix Super Markets, Inc., requests the approval of a Concept Site Plan "McDonald's", PIN# 70906 04088, located at 1 Supermarket Lane in the 4th Council District. Zoned PUD (Commercial).**

**Issue/Item:**

**Background:**

- The applicant proposes to develop a McDonald's restaurant.
- The subject parcel is a Publix outparcel at the entrance to the Rice Hope PUD.
- A requisite neighborhood meeting was held for this project on August 6, 2025. No community members attended to provide input.
- *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:**

- The Future Land Use Map identifies the subject parcel as commercial, within a mixed use corridor; which emphasizes neighborhood services and commercial use on parcels with frontage on well-traveled roads.
- The site proposes two access points via Supermarket Lane, which connects to Market Boulevard. No access is proposed to Highway 21.
- The applicant has worked with the City to provide a store model which compliments surrounding structures.

Recommendations:

- The submitted Concept Site Plan complies with City of Port Wentworth ordinances.

**Funding:** N/A

**Recommendation:**

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

**Site Plan Review Application**

Site Plan Type (Check One):  General / Concept  Specific Development

Site Plan Address: Address Not Yet Issued - Using Publix Address of 7936 GA Highway 21

PIN #(s): 70906 04088

Zoning: Planned Unit Development (PUD) Estimated Cost of Construction: \$ Site: \$850,000, Bldg: \$1.3M

Type of Construction: Commercial - Restaurant (A2 - VB)

Project Name: McDonald's

Applicant's Name: Integrity Engineering & Development Services, Inc.

Mailing Address: 3615 Braselton Highway, Suite 201, Dacula, GA 30019

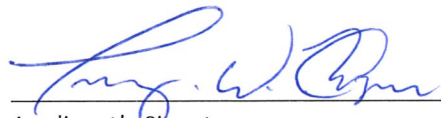
Phone #: 770-361-2892 Email: wynn@integrityeng.net

Owner's Name (If Different form Applicant): Publix Super Markets, Inc.

Mailing Address: P.O. Box 32018 Lakeland, FL 33802-2018

Phone #: 863-619-4285 Email: jamie.hall@publix.com

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

  
Applicant's Signature

7/28/2025  
Date

Owner's Signature (If Different form Applicant)

Date

**Please see page 2 for required submittal checklist**

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

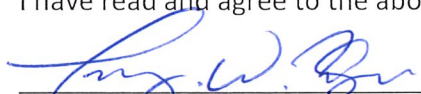
**Site Plan Review Application Submittal Checklist**


Documentation below is required for a complete submittal.

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

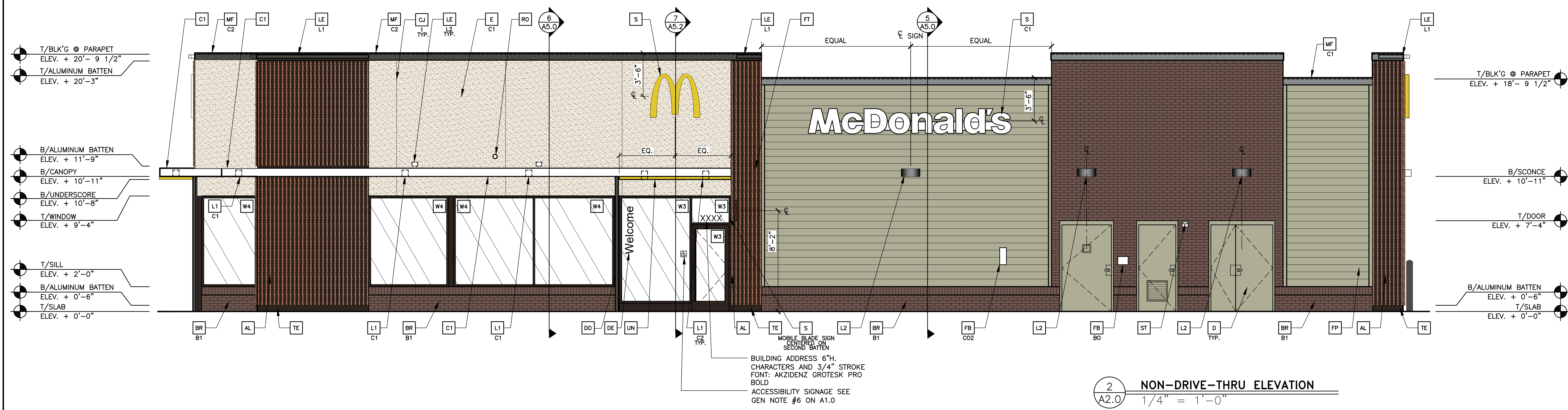
  
\_\_\_\_\_  
Date

**Adjoining Property Owners Within 250 Feet**

Adjoining Property Owner's Name and Address	Property Owner's Tenant's Name and Address	PIN
Board of Education 208 Bull Street Savannah, GA 31401	Rice Creek School 100 Mulberry Ave Port Wentworth, GA 31407	70906 04026
Publix Super Markets Inc. P.O. Box 32018 Lakeland, FL 33802-2018	GNC 7934 GA-21, Suite 400 Port Wentworth, GA 31407	70906 04025
Publix Super Markets Inc. P.O. Box 32018 Lakeland, FL 33802-2018	Great Clips 7934 GA-21, Suite 100 Port Wentworth, GA 31407	70906 04025
Publix Super Markets Inc. P.O. Box 32018 Lakeland, FL 33802-2018	Hanami Japanese Cuisine 7934 GA-21, Suite 300 Port Wentworth, GA 31407	70906 04025
Publix Super Markets Inc. P.O. Box 32018 Lakeland, FL 33802-2018	Marco's Pizza 7936 GA-21, Suite 200 Port Wentworth, GA 31407	70906 04025
Publix Super Markets Inc. P.O. Box 32018 Lakeland, FL 33802-2018	Delight Nail Salon 7938 GA-21, Suite 100 Port Wentworth, GA 31407	70906 04025
Publix Super Markets Inc. P.O. Box 32018 Lakeland, FL 33802-2018	Publix Super Market 7936 GA-21 Port Wentworth, GA 31407	70906 04025
Publix Super Markets Inc. P.O. Box 32018 Lakeland, FL 33802-2018	Rice Hope Liquors 7938 GA-21, Suite 500 Port Wentworth, GA 31407	70906 04025
Publix Super Markets Inc. P.O. Box 32018 Lakeland, FL 33802-2018	T-Mobile 7938 GA-21, Suite 400 Port Wentworth, GA 31407	70906 04025
W4 Properties Port Wentworth, LLC P.O. Box 42 Bogart, GA 30622	Tidal Wave Auto Spa Car Wash 34 Tidal Wave Court Port Wentworth, GA 31407	70906 01035



1 FRONT ELEVATION  
A2.0 1/4" = 1'-0"



2 NON-DRIVE-THRU ELEVATION  
A2.0 1/4" = 1'-0"

PUBLIX SCHEME

KEY NOTES:

- AL ALUMINUM BATTEN SYSTEM  
SIZE: 2"x2" PROFILE  
COLOR: WOOD GRAIN, BACKRAIL UNFINISHED, ENDCAP PAINTED TO MATCH SUBSTRATE; 1/2" EXTERIOR HIGH DENSITY OVERLAY (HDO) PLYWOOD, BB, GROUP 1, HDO BOTH FACES, APA TRADEMARKED.  
COURSE GRIT SAND SURFACES PRIOR TO PRIMING. PRIME AND PAINT BOTH SIDES AND ALL EDGES PRIOR TO INSTALLATION.  
SUBSTRATE COLOR: "IRON ORE" SW 7069 BY SHERWIN WILLIAMS
- BR MODULAR FACE BRICK  
B1 - COLOR: "DAKOTA COMMON" SMOOTH BY HEBRON BRICK COMPANY
- C1 ALUMINUM CANOPY SYSTEM  
COLOR: WHITE
- C2 ALUMINUM CANOPY SYSTEM  
COLOR: RAL 7022
- CJ CONTROL JOINT  
1 - TYPE: 1 = EIFS
- D HOLLOW METAL DOOR  
PAINT: PAINT: 1029-4 PHOTO GRAY BY PPG
- DE DECAL BY GRAPHICS SUPPLIER  
SURFACE APPLIED, FIELD INSTALLED, PRE CUT, PRE SPACED.  
SUPPLIERS:  
VOMELA (865) 330-7337, ann.bowen@vomela.com  
GEX INTERNATIONAL (847) 543-4600, mcdonaldsdecor@gfci.com
- DO DOWNSPOUT  
3" DOWNSPOUT BY CANOPY SYSTEM MANUFACTURER  
COLOR: RAL 7022  
COORDINATE WITH CIVIL TO TIE INTO STORM DRAINAGE
- E EXTERIOR INSULATION FINISH SYSTEM (E.I.F.S.)  
C1 - COLOR:  
C1 = 14-23 EDELWEISS BY PPG
- EJ EXPANSION JOINT, SEE DETAIL 7/A.4.1
- FB FIBER CEMENT LAP SIDING: SMOOTH HARDI-BOARD PLANK BY JAMES HARDIE, 8-1/4" WIDTH, 7" EXPOSURE, HZ10  
PAINT: 1029-4 PHOTO GRAY BY PPG
- FT FIBER CEMENT TRIM: HARDIE TRIM BOARDS 4/4 SMOOTH,  
3 1/2" WIDTH, 3/4" THICK, HZ10  
PAINT: 1029-4 PHOTO GRAY BY PPG
- GR GUARD RAIL - SEE SITE PLAN FOR EXACT LOCATION AND LENGTH  
PAINT: "IRON ORE" SW 7069 BY SHERWIN WILLIAMS
- L1 RECESSED DOWN LIGHT FIXTURE - SEE ELECTRICAL  
C1 - COLOR:  
C1 = WHITE  
C2 = GOLD
- L2 RADIAL SCENCE LIGHT FIXTURE - SEE ELECTRICAL  
COLOR: PLATINUM SILVER
- LE ACCENT LIGHTING - SEE ELECTRICAL  
L1 - LED LIGHT:  
L1 = SUM LED (DOWN ONLY)  
L2 = UP ONLY FLOOD FIXTURE
- MF PRE-FAB ANCHOR-TITE METAL FASCIA  
C1 - COLOR:  
C1 = WEATHERED ZINC  
C2 = RAL 7022
- PB PIPE BOLLARD - USA 310-SD BASTION  
PAINT RAL 7022
- RO ROOF DRAIN OVERFLOW PIPE PAINT TO MATCH SURROUNDING MATERIAL
- S McDONALD'S SIGNAGE BY OTHERS - UNDER SEPARATE PERMIT.  
C1 - COLOR:  
C1 = WEATHERED ZINC RACEWAY  
C2 = RAL 7022 RACEWAY
- ST CO2 STROBE/ALARM. SEE MECHANICAL DRAWINGS FOR SPECIFICATION.
- TE TRU EXTERIOR 1"x6" TRIM, PAINTED ON SITE  
COLOR: "IRON ORE" SW 7069 BY SHERWIN WILLIAMS
- UN METAL UNDERSCORE  
COLOR: GOLD
- W1 EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS  
COLOR: DARK BRONZE  
SEE SHEET A6.0
- W2 DRIVE-THRU WINDOW BY READY ACCESS  
MODEL: 600 SERIES, 36" SERVICE HEIGHT WITH TRANSOM, MANUAL OPEN; ELECTRONIC RELEASE  
COLOR: DEEP BRONZE  
SLIDE DIRECTION: RL = RIGHT TO LEFT  
LR = LEFT TO RIGHT

BY		DESCRIPTION		DATE		REV	
XX.XX.2025 DATE							
<b>PREPARED BY:</b> AIS INFRASTRUCTURE 70 MANSSELL CT, SUITE 200 ROSWELL, GEORGIA 30076 PHONE: (678) 395-4920							
© 2025 McDonald's USA, LLC These drawings and specifications are the confidential and proprietary property of McDonald's USA, LLC and shall not be copied or reproduced for use on this specific site in conjunction with its issue date and are not suitable for use on a different site or at a later time. Use of the services of properly licensed architects and engineers. Reproduction of the contract documents for reuse on another project is not authorized.							
DRAWN BY	XX	ISSUE DATE	2025_06	REVIEWED BY	XX	DATE ISSUED	XX.XX.2025
TITLE: 2025 STANDARD BUILDING-BB20 4590 - MS DESCRIPTION: MASONRY LOAD BEARING WALLS STEEL JOIST ROOF FRAMING E.I.F.S./BATTEN/LAP SIDING EXTERIOR FINISH SITE ID: 10-1561 8000 GA-21 PORT WENTWORTH, GA 31407							
NSN#: <b>A2.0</b> COLORED ELEVATIONS							





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

Meeting: 10/06/25  
Department: Development Services  
Category: Ordinance  
Prepared By: Katie Dunnigan  
Department Head: Katie Dunnigan

### SCHEDULED

### AGENDA ITEM (ID )

DOC ID:

**Consideration of a Special Use Permit Application submitted by Kei-Mar, LLC, requesting to allow s self-storage facility in the C-3 zoning district. PIN# 7017 03002 located in the 3rd Council District, on Highway 30, zoned C-3.**

•

#### PUBLIC HEARING

**Issue/Item:** Consideration of a Special Use Permit Application submitted by Kei-Mar, LLC, requesting to allow s self-storage facility in the C-3 zoning district. PIN# 7017 03002 located in the 3rd Council District, on Highway 30, zoned C-3.

#### **Background:**

- The applicant requests to develop a self-storage facility on a parcel within the C-3 (Interchange Commercial) zoning district.
- *Section 4.30 of City of Port Wentworth Zoning Ordinances provides that Self-Storage in C-3 zoning requires a Special Use Permit.*
- The applicant proposes development of an approximately 38,000 square foot, two-story self-storage facility. The submitted concept exhibit further shows dedicated retail space as an additional use on the property.

#### **Facts and Finding:**

- The proposed site is located on a State Highway 30 at Keller Road.
- The Future Land Use Map identifies this parcel as commercial.
- Adjacent uses are a gas station and liquor store, and vacant R-1 zoned land.
- The closest existing self-storage facility within the City of Port Wentworth is approximately 2.3 miles from this site.

#### Recommendations

Staff recommends that a vote to approve be with the conditions:

1. The allowable maximum ground area used for self-storage shall not exceed 19,500 square feet.
2. The minimum ground area dedicated to retail shall be a minimum of 7,500 square feet.

#### **Funding:**

#### **Recommendation:**

# City of Port Wentworth Special Use Permit Application

*Please type or print legibly. Attach additional sheets, if necessary, to fully answer any of the following sections. Incomplete applications will not be scheduled for required hearings until deficiencies are corrected. Submit completed application and required documentation to the Development Services Department at 7306 Highway 21, Suite 301, Port Wentworth GA 31407. A Pre-Development Meeting with Development Services will be required prior to accepting the application. Application must be filed 20 business days prior to the Planning Commission meeting at which they are to be considered.*

## **1. Subject Property**

Street Address(es): Highway 30, Port Wentworth, GA 31407

Property Identification Number(s) (PINs) (Attach a boundary survey, recorded or proposed plat, tax map or scaled plot plan to identify the property boundary lines:  
71017 03002

Total acreage of subject property: 3.9 acres

Existing land use(s): Vacant/Undeveloped

Zoning Classification: P-C-3

## **2. Application History**

Have any previous applications been made for a special use permit?  Yes  No

If yes, please provide date of previous application: \_\_\_\_\_

## **3. Special Use Permit Review Criteria**

Describe the purpose of the requested special use permit. Please refer to review standards in Sec 14.40 of the City of Port Wentworth Zoning Ordinance.

The property owner requests the special use permit to allow for development of a self-storage facility.

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

## **4. Property Owner Information**

Name(s): Kei-Mar LLC - Mark Arrington & Keith Woods

Mailing Address: PO Box 2165

City, State, Zip: Rincon, GA 31326

Telephone: (912) 658-7705

E-Mail Address: marka@marhopllc.com

Same as above

**5. Applicant Information, if different from Property Owner (requires a Letter of Authorization Form)**

Name(s): \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

Telephone: \_\_\_\_\_

E-Mail Address: \_\_\_\_\_

**6. Items Require to be Submitted with this Application.**

- A. Filing Fee. The non-refundable filling fee must be paid at time of submittal with either a Check, made payable to The City of Port Wentworth, or credit card. Fees are subject to change.
- B. Survey. A scaled or dimensioned boundary survey, tax map, plot plan, or sketch showing the subject property.
- C. Legal Description. A legal description of the land by lot, block, and subdivision designations, or if none, by metes and bounds.
- D. Disclosure of Campaign Contributions and Gifts form.
- E. If property owner and applicant are not the same, Authorization of Property Owners Form.
- F. Electronic copy (PDF) of entire submittal package on either a Flash Drive or digital download emailed to designated representative.
- G. List of adjacent property owners within 300 feet of subject property. Include Names, PIN #'s and Mailing Address.

**7. Certified Application**

By my signature below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application. I acknowledge that I understand and have complied with all of the submittal requirements and procedures, and that this application is a complete application submittal. I further understand that an incomplete application submittal may cause my application to be deferred to the next submittal deadline. I hereby authorize the staff of the City of Port Wentworth to inspect the premises of the subject property. I understand that the approval of an application for a Special Use Permit by the Mayor and Council does not constitute a waiver from any applicable local, state, or federal regulations.

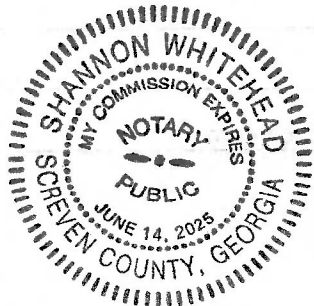
Sworn to and subscribed before me this  
21<sup>st</sup> day of January 2025.

Shannon Whitehead

Notary Public

[Signature]

Signature of Applicant



Port Wentworth – Highway 30 Storage Facility

Properties within 300' of 7-1017-03-002

1. PIN #: 7-1017-03-001

Owner(s) Name: Shree, Prabhu 2, LLC

Mailing Address: 1116 Highway 30, Port Wentworth, GA 31407-9612

2. PIN #: 7-0976-01-015

Owner(s) Name: Come-A-Long Group, LLC

Mailing Address: 120 Tall Pines Trail, Greenwood, SC 29646-9276

3. PIN #: 7-1017-01-004

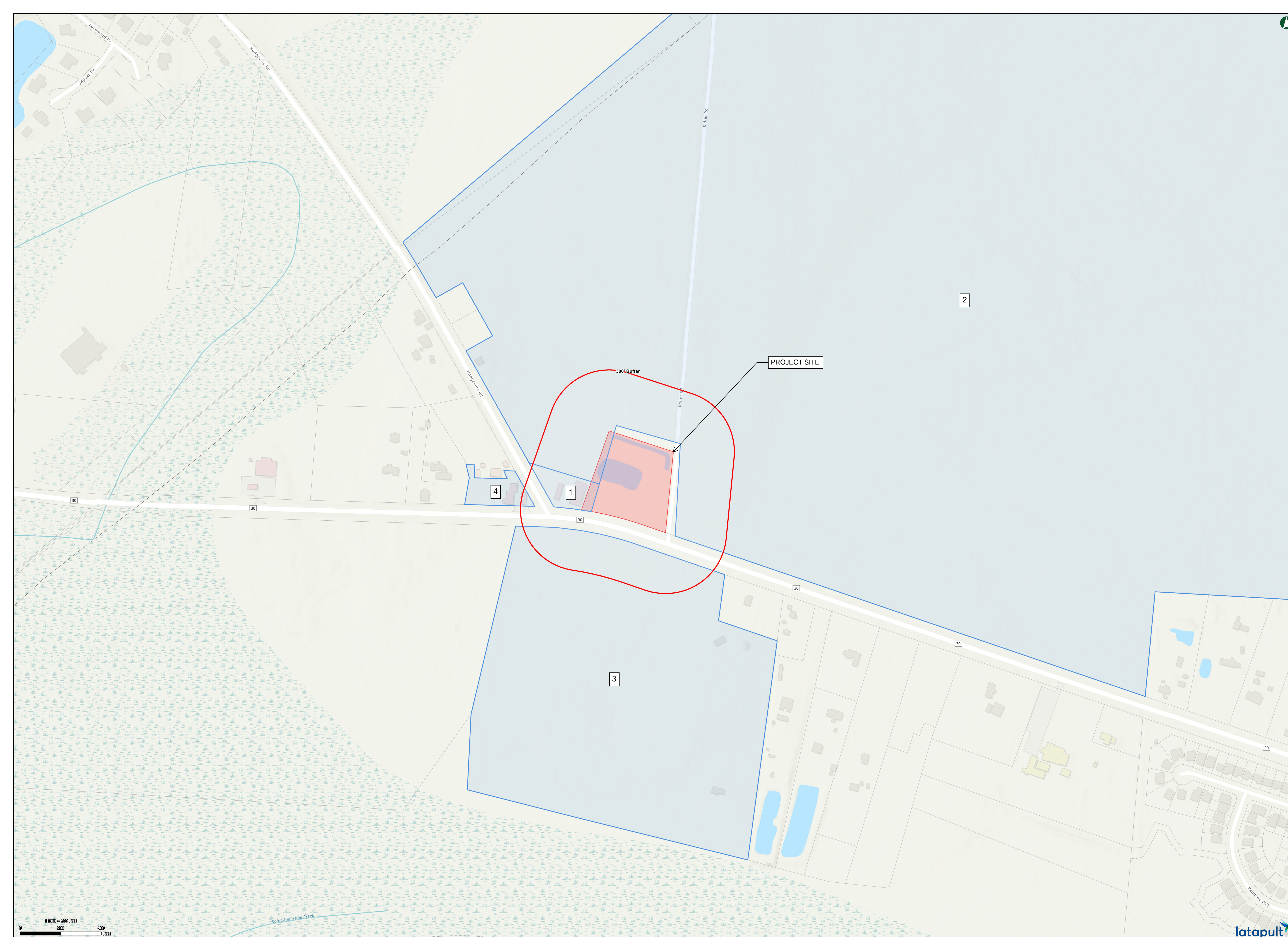
Owner(s) Name: Dotson, Andrew Jerald

Mailing Address: 133 Hodgeville Road, Port Wentworth, GA 31407-9761

4. PIN #: 7-1017-02-010

Owner(s) Name: Navkar, LLC

Mailing Address: 101 Hodgeville Road, Port Wentworth, GA 31407-9761



LEGAL DESCRIPTION - PARCEL 7101703002

ALL THAT TRACT OR PARCEL OF LAND LYING IN AND BEING IN THE 8TH. G.M. DISTRICT OF CHATHAM COUNTY, GEORGIA AND IN THE CITY OF PORT WENTWORTH AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; BEGINNING AT A REBAR SET AT THE INTERSECTION OF THE WESTERN RIGHT OF WAY OF KELLER ROAD AND THE NORTHERN RIGHT OF WAY OF GEORGIA STATE HIGHWAY 30, A.K.A. MONTEITH ROAD; THENCE NORTH 71 DEGREES 41 MINUTES 17 SECONDS WEST FOR A DISTANCE OF 138.97 FEET ALONG THE NORTHERN RIGHT OF WAY OF GEORGIA STATE HIGHWAY 30 TO A 5/8" REBAR; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1716.99 FEET AND AN ARC LENGTH OF 290.29 FEET, BEING SUBTENDED BY A CHORD OF NORTH 77 DEGREES 12 MINUTES 08 SECONDS WEST FOR A DISTANCE OF 289.95 FEET ALONG THE RIGHT OF WAY OF GEORGIA STATE HIGHWAY 30 TO A POINT AT THE PROPERTY LINE OF NOW OR FORMERLY SHREE PRABHU 2, LLC; THENCE NORTH 18 DEGREES 32 MINUTES 05 SECONDS EAST FOR A DISTANCE OF 136.86 FEET ALONG THE PROPERTY LINE NOW OR FORMERLY OF SHREE PRABHU 2, LLC TO A REBAR; THENCE NORTH 18 DEGREES 44 MINUTES 25 SECONDS EAST FOR A DISTANCE OF 274.63 FEET ALONG THE PROPERTY LINE NOW OR FORMERLY OF COME-A-LONG GROUP LLC TO A CONCRETE MONUMENT HAVING GEORGIA STATE PLANE COORDINATES (NAD 1983 DATUM) OF NORTH = 800113.93' AND EAST = 940918.51'; THENCE SOUTH 72 DEGREES 38 MINUTES 26 SECONDS EAST FOR A DISTANCE OF 332.55 FEET ALONG THE PROPERTY LINE NOW OR FORMERLY OF COME-A-LONG GROUP LLC TO A POINT ON THE WESTERN RIGHT OF WAY OF KELLER ROAD; THENCE SOUTH 04 DEGREES 56 MINUTES 34 SECONDS WEST FOR A DISTANCE OF 399.99 FEET ALONG THE WESTERN RIGHT OF WAY OF KELLER ROAD TO A REBAR SET ON THE NORTHERN RIGHT OF WAY OF GEORGIA STATE HIGHWAY 30 AND THE POINT OF BEGINNING. TOGETHER WITH AND SUBJECT TO COVENANTS, EASEMENTS, AND RESTRICTIONS OF RECORD. SAID PROPERTY CONTAINS 3.44 ACRES MORE OR LESS.

**LEGEND**

LIGHT	□
FIRE HYDRANT	⊕
MANHOLE	⊙
GAS	— G —
WATER	— W —
SANITARY SEWER	— S —
STORM SEWER	— SD — SD —
GRATE INLET	■
SHRUB/FLOWER WOODS LINE	○
OVERHEAD POWER	— OHP —
UNDERGROUND POWER	— UGP —
OVERHEAD COMMUNICATION	— OHC —
UNDERGROUND COMMUNICATION	— UGC —
VALVE	●
EXISTING CONTOUR	—
SPOT GRADE	+50.4
SIGN	△
POWER POLE & GUY	— ○ —
OVERHEAD TELEPHONE	— OHT —
UNDERGROUND TELEPHONE	— UGT —
GAS METER	⊞
WATER METER	⊞
TELEPHONE/COMMUNICATIONS PEDESTAL/STUB OUT	⊞

- NOTES:**
- DATUM IS N.A.V.D. 1988, (ESTABLISHED BY GPS OPUS SOLUTION)
  - CONTOUR INTERVAL IS 1'
  - CONTRACTOR TO VERIFY BENCHMARKS, FINISH FLOORS, AND INVERTS PRIOR TO SETTING FINISH GRADES.
  - THE CONTRACTOR SHALL ASCERTAIN THE TRUE LOCATION OF ANY UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR ALL DAMAGES CAUSED BY THE DESTRUCTION OF ANY PUBLIC OR PRIVATE UTILITIES, SHOWN OR NOT SHOWN HEREON. FIELD VERIFICATION IS REQUIRED FOR ALL UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
  - THE ARCHITECT AND CONTRACTOR SHALL REVIEW ALL AVAILABLE PREVIOUS CONSTRUCTION DOCUMENTS FOR LOCATION OF ANY ADDITIONAL INFORMATION ON EXISTING UTILITIES SHOWN OR NOT SHOWN.
  - UNDERGROUND UTILITIES AS PER GEORGIA UTILITIES PROTECTION CENTER TICKET #06019-103-067 AND #06019-103-068 IN 2009.
  - UNDERGROUND UTILITIES AS PER GEORGIA UTILITIES PROTECTION CENTER TICKET #'S 220728-005087 & 220728-005116 IN 2022.
  - UNDERGROUND TELEPHONE AS PER CHRIS TAYLOR, CONSOLIDATED UTILITIES INC. (912)-856-5230. (2009)
  - WATER AS PER CITY OF SAVANNAH WATER DEPT. (2009)
  - STRIPING & SOME ROAD GRADES TAKEN FROM AERIAL MAPPING DONE BY JAMES M. ANDERSON USING UAV.

**CURVE CHART**

RADIUS	LENGTH	CHORD	CHORD BEAR.
C1	1716.99'	290.29'	289.95' N 77°12'08" W

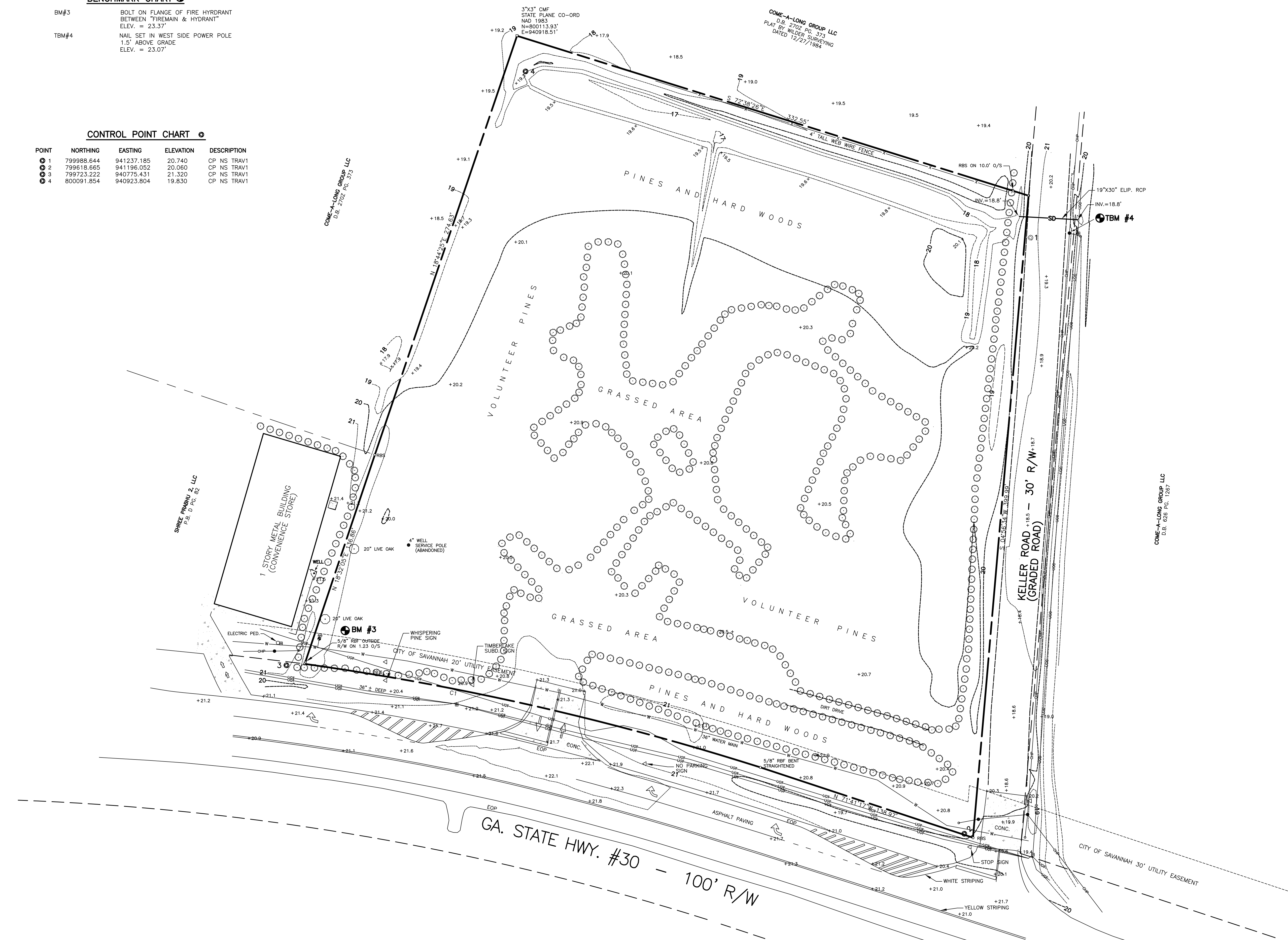
**BENCHMARK CHART**

BM#3 BOLT ON FLANGE OF FIRE HYDRANT BETWEEN "FIREMAIN & HYDRANT" ELEV. = 23.37'

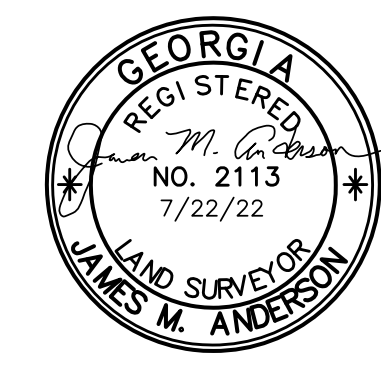
TBM#4 NAIL SET IN WEST SIDE POWER POLE 1.5' ABOVE GRADE ELEV. = 23.07'

**CONTROL POINT CHART**

POINT	NORTHING	EASTING	ELEVATION	DESCRIPTION
1	799988.644	941237.185	20.740	CP NS TRAV1
2	799618.665	941196.052	20.060	CP NS TRAV1
3	799723.222	940775.431	21.320	CP NS TRAV1
4	800091.854	940923.804	19.830	CP NS TRAV1



BOUNDARY, TOPOGRAPHIC AND UTILITY SURVEY FOR:  
**Kei-Mar, LLC**  
 GEORGIA HIGHWAY #30 SITE  
 LOCATION: 8TH. G.M.D. CHATHAM CO., GA.  
 SURVEYED: JUNE 3, 2009 (NORTH END & SOME UTILITIES)  
 JULY 22, 2022 (REMAINDER)  
 BY: JAMES M. ANDERSON-GA. R.L.S. 2113  
 SCALE: 1" = 30'  
 GRAPHIC SCALE - FEET  
 DRAWN BY: H.N. JN22058.CRD/22058TOPO.DWG



IN MY OPINION THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND SHOWN BY THIS PLAT.  
 James M. Anderson

JAMES M. ANDERSON & ASSOCIATES, INC.  
 REGISTERED LAND SURVEYORS  
 P.O. BOX 894 104 OAK STREET  
 STATESBORO, GA. 30459  
 PHONE: (912) 764-2002

Z:\30697\306970000\Landscape Architecture\Illustrative Files\306970000 - HWY 30\3D.ai



PREPARED FOR:  
**KEI-MAR, LLC.**

# SITE PLAN HIGHWAY 30

PORT WENTWORTH | CHATHAM COUNTY | GEORGIA  
SEPTEMBER 3, 2025

15 0 30 90FT

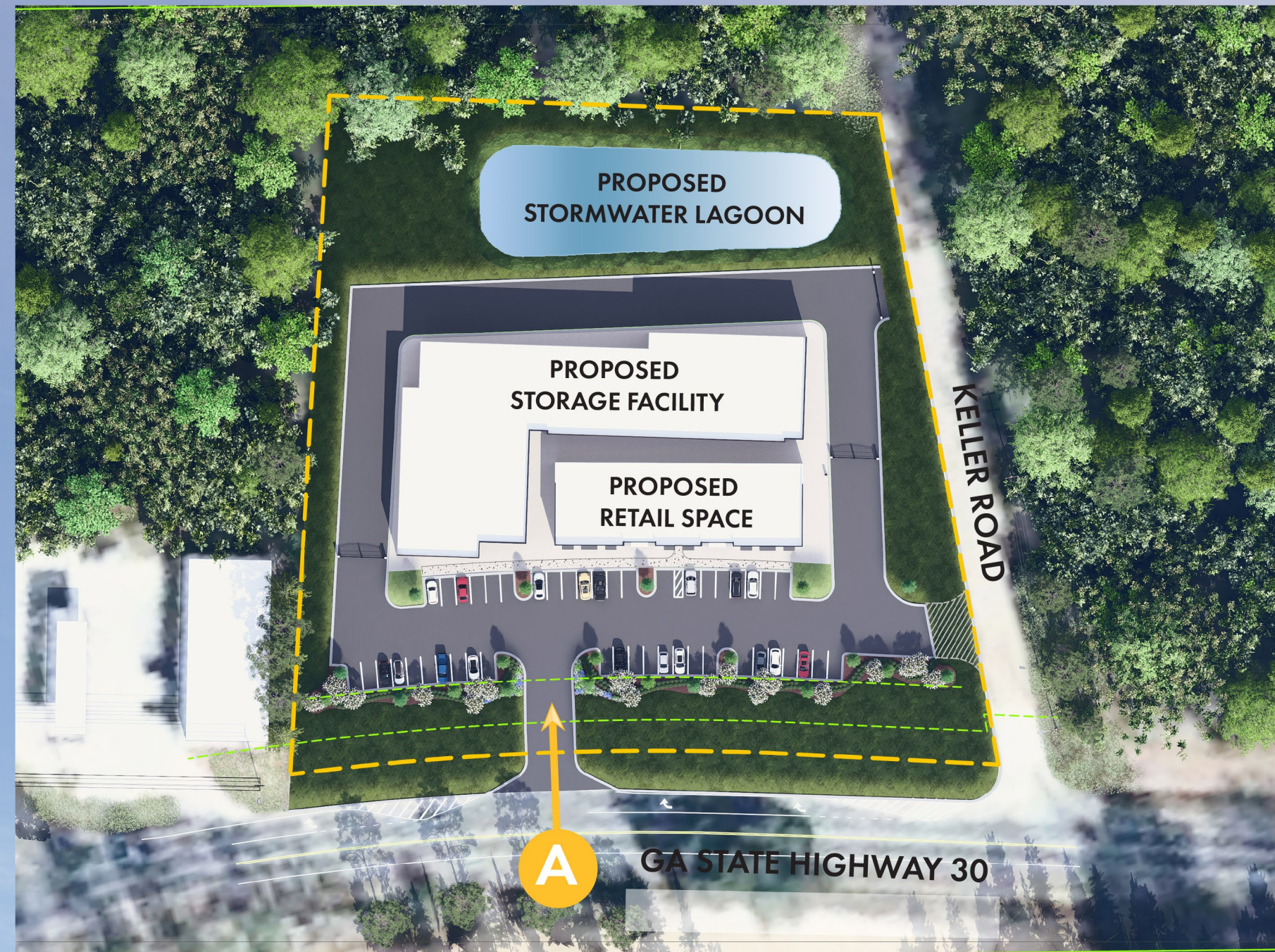
50 PARK OF COMMERCE WAY  
SAVANNAH, GA 31405 • 912.234.5300  
WWW.THOMASANDHUTTON.COM

**THOMAS  
HUTTON**

This map illustrates a general plan of the development which is for discussion purposes only, does not limit or bind the owner/developer, and is subject to change and revision without prior written notice to the holder. Dimensions, boundaries and position locations are for illustrative purposes only and are subject to an accurate survey and property description.

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DRAFT



SECTION KEY



PROPOSED STORAGE FACILITY

PROPOSED RETAIL SPACE



(1) LARGE CANOPY TREE (TYP.)

DOUBLE ROW EVERGREEN SHRUBS (TYP.)

VEHICULAR ENTRANCE PLANTINGS (TYP. EACH SIDE)

(4) SMALL CANOPY TREES (TYP.)

All images shown are artist's conceptual renderings based on preliminary development plans and are subject to change without notice. Architectural structures, features, materials, and plantings depicted may vary and are intended solely for illustrative purposes. No guarantees or representations are made that future views of the project and surrounding areas will be provided or, if provided, will match the artist's renderings.

PREPARED FOR:

KEI-MAR, LLC.

# VIEW A HIGHWAY 30

PORT WENTWORTH | CHATHAM COUNTY | GEORGIA

JUNE 19, 2025

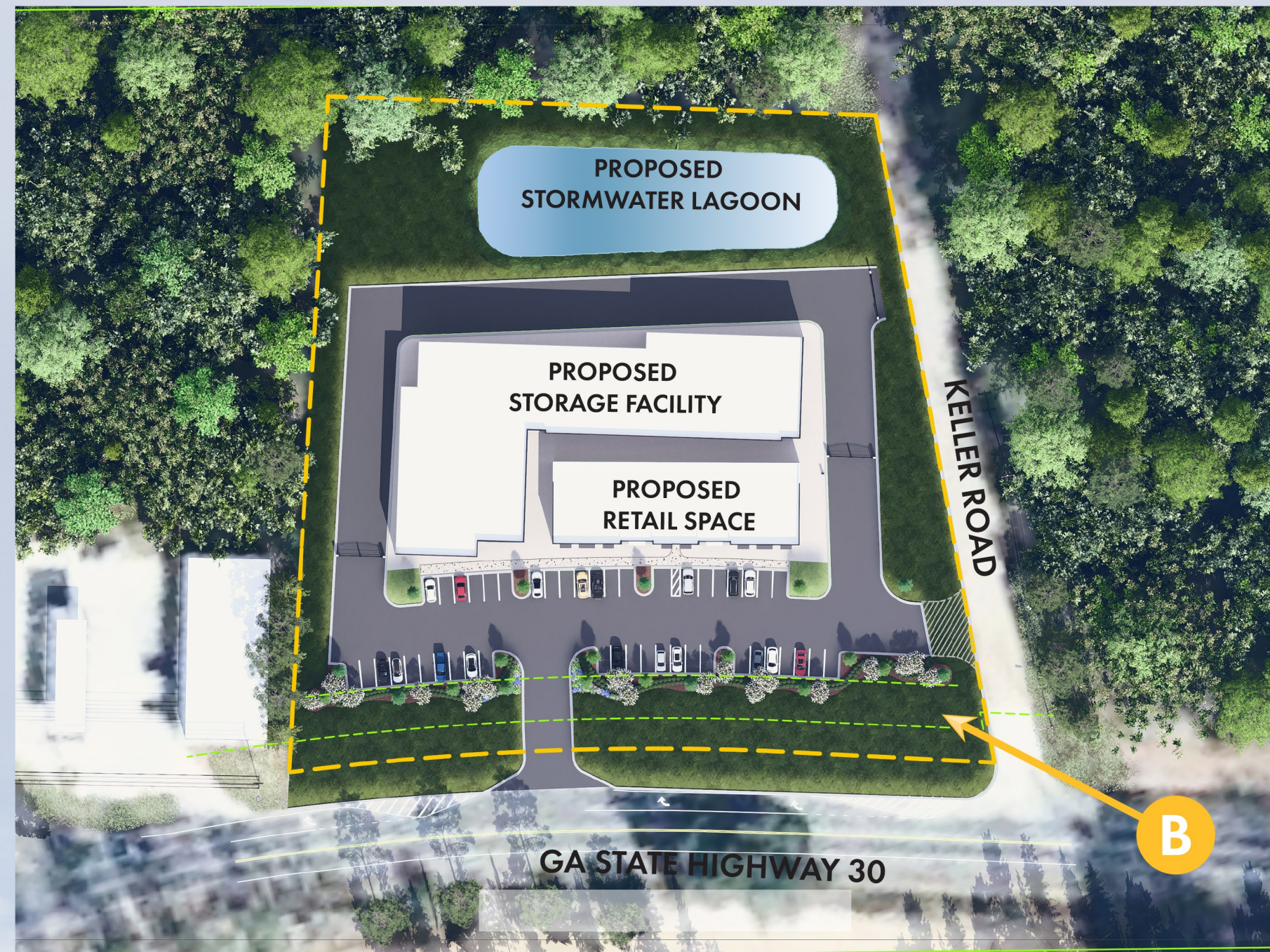


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SECTION KEY



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PREPARED FOR:  
**KEI-MAR, LLC.**

VIEW B  
**HIGHWAY 30**

PORT WENTWORTH | CHATHAM COUNTY | GEORGIA  
JUNE 19, 2025

**THOMAS HUTTON**  
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SAVANNAH, GA 31405 • 912.234.5300  
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**Planning Commission**  
7224 GA Highway 21  
Port Wentworth, GA 31407

Meeting: 10/06/25  
Department: Development Services  
Category: Ordinance  
Prepared By: Katie Dunnigan  
Department Head: Katie Dunnigan

**SCHEDULED**

**AGENDA ITEM (ID )**

DOC ID:

**A Zoning Map Amendment Application has been submitted by Phillip R. McCorkle as Agent for L-A Crossgate-Savannah, LLC, requesting to rezone 7.6 acres from R-3 to C-2, to allow for commercial development. PIN # 70005 01005, located in the 2nd Council District, on Bonnybridge Road.**

- **PUBLIC HEARING**

**Issue/Item:** A Zoning Map Amendment Application has been submitted by Phillip R. McCorkle as Agent for L-A Crossgate-Savannah, LLC, requesting to rezone 7.6 acres from R-3 to C-2, to allow for commercial development. PIN # 70005 01005, located in the 2nd Council District, on Bonnybridge Road.

- **PUBLIC HEARING**

**Background:**

- The applicant requests C-2 zoning for a commercial use yet to be determined.
- The C-2 zoning district is described in Section 4.20.B of the City of Port Wentworth Code of Ordinances, Zoning Ordinances as: *"intended for a range of retail, office, and service uses, such as large-scale retailers, restaurants, office buildings, professional services, and other related commercial uses serving local and regional markets. Sites may be closer to residential areas and, in some cases, are part of mixed-used development and typically have easy access to arterials or major roadways. Characteristics of uses and land in C-2 may include daytime and early evening operations, larger employers, outdoor sales areas, pedestrian-oriented design, generous landscaping and greenspace, and larger parking areas for higher volumes of customers and visitors"*. Any future use would need to adhere to both the district intention as well as the Table 4.30.
- Neighboring properties to the north and east are within the R-3 zoning district, I-1 to the south. All adjacent properties are separated from the subject parcel by right of ways or rail lines.

**Facts and Finding:**

- The parcel borders Highway 21.
- A preliminary exhibit sketch shows 2 access points on Bonnybridge Road.
- The Future Land Use Map shows these parcels within the Industrial use category.
- A Concept Site Plan will need to be evaluated by Staff and approved by Council once the use is known, additional processes may be needed for use approval.

**Funding:**

**Recommendation:**



APPLICATION TO AMEND THE ZONING MAP OF PORT WENTWORTH, GEORGIA

Applicant: Phillip R. McCorkle Phone # (912) 232-7416

Mailing Address: 319 Tattnall Street, Savannah, Georgia 31401

Property Owner: L-A Crossgate-Savannah, LLC Phone # (770) 828-2222

Use back if more than one owner

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

PIN #'s: 7-0005-01-005 # of Acres 7.614

Zoning Classification: Present R-3 Requested C-2

Use of Property: Present Vaccat Requested Truck Service Facility

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 boundary to the north is Bonnybridge Road and the Property on the other side of the road is owned by the Railroad and is undeveloped wetlands; the Eastern boundary is Jimmy Deloach Parkway; the Southern boundary is Railroad right-of-way and the Property across the right-of-way is zoned industrial. The Western boundary is Highway 21. There are no residences within 300 feet. General Commercial is an appropriate use of the Property.

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.

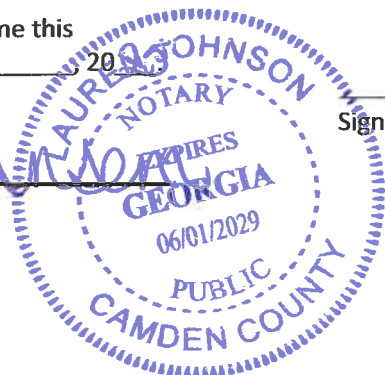
I hereby authorize the staff of the City of Port Wentworth to inspect the premises of the above described property and to post this property with the duly required notices. I hereby depose and say that all statements herein and attached statements submitted are true and correct to the best of my knowledge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

Sworn to and subscribed before me this

25th day of August 2025

Signature of Notary Public

Notary Public



Signature of Applicant

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 A attached hereto

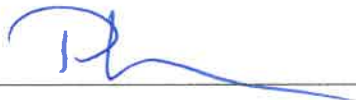
Within the two years preceding the above filing date, the applicant has made campaign contributions aggregating \$250.00 or more to each member of the City Council of the City of Port Wentworth who will consider the application and is listed below. List (1) the name and official position of the local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

None

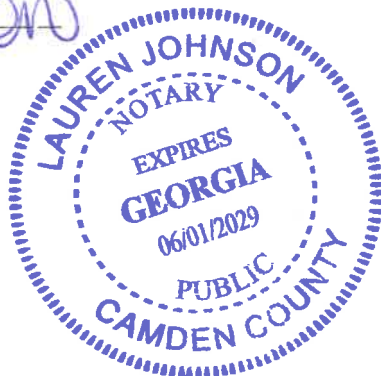
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I hereby depose and say that all statements herein are true, correct and complete to the best of my knowledge and belief.

Sworn to and subscribed before me this  
21st day of August, 2025.

  
\_\_\_\_\_  
Signature of Applicant

  
\_\_\_\_\_  
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 Tattnell Street, Savannah, Georgia 31401

Telephone Number: (912) 232-7416

L-A Savannah-Crossgate, LLC

By:   
Signature of Owner

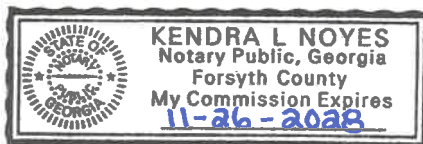
Personally appeared before me

\_\_\_\_\_

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

1-30-2025  
Date



Surrounding Property Owners

Southern Region Industrial Realty, Inc.

PINs: 70004 01029 and 70004 01028

Property Address: Highway 21 and Bonnybridge Road, Port Wentworth, Georgia 31407

Mailing Address: 650 W. Peachtree Street NW, Atlanta, Georgia 30308

1500 Crossgate LLC

PIN: 70035 01008

Property Address: 1500 Crossgate Road, Port Wentworth, Georgia 31407

Mailing Address: c/o Premier Leasing & Property Management, 49 Park of Commerce Way  
#204, Savannah, Georgia 31405

Crescent Investments, Inc.

PIN: 70035 01002

Property Address: 6232 Highway 21, Port Wentworth, Georgia 31407

Mailing Address: 6232 Highway 21, Port Wentworth, Georgia 31407

## Exhibit A

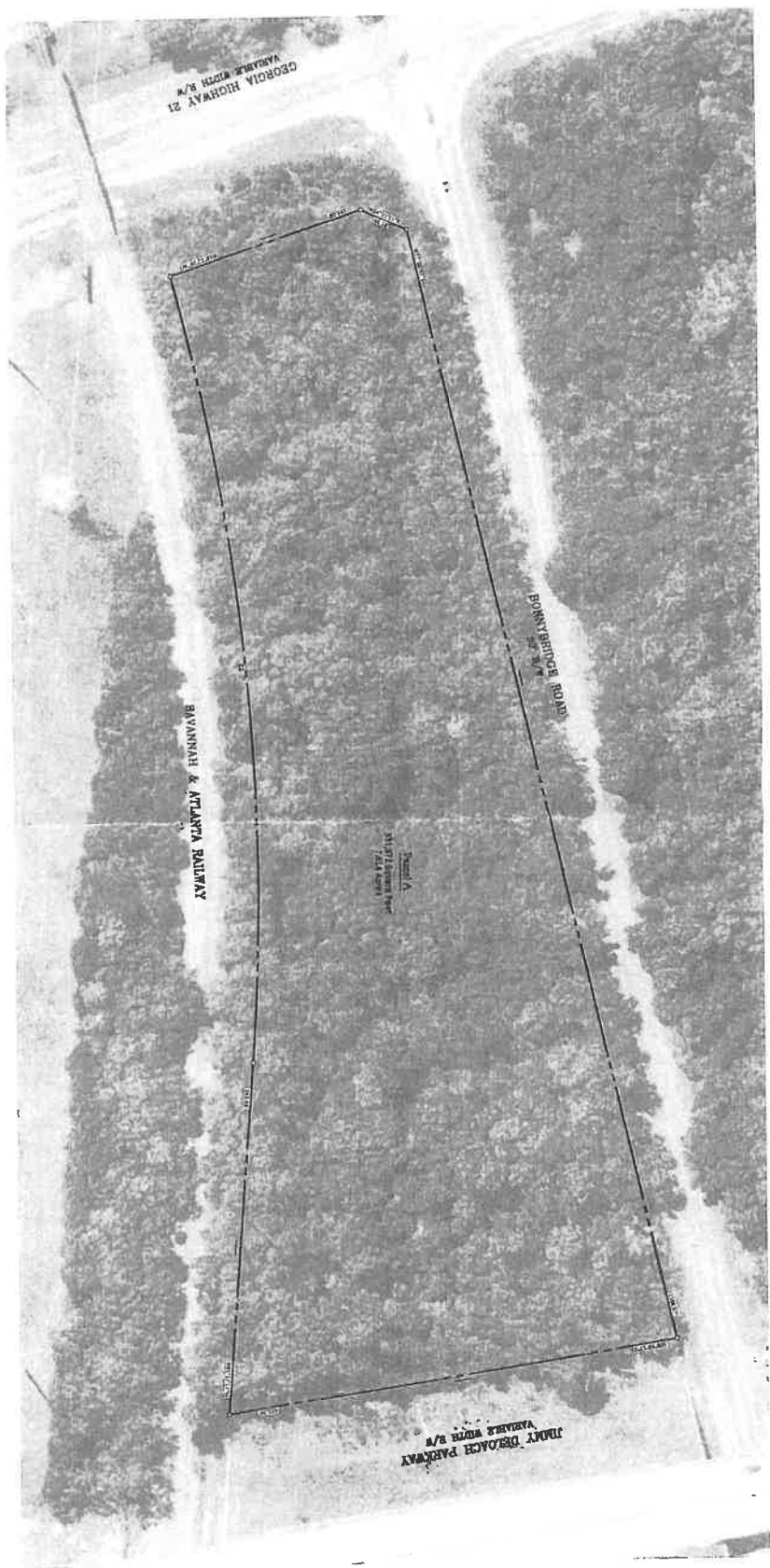
**DESCRIPTION – WESTERN PORTION OF PARCEL A  
BEING LANDS NOW OR FORMERLY OF SOUTHERN REGION INDUSTRIAL REALTY, INC.  
7.614 ACRES**

A CERTAIN PARCEL OF LAND SITUATE, LYING AND BEING ON THE EAST SIDE OF GA HWY 21, BETWEEN BONNYBRIDGE ROAD AND CROSSGATE ROAD, AND BEING IN THE 8<sup>TH</sup> G.M. DISTRICT, CITY OF PORT WENTWORTH, CHATHAM COUNTY, GEORGIA, AND FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AND BEGINNING AT A POINT AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF BONNYBRIDGE ROAD (80' PUBLIC R/W) AND THE EASTERLY RIGHT OF WAY LINE OF GA HWY 21 (PUBLIC R/W VARIES); THENCE N77°05'07"E A DISTANCE OF 1,108.57' TO A POINT; THENCE S08°56'13"E A DISTANCE OF 435.34' TO A POINT; THENCE N85°37'17"W A DISTANCE OF 343.06' TO A POINT; THENCE 772.07' ALONG THE ARC OF A CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 2,284.43', A CHORD BEARING OF S84°41'47"W, AND A CHORD LENGTH OF 768.40' TO A POINT; THENCE N18°22'26"W A DISTANCE OF 193.08' TO A POINT; THENCE N24°21'51"E A DISTANCE OF 48.18' TO A POINT; WHICH IS THE POINT OF BEGINNING.

SAID PARCEL IS BOUND ON THE NORTH BY BONNYBRIDGE ROAD (80' PUBLIC R/W); ON THE EAST BY JIMMY DELOACH PARKWAY (PUBLIC R/W VARIES); ON THE SOUTH BY THE LANDS NOW OR FORMERLY OF SAVANNAH & ATLANTA RAILWAY; AND ON THE WEST BY GA HWY 21 (PUBLIC R/W VARIES) AND HAS AN AREA OF 331,672 SQUARE FEET, OR 7.614 ACRES.

**811**  
 CALL BEFORE YOU DIG  
 UTILITY PROTECTION CENTER  
 NOT FOR CONSTRUCTION FOR PERMITTING PURPOSES ONLY



VERTICAL SCALE  
 1" = 100'



OWNER	ADDRESS	PHONE	EMAIL
1. TRACY STEVENSON	1800 W. BENTLEY	770.445.1111	tracy@tracy.com



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**ZONING EXHIBIT**  
**PARCEL A**  
 BEING LANDS NOW OR FORMERLY OF  
 SOUTHERN REGION INDUSTRIAL REALTY, INC.  
 8TH CLM. DISTRICT, CITY OF PORT WENTWORTH, CHATHAM COUNTY, GEORGIA  
 Prepared For:

NO.	DATE	REVISION

**Kern & Co., LLC**  
 Consulting Engineers • Land Surveyors • Land Planners  
 Architects • Landscape Architects • Environmental Scientists  
 7 Mt. Zion (2400) • P.O. Box 5577 • Savannah, Georgia 31904  
 Phone: (912) 221-8800 Fax: (912) 224-4444 Email: info@kernandco.com

