



CITY OF PORT WENTWORTH
ZONING BOARD OF APPEALS
NOVEMBER 3, 2025

Council Meeting Room

Regular Session

3:30 PM

7224 GA HIGHWAY 21
PORT WENTWORTH, GA 31407

1. CALL MEETING TO ORDER

2. PRAYER AND PLEDGE OF ALLEGIANCE

3. ROLL CALL - CLERK OF COUNCIL

4. APPROVAL OF AGENDA

5. ADOPTION OF MINUTES

Vote to approved the May 5, 2025 minutes.

6. NEW BUSINESS

A. Consideration of a Variance Application submitted by Continental 895 Fund, LLC, to allow for sign placement within 100' of the intersection of a State Highway and City Right of Way. PIN # 70906 01029, located in the 1st Council District, off Continental Drive, zoned C-2.

- **PUBLIC HEARING**

B. Consideration of a Variance Application submitted by 30AIP Port Wentworth, LLC, to allow for sign placement within 100' of the intersection of a State Highway and City Right of Way. PIN # 70033 01002, located in the 2nd Council District, at 5990 GA Highway 21, zoned C-3.

- **PUBLIC HEARING**

7. ADJOURNMENT



Zoning Board of Appeals
7224 GA Highway 21
Port Wentworth, GA 31407

Meeting: 11/03/25
Department: Development Services
Category: Ordinance
Prepared By: Katie Dunnigan
Department Head: Katie Dunnigan

SCHEDULED

AGENDA ITEM (ID)

DOC ID:

Consideration of a Variance Application submitted by Continental 895 Fund, LLC, to allow for sign placement within 100' of the intersection of a State Highway and City Right of Way. PIN # 70906 01029, located in the 1st Council District, off Continental Drive, zoned C-2.

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PUBLIC HEARING

Issue/Item: Consideration of a Variance Application submitted by Continental 895 Fund, LLC, to allow for sign placement within 100' of the intersection of a State Highway and City Right of Way. PIN # 70906 01029, located in the 1st Council District, off Continental Drive, zoned C-2.

Background:

- The applicant requests approval to place a stanchion-style sign approximately 50' from the extended Right of Ways where GA Highway 21 and Rice Mill Road intersect.
- Pursuant to the City of Port Wentworth Code Ordinances, Section 19.1-13(a)2: Freestanding signs may not be located *Within one hundred (100) feet of the intersection of the extended rights-of-way of a state highway and another state highway or city or county road.*
- Publix was granted a similar variance on December 18, 2014

Facts and Finding:

- The proposed location of the sign is within the C-2 zoning district, where stanchion signs are permitted. The proposed sign, as submitted in a building permit application, appears to be fully in full compliance other than the proposed distance.
- Due to a GA Power easement, compliance along the Highway 21 frontage of the property would require an inset and alignment with the existing pedestrian bridge which potentially impacts the visibility of the sign for northbound traffic
- Relocating the sign to conforming distance along the Rice Mill Road frontage of the property would entail placing a 20' high commercial sign centrally within the entrance to Rice Creek subdivision and, in concert with the existing pedestrian bridge and commercial development to the north of the site, would potentially obstruct visibility from both directions on Highway 21.

Funding: N/A

Recommendation:



September 3, 2025

Katie Dunnigan, CZI
Director of Planning and Zoning
7306 GA Highway 21, Suite 301
Port Wentworth, GA 31407

**RE: Springs at Port Wentworth
Sign Variance Submittal
SWC of Rice Mill Road and GA-21**

Dear Ms. Dunnigan,

The following documents have been enclosed for your review in support of our application for a Stanchion Sign Variance on commercial zoned lot PIN 7090601029:

1. Zoning Board of Appeals Application – Dated September 3, 2025
2. Agent Authorization Form – Dated November 13, 2024
3. Sign Exhibit Plan – Dated August 29, 2025
4. Concept Sign Rendering – Dated August 15, 2025
5. Neighbor Exhibit and List

The 1.9-acre commercial zoned lot for the proposed application is located directly adjacent to a 50' GA Power Easement that contains large power poles as well as a pedestrian bridge that spans across the 4-lane divided GA Highway 21. The easement and bridge impose physical and visual challenges unique to the GA-21 corridor that encumber the property and limit viability of future commercial users on the property. In order to comply with the City sign ordinance Section 19.1-13a.2, a sign would need to be placed a minimum of 100 feet from any right-of-way line for the subject property. The resulting sign location would be at the approximate center of the property and hinder future commercial site plans.

The applicant respectfully requests relief from the 100' setback and proposes a minimum setback of 20' that is cohesive with the current setback exhibited by the sign located at the northeast corner of Rice Mill and GA-21 serving the Publix parcels. Site plans for the commercial lot have not been finalized, however, approximate limits of the anticipated location and concept rendering have been enclosed for reference. The remaining ordinance requirements for Stanchion Signs per Section 19.1-13d would be adhered to.

Sincerely,

A handwritten signature in cursive script that reads "Cade Fontana".

Cade Fontana, PE
Development Director
cfontana@cproperties.com

APPLICATION
CITY OF PORT WENTWORTH ZONING BOARD OF APPEALS

Date Filed: **09/03/2025**

Project #: **Springs at Port Wentworth**

The APPLICATION and all SUPPORTING DOCUMENTS with the REQUIRED PLOT PLAN must be submitted to the Department of Development Services.

PLEASE PRINT OR TYPE:

Name of Applicant: **Continental 895 Fund LLC, ATTN: Cade Fontana**

Property Owner (if different from applicant): **See attached form**
***** Authorization of Property Owner Form required if Applicant and property owner is not the same. *****

Property Location: **16 Continental Drive Port Wentworth GA 31407**
Address/Street Name Lot Number

Subdivision/Ward: _____ Zoning District: **C2**

NAMES, MAILING ADDRESSES and PIN #'S of property owners within 300 feet of the property line. Include those directly across a public right-of-way. Use additional sheet if necessary.

NAME	ADDRESS	PIN #
SEE ATTACHED DOCUMENTATION		
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

REASON FOR APPEAL: Check appropriate section(s).

- () A decision of the Zoning Administrator which the applicant believes to be contrary to the meaning of the Zoning Ordinance.
- () An application to establish a use which must be approved by the Board of Appeals.
- () A request to vary:
 - () ___ foot ___ yard variance
 - () ___ lot area variance
 - () Fence variance
 - () ___ lot width variance
 - () **X** setback variance
 - () ___% building coverage variance
- () A request for extension of a non-conforming use.
- () Other: _____



EXHIBIT D

AGENT AUTHORIZATION

Continental Real Estate Holding LLC (“**Continental**”), and any of its affiliates, as agent for the property owner listed below (“Property Owner”), has approval to submit applications to Port Wentworth, Chatham County, Georgia, or any governmental or quasi-governmental division, bureau, department, board, council, commission, subdivision or similar entity thereof, or any private utility provider for rezoning, site plan, subdivision plat, and other necessary development related approvals and permits; provided, however, that no permanent rezoning, subdivision, site plan approval, or other change in legal status or condition shall be finalized prior to Continental’s acquisition of the subject property without Property Owner’s express written consent.

PROPERTY OWNER:

The Estate of Thomas L Exley, Sr.

Thomas L. Exley, Jr.

By: Bebe Exley
Name: Bebe Exley
Title: Executor

Thomas L Exley, Jr.
Name: Thomas L. Exley, Jr.
Title: An Individual

Sworn to and subscribed before me this 13 day of November, 2024.

Sworn to and subscribed before me this 13 day of November, 2024.

[Signature]
Notary Public

[Signature]
Notary Public

[AFFIX SEAL]

[AFFIX SEAL]

Address of Property: _____

Tax Identification #: Parcel ID Nos. 7-0906-01-029 and 7-0906-01-040

Date: November 13, 2024



AUTHORIZATION OF PROPERTY OWNER

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: Estate of Thomas L. Exley, Sr. and Thomas L. Exley, Jr.

Address: 996 Old Augusta Road, Rincon, GA 313216

Telephone Number: _____

Signature of Owner

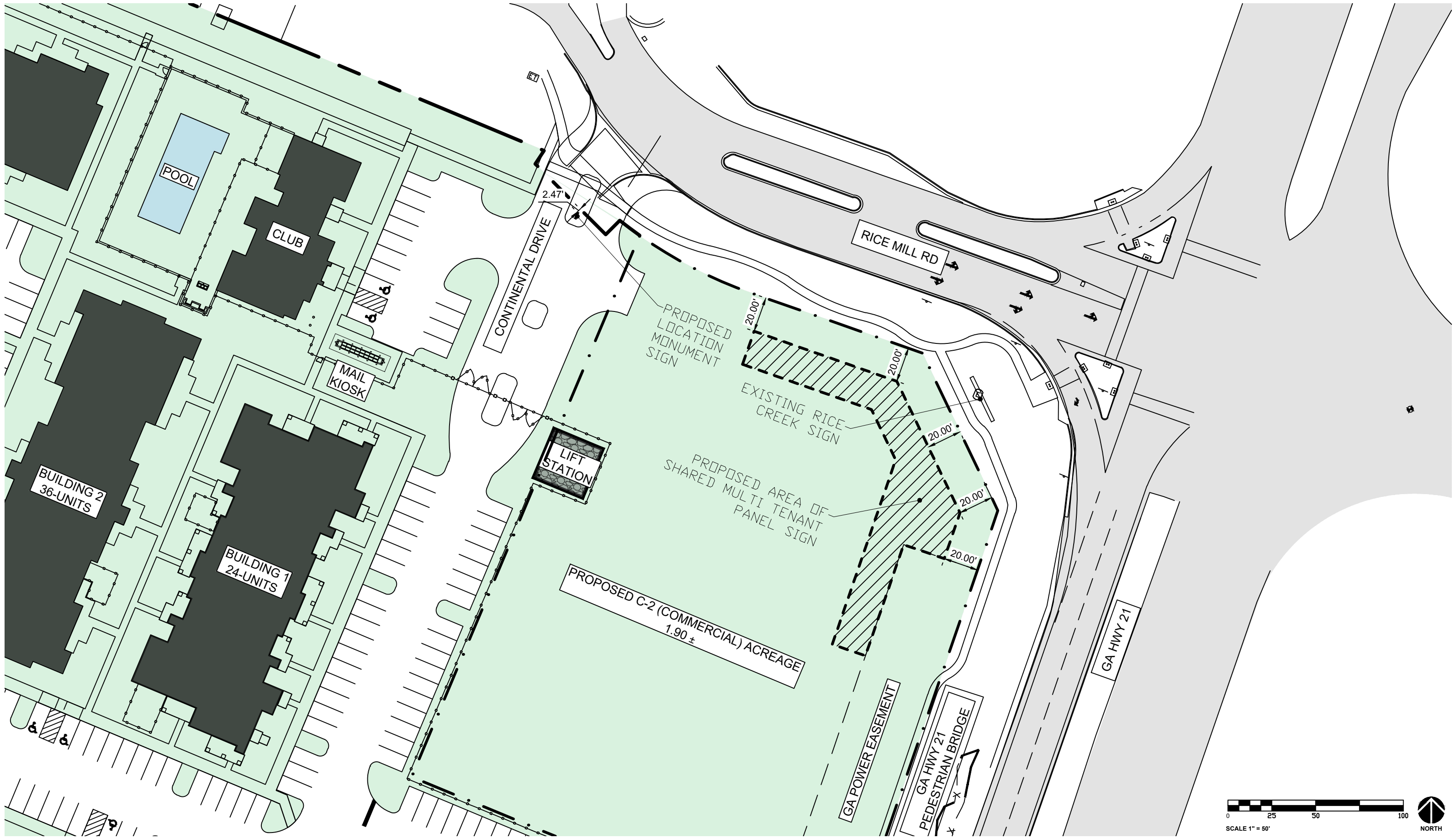
Personally appeared before me

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

Notary Public

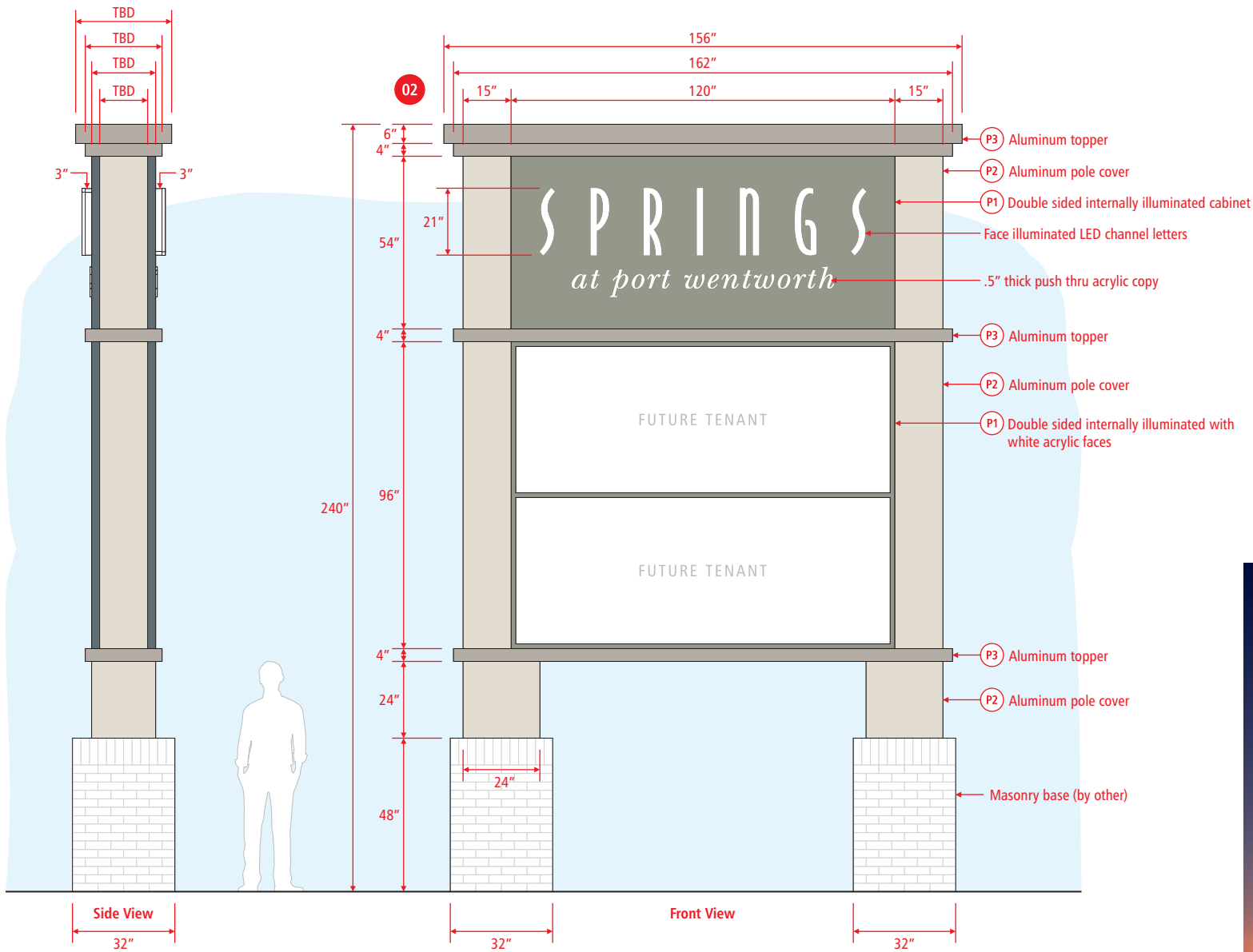
Date

**PLEASE SEE EXHIBIT D
CONTINENTALS AGENT AUTHORIZATION**

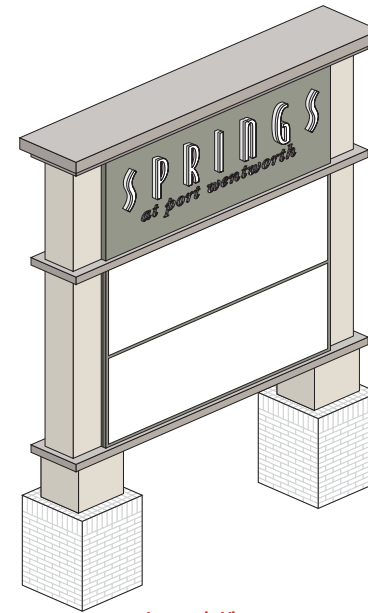


SIGN EXHIBIT
PORT WENTWORTH - GA

08/292025



*Refer to Building Finish Schedule for masonry base material



Isometric View

Simulated Illumination



CUSTOMER

SPRINGS
apartments

SITE

16 Continental Drive
Port Wentworth, GA 31407

CONTACT

Alex Bence
abence@cproperties.com

FILE

Sales Rep
CJ Hines
File Name
springs PORT WENTWORTH
Design
TDH
Draft: 05.30.25
Rev 1: 06.03.25
Rev 2: 08.15.25
Rev 3:
Rev 4:
Rev 5:
Rev 6:
Rev 7:
Rev 8:
Rev 9:

APPROVALS

- Approved
- Approved as noted
- Revise and re-submit

Customer _____

Landlord _____

NOTES

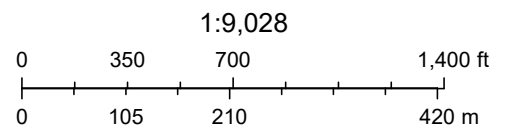
This is an original unpublished drawing created by Sign Systems, Inc. It is submitted for your personal use in connection with the project being planned for you by Sign Systems, Inc. It may not be shown to anyone outside your organizations, and may not be reproduced in any manner without prior consent. All or part of this design (except for registered trademarks) remain the property of Sign Systems, Inc.

Neighbor Exhibit



10/21/2024, 2:51:35 PM

 Property Boundaries (Parcels)



SAGIS

PIN	Owner	Owner2	Mailing_Address	Mailing_City	Mailing_State	Mailing_Zip		Address	PropAddress_City	PropAddress_State	PropAddress_Zip
70906 01001B	SPH 21, LLC		5 CONCOURSE PARKWAY, SUITE 200	ATLANTA	GA	30328		AUGUSTA RD	PORT WENTWORTH	GA	31407
70906 01040	EXLEY THOMAS L SR & THOMAS L JR*		PO BOX 416	SPRINGFIELD	GA	31329		AUGUSTA RD	PORT WENTWORTH	GA	31407
70906 01030	EXLEY THOMAS L SR & THOMAS L JR*		PO BOX 416	SPRINGFIELD	GA	31329		AUGUSTA RD	PORT WENTWORTH	GA	31407
70906 01035	W4 PROPERTIES PORT WENTWORTH, LLC		P.O. BOX 42	BOGART	GA	30622		34 TIDAL WAVE CT	PORT WENTWORTH	GA	31407
70906 04023	CITY OF PORT WENTWORTH		C/O PILOT TRAVEL CENTERS PO BOX 54470	LEXINGTON	KY	40555		8000 HIGHWAY 21	PORT WENTWORTH	GA	31407
70906 04074	BEP RICE HOPE LLC		100 LAKESIDE BLVD	PORT WENTWORTH	GA	31407		HIGHWAY 21	PORT WENTWORTH	GA	31407
70906C01001	RICE CREEK HOMEOWNERS ASSOC OF PT WENTWO	RTH I	SENTRY MANAGEMENT INC 119 CANAL ST SUITE 102	POOLER	GA	31410		RICE MILL RD	PORT WENTWORTH	GA	31407
70906C01002	ALLS MILLICENT YOLANDA		1 RICE MILL ROAD	PORT WENTWORTH	GA	31407		1 RICE MILL RD	PORT WENTWORTH	GA	31407
70906C01003	SAUNDERS KACY A.		3 RICE MILL ROAD	PORT WENTWORTH	GA	31407		3 RICE MILL RD	PORT WENTWORTH	GA	31407
70906C01004	DUDLEY IZORIA L.		5 RICE MILL ROAD	PORT WENTWORTH	GA	31407		5 RICE MILL RD	PORT WENTWORTH	GA	31407
70906C01005	BRADY SANDRA L		7 RICE MILL ROAD	PORT WENTWORTH	GA	31407		7 RICE MILL RD	PORT WENTWORTH	GA	31407
70906C01006	BRYAN KINA M		9 RICE MILL RD	PORT WENTWORTH	GA	31407		9 RICE MILL RD	PORT WENTWORTH	GA	31407
70906C01007	WILLIAMS ZANDIS		35 REDWALL CIRCLE	POOLER	GA	31322		11 RICE MILL RD	PORT WENTWORTH	GA	31407
70906C01008	YOUNG, III LOUIS C		7370 HODGSON MEMORIAL DR #D10	SAVANNAH	GA	31406		13 RICE MILL RD	PORT WENTWORTH	GA	31407
70906C01009	ENOCH JELISA D		15 RICE MILL RD	PORT WENTWORTH	GA	31407		15 RICE MILL RD	PORT WENTWORTH	GA	31407
70906C01010	BIAS DEANDREA	JENKINS ARKIRA GERELL	17 RICE MILL ROAD	PORT WENTWORTH	GA	31407		17 RICE MILL RD	PORT WENTWORTH	GA	31407
70906C01011	HOLMES CHARLES JR		19 RICE MILL RD	PORT WENTWORTH	GA	31407		19 RICE MILL RD	PORT WENTWORTH	GA	31407
70906C01012	SINGLETON ROSALIND M & ANJUILI P*		21 RICE MILL RD	PORT WENTWORTH	GA	31407		21 RICE MILL RD	PORT WENTWORTH	GA	31407
70906C01013	ANDERSON MICHAEL BRANDON		23 RICE MILL ROAD	PORT WENTWORTH	GA	31407		23 RICE MILL RD	PORT WENTWORTH	GA	31407
70906C01014	GREENE RONALD S & DANIELLE CATRINA B*		25 RICE MILL RD	PORT WENTWORTH	GA	31407		25 RICE MILL RD	PORT WENTWORTH	GA	31407
70906C01015	YRP, LLC		261 LONGBRIDGE ROAD	SPRINGFIELD	GA	31329		27 RICE MILL RD	PORT WENTWORTH	GA	31407
70906C01016	REGAL BUILDERS OF THE COASTAL EMPIRE LLC		7370 HODGSON MEM DR STE D10	SAVANNAH	GA	31406		RICE MILL RD	PORT WENTWORTH	GA	31407
70906C01018	BRYANT WARREN KEITH		29 RICE MILL RD	PORT WENTWORTH	GA	31407		29 RICE MILL RD	PORT WENTWORTH	GA	31407
70906C01019	GUTH ANDREA C		31 RICE MILL RD	PT WENTWORTH	GA	31407		31 RICE MILL RD	PORT WENTWORTH	GA	31407
70906C01020	JOHNSON & LITTEN DIANNE L & JILL L*		33 RICE MILL RD	PT WENTWORTH	GA	31407		33 RICE MILL RD	PORT WENTWORTH	GA	31407
70906C01021	RICHARDSON MONICA R		35 RICE MILL RD	PORT WENTWORTH	GA	31407		35 RICE MILL RD	PORT WENTWORTH	GA	31407
70906C01022	AMERICAN HOMES 4 RENT PROPERTIES EIGHT L	ATT: PROP TAX DEPT GAA0157	23975 PARK SORRENTO SUITE 300	CALABASAS	CA	91302		37 RICE MILL RD	PORT WENTWORTH	GA	31407
70906C01023	SMITH KERRY-ANN C		75 MELODY DR	POOLER	GA	31322		39 RICE MILL RD	PORT WENTWORTH	GA	31407
70906C01024	KING & DIEMERT LA TIMOTHY & MICHAEL E		41 RICE MILL RD	PORT WENTWORTH	GA	31407		41 RICE MILL RD	PORT WENTWORTH	GA	31407
70906C01025	GOLDBERG PATRICK LEE		43 RICE MILL ROAD	PORT WENTWORTH	GA	31407		43 RICE MILL RD	PORT WENTWORTH	GA	31407
70906C01026	MARLEY JOSEPH DAVID	CHASON SIERRA STERLING*	45 RICE MILL ROAD	PORT WENTWORTH	GA	31407		45 RICE MILL RD	PORT WENTWORTH	GA	31407
70906C01027	BAIN JAMES GODFREY JR		47 RICE MILL RD	SAVANNAH	GA	31407		47 RICE MILL RD	PORT WENTWORTH	GA	31407
70906C01028	OLIVERA & VARGAS JAIRO LERONARDO CARCAMO	& CL	49 RICE MILL RD	PORT WENTWORTH	GA	31407		49 RICE MILL RD	PORT WENTWORTH	GA	31407
70906C01029	MCDONALD LINDSEY		51 RICE MILL ROAD	PORT WENTWORTH	GA	31407		51 RICE MILL RD	PORT WENTWORTH	GA	31407
70906C01030	AH4R PROPERTIES LLC		23975 PARK SORRENTO SUITE 300	CALABASAS	CA	91302		53 RICE MILL RD	PORT WENTWORTH	GA	31407
70906C01031	WASHINGTON JIM		55 RICE MILL RD	PORT WENTWORTH	GA	31407		55 RICE MILL RD	PORT WENTWORTH	GA	31407
70906C01032	BROWN APRICCIO O & BRIANA MCKINNEY*		57 RICE MILL RD	PORT WENTWORTH	GA	31407		57 RICE MILL RD	PORT WENTWORTH	GA	31407
70906C01033	MONROE SYREETA L		59 RICE MILL RD	PORT WENTWORTH	GA	31407		59 RICE MILL RD	PORT WENTWORTH	GA	31407
70906C01034	LAKE SR. CHARLES C	LAKE JR. CHARLES C	61 RICE MILL ROAD	PORT WENTWORTH	GA	31407		61 RICE MILL RD	PORT WENTWORTH	GA	31407
70906C01035	LAKE ELVIS BERNARD		1 OAK GROVE CT	PORT WENTWORTH	GA	31407		1 OAK GROVE CT	PORT WENTWORTH	GA	31407
70906C01036	BANKS DAVIDA O. T.	BROWN, JR. ANTHONY M.	3 OAK GROVE COURT	PORT WENTWORTH	GA	31407		3 OAK GROVE CT	PORT WENTWORTH	GA	31407
70906C01037	STEPHENS DERRICK MARQUIS	STEPHENS KAWANNA	5 OAK GROVE CT	PORT WENTWORTH	GA	31407		5 OAK GROVE CT	PORT WENTWORTH	GA	31407
70906C01038	MILLER DELORIS PRYOR		7 OAK GROVE CT	PORT WENTWORTH	GA	31407		7 OAK GROVE CT	PORT WENTWORTH	GA	31407
70906C01039	WILLIAMS CIARA		76 BEARING CIRCLE	PORT WENTWORTH	GA	31407		9 OAK GROVE CT	PORT WENTWORTH	GA	31407
70906C01040	MATHIS ARTIS E.	MATHIS LINDA W.	11 OAK GROVE COURT	PORT WENTWORTH	GA	31407		11 OAK GROVE CT	PORT WENTWORTH	GA	31407
70906C01041	MACK ARNEESHA R		12 OAK GROVE CT	PORT WENTWORTH	GA			12 OAK GROVE CT	PORT WENTWORTH	GA	31407
70906C01042	THATCHER ALLISON ANNE		10 OAK GROVE COURT	PORT WENTWORTH	GA	31407		10 OAK GROVE CT	PORT WENTWORTH	GA	31407
70906C01043	HENDERSON MARCUS		8 OAK GROVE CT	PORT WENTWORTH	GA	31407		8 OAK GROVE CT	PORT WENTWORTH	GA	31407
70906C01044	MANIGAULT TRISTAN LAMAR		6 OAK GROVE CT	PORT WENTWORTH	GA	31407		6 OAK GROVE CT	PORT WENTWORTH	GA	31407
70906C01045	JARRETT-DEAN ORETA	DEAN CHRISTOPHER M.*	4 OAK GROVE CT	PORT WENTWORTH	GA	31407		4 OAK GROVE CT	PORT WENTWORTH	GA	31407

PIN	Owner	Owner2	Mailing_Address	Mailing_City	Mailing_State	Mailing_Zip		Address	PropAddress_City	PropAddress_State	PropAddress_Zip
70906C01046	WHITE KHYAIRRA D		2 OAK GROVE CT	PORT WENTWORTH	GA	31407		2 OAK GROVE CT	PORT WENTWORTH	GA	31407
70906C01067	RICE CREEK HOMEOWNERS ASSOCIATION INC		SENTRY MANAGEMENT INC 119 CANAL ST SUITE 102	POOLER	GA	31410		0 RICE MILL RD	PORT WENTWORTH	GA	31407
70906C01081	KING MICHAEL & KENDRA*		3 HASTY POINT RD	PORT WENTWORTH	GA	31407		3 HASTY POINT RD	PORT WENTWORTH	GA	31407
70906C01082	GOLDWIRE KOBIE S.		1 HASTY POINT ROAD	PORT WENTWORTH	GA	31407		1 HASTY POINT RD	PORT WENTWORTH	GA	31407
70906C01083	HAZEN LEWIS CHARLES		2 HASTY POINT RD	PORT WENTWORTH	GA	31407		2 HASTY POINT RD	PORT WENTWORTH	GA	31407
70906C01084	MORENTIN GREG A		4 HASTY POINT RD	PORT WENTWORTH	GA	31407		4 HASTY POINT RD	PORT WENTWORTH	GA	31407
70906C01085	JOHNSON PATRICIA A		6 HASTY POINT RD	PORT WENTWORTH	GA	31407		6 HASTY POINT RD	PORT WENTWORTH	GA	31407
70906C02001	REGAL BUILDERS OF THE COASTAL EMPIRE LLC		7370 HODGSON MEM DR STE D10	SAVANNAH	GA	31406		RICE MILL RD	PORT WENTWORTH	GA	31407
70906C02002	TAYLOR MILDRED W		2 RICE MILL ROAD	PORT WENTWORTH	GA	31407		2 RICE MILL RD	PORT WENTWORTH	GA	31407
70906C02003	DUNCAN ELLIS L		390 BROYLES ST SE	ATLANTA	GA	30312		4 RICE MILL RD	PORT WENTWORTH	GA	31407
70906C02004	MEADOWS TROY & ALLISON*		6 RICE MILL RD	PORT WENTWORTH	GA	31407		6 RICE MILL RD	PORT WENTWORTH	GA	31407
70906C02005	AMERICAN HOMES 4 RENT PROPERTIES TWO LLC		23975 PARK SORRENTO STE 300	CALABASAS	CA	91302		8 RICE MILL RD	PORT WENTWORTH	GA	31407
70906C02006	ARNOLD KAREN O.		10 RICE MILL ROAD	PORT WENTWORTH	GA	31407		10 RICE MILL RD	PORT WENTWORTH	GA	31407
70906C02007	SCHNARR ALEXANDER		12 RICE MILL ROAD	PORT WENTWORTH	GA	31407		12 RICE MILL RD	PORT WENTWORTH	GA	31407
70906C02008	ONYILE UWE BASSEY		14 RICE MILL ROAD	SAVANNAH	GA	31406		14 RICE MILL RD	PORT WENTWORTH	GA	31407
70906C02009	HUFFMAN LETA		16 RICE MILL ROAD	PORT WENTWORTH	GA	31407		16 RICE MILL RD	PORT WENTWORTH	GA	31407
70906C02010	PINKNEY ABRAHAM & SONDRRA*		18 RICE MILL RD	PT WENTWORTH	GA	31407		18 RICE MILL RD	PORT WENTWORTH	GA	31407
70906C02011	BRYAN JESSICA DENISE		20 RICE MILL RD	PORT WENTWORTH	GA	31407		20 RICE MILL RD	PORT WENTWORTH	GA	31407
70906C02012								22 RICE MILL RD	PORT WENTWORTH	GA	31407
70906C02013	SASSANO NICO MIGUEL		24 RICE MILL RD	PORT WENTWORTH	GA	31407		24 RICE MILL RD	PORT WENTWORTH	GA	31407
70906C02014	RICE CREEK HOMEOWNERS ASSOC OF PT WENTWO	RTH I	SENTRY MANAGEMENT INC 119 CANAL ST SUITE 102	POOLER	GA	31322		RICE MILL RD	PORT WENTWORTH	GA	31407
70906C02016	COMER GAVIN MICHAEL		1 OLD MILL RD	PORT WENTWORTH	GA	31407		1 OLD MILL RD	PORT WENTWORTH	GA	31407
70906C02017	FARRELL ALLISON	DUGAN SETH*	3 OLD MILL ROAD	PORT WENTWORTH	GA	31407		3 OLD MILL RD	PORT WENTWORTH	GA	31407
70906C02036	HAGEN BRIAN	HAGEN COLLEEN*	26 RICE MILL ROAD	PORT WENTWORTH	GA	31407		26 RICE MILL RD	PORT WENTWORTH	GA	31407
70906C02037	WATTS MARTHA V		28 RICE MILL RD	PT WENTWORTH	GA	31407		28 RICE MILL RD	PORT WENTWORTH	GA	31407
70906C02038	MCABEE, III RICHARD J.		30 RICE MILL ROAD	PORT WENTWORTH	GA	31407		30 RICE MILL RD	PORT WENTWORTH	GA	31407
70906C02039	PAGAN & GONZALES ANGIE P & ROBERT*		32 RICE MILL RD	PORT WENTWORTH	GA	31407		32 RICE MILL RD	PORT WENTWORTH	GA	31407
70906C02040	KARLSSON ROSEMARY W.		34 RICE MILL ROAD	PORT WENTWORTH	GA	31407		34 RICE MILL RD	PORT WENTWORTH	GA	31407
70906C02041	WHITLEY SAMUEL	WHITLEY COURTNEY	36 RICE MILL ROAD	PORT WENTWORTH	GA	31407		36 RICE MILL RD	PORT WENTWORTH	GA	31407
70906C02042	UMANZOR STEVEN		38 RICE MILL ROAD	PORT WENTWORTH	GA	31407		38 RICE MILL RD	PORT WENTWORTH	GA	31407
70906C02043	BANKS MICHAEL H & TINA E*		40 RICE MILL RD	PORT WENTWORTH	GA	31407		40 RICE MILL RD	PORT WENTWORTH	GA	31407
70906C02044	FISHER DEBORAH L		42 RICE MILL ROAD	PORT WENTWORTH	GA	31407		42 RICE MILL RD	PORT WENTWORTH	GA	31407
70906C02045	BROWN CHUTNI M		44 RICE MILL RD	PT WENTWORTH	GA	31407		44 RICE MILL RD	PORT WENTWORTH	GA	31407
70906C02046	HESTER CANDICE A		46 RICE MILL RD	PT WENTWORTH	GA	31406		46 RICE MILL RD	PORT WENTWORTH	GA	31407
70906C02047	LOVE FREDRICK		48 RICE MILL RD	PORT WENTWORTH	GA	31407		48 RICE MILL RD	PORT WENTWORTH	GA	31407
70906C02048	HEYWARD GINA		50 RICE MILL RD	PORT WENTWORTH	GA	31407		50 RICE MILL RD	PORT WENTWORTH	GA	31407
70906C02080	BESS TOMMIE LUTHER		22 NOBLE JONES COURT	PORT WENTWORTH	GA	31407		22 NOBLE JONES CT	PORT WENTWORTH	GA	31407
70906C02081	BRADHAM TERRON	BRADHAM RAQUEL	24 NOBLE JONES COURT	PORT WENTWORTH	GA	31407		24 NOBLE JONES CT	PORT WENTWORTH	GA	31407
70906C02082	GREENE SIDNEY & MARY BRYAN*		26 NOBLE JONES CT	PORT WENTWORTH	GA	31407		26 NOBLE JONES CT	PORT WENTWORTH	GA	31407
70906C02083	ESLICK KYLE M.		28 NOBLE JONES COURT	PORT WENTWORTH	GA	31407		28 NOBLE JONES CT	PORT WENTWORTH	GA	31407
70906C02084	NGUYEN DUOC ETAL*		30 NOBLE JONES CT	PORT WENTWORTH	GA	31407		30 NOBLE JONES CT	PORT WENTWORTH	GA	31407
70906 04044	RXNOW, LLC		116 JEFFERSON STREET SOUTH SUITE 204	HUNTSVILLE	AL	35801		7896 HIGHWAY 21	PORT WENTWORTH	GA	31407
70906 04026	BOARD OF EDUCATION		208 BULL STREET	SAVANNAH	GA	31401		100 MULBERRY AVE	PORT WENTWORTH	GA	31407
70906 04088	PUBLIX SUPER MARKETS INC	ATTN: TREASURY DEPT	PO BOX 32018	LAKELAND	FL	33802		0 US HWY 21	PORT WENTWORTH	GA	31407
70906C02015	RICE CREEK HOMEOWNERS ASSOC OF PT WENTWO	RTH I	SENTRY MANAGEMENT INC 119 CANAL ST SUITE 102	POOLER	GA	31322		RICE MILL RD	PORT WENTWORTH	GA	31407
70906 01028	SFG CH CHATHAM TRACT, LLC		3280 PEACHTREE ROAD NE, SUITE 2770	ATLANTA	GA	30305		AUGUSTA RD	PORT WENTWORTH	GA	31407
70906 01029	EXLEY THOMAS L SR & THOMAS L JR*		PO BOX 416	SPRINGFIELD	GA	31329		AUGUSTA RD	PORT WENTWORTH	GA	31407



Zoning Board of Appeals
7224 GA Highway 21
Port Wentworth, GA 31407

Meeting: 11/03/25
Department: Development Services
Category: Ordinance
Prepared By: Katie Dunnigan
Department Head: Katie Dunnigan

SCHEDULED

AGENDA ITEM (ID)

DOC ID:

Consideration of a Variance Application submitted by 30AIP Port Wentworth, LLC, to allow for sign placement within 100' of the intersection of a State Highway and City Right of Way. PIN # 70033 01002, located in the 2nd Council District, at 5990 GA Highway 21, zoned C-3.

•

PUBLIC HEARING

Issue/Item: Consideration of a Variance Application submitted by 30AIP Port Wentworth, LLC, to allow for sign placement within 100' of the intersection of a State Highway and City Right of Way. PIN # 70033 01002, located in the 2nd Council District, at 5990 GA Highway 21, zoned C-3.

Background:

- The applicant requests approval to place a stanchion-style sign at the extended Right of Ways where GA Highway 21 and Crossgate Road intersect.
- Pursuant to the City of Port Wentworth Code Ordinances, Section 19.1-13(a)2: Freestanding signs may not be located *Within one hundred (100) feet of the intersection of the extended rights-of-way of a state highway and another state highway or city or county road.*

Facts and Finding:

- The proposed location of the sign is within the C-3 zoning district, where stanchion signs are permitted. The proposed sign, as submitted in a building permit application, appears to be fully in full compliance other than the proposed distance.
- The proposed sign location is consistent with the sign placement at the Parker's on the NE corner of the Crossgate/Highway 21 intersection.

Funding: N/A

Recommendation:

APPLICATION
CITY OF PORT WENTWORTH ZONING BOARD OF APPEALS

Date Filed: _____
Project #: _____

The APPLICATION and all SUPPORTING DOCUMENTS with the REQUIRED PLOT PLAN must be submitted to the Department of Development Services.

PLEASE PRINT OR TYPE:

Name of Applicant: 30AIP Port Wentworth, LLC ; Travis A. Meyer

Property Owner (if different from applicant): _____

***** Authorization of Property Owner Form required if Applicant and property owner is not the same. *****

Property Location: 5990 Highway 21
Address/Street Name Lot Number

Subdivision/Ward: N/A Zoning District: Interchange Commerical (C-3)

NAMES, MAILING ADDRESSES and **PIN #'S** of property owners within 300 feet of the property line. Include those directly across a public right-of-way. Use additional sheet if necessary.

NAME	ADDRESS	PIN #
SAVANNAH ECONOMIC DEVELOPMENT AUTHORITY	906 DRAYTON ST SAVANNAH, GA, 31401	70033 01005
1500 CROSSGATE LLC	C/O PREMIER LEASING & PROPERTY MANAGEMENT 49 PARK SAVANNAH, GA, 31405	70035 01008
PARKER'S #16 LLC	171 CROSSROADS PARKWAY SAVANNAH PORT WENTWORTH, GA, 31407	70035 01004
MAYOR & ALDERMEN OF SAVANNAH	PO BOX 1027 SAVANNAH, GA, 31412	20912 01001
AG-TREP SAVANNAH PORTFOLIO PROPERTY OWNE R, L.L.C., A DELAWARE L	C/O K.E. ANDREWS 2424 RIDGE ROAD	70913 01013

REASON FOR APPEAL: Check appropriate section(s).

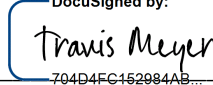
- () A decision of the Zoning Administrator which the applicant believes to be contrary to the meaning of the Zoning Ordinance.
- () An application to establish a use which must be approved by the Board of Appeals.
- (x) A request to vary:
 - () ___ foot ___ yard variance () ___ lot width variance
 - () ___ lot area variance (x) ___ setback variance
 - () Fence variance () ___% building coverage variance
- () A request for extension of a non-conforming use.
- () Other: _____

Describe those things you feel justify the action requested. List specific of the Zoning Ordinance which have a bearing on your request.

Our variance request is to allow relief from the existing Land development Code Sec.19.1-12 (a)(1) & (2)- General size and location requirements in non-residential districts (a) Signs at street intersections. Notwithstanding any other provision of this article, no freestanding sign may be located: (1) Within twenty (20) feet of the intersection of the extended rights-of-way of city or county streets; or (2) Within one hundred (100) feet of the intersection of the extended rights-of-way of a state highway and another state highway or city or county road.

Our variance proposal includes two (2) station signs that are located on each street frontage (State Route 21 & Crossgate Road) as our site is adjacent to this intersection. Due to existing site limitations and infrastructure, we are unable to meet the required setback limitation imposed by the LDC for this particular site. Adhering to the setback requirement would place the station sign on SR21 (State Highway) to the East on top of the proposed gas canopy and tank infrastructure. In order to remediate this situation, we are requesting a setback of 1 linear foot from the extended rights-of-way (property line) and 50 linear feet from the vehicular rights-of-way. As for our second sign to the North on Crossgate Rd. we are also limited by the overall development layout of the site and the setback requirement adjacent to Crossgate Road (City Road) would position this particular sign into the parking lot and in turn would obstruct the high traffic northern access point of the business. Our request is to position this sign 7 linear feet from the extended rights-of-way (property line), 14 linear feet from the vehicular rights-of-way and includes a 30' visibility triangle as shown. We believe that all of our signage for this site is proportional to their locations and provide the greatest visibility for safe navigation and access into this commercial development.

This request is minimal in its intent as we are attempting to comply with the existing established development requirements. Our intent in this request is first and foremost, the safety of the public. Clear visibility of signage is crucial to safely direct customers from the roadway to the business entry. The variance would not substantially interfere with the rights of others as the reduction in required setbacks for both signs is part of the integrated architectural design of the City of Port Wentworth. Our request is well within the spirit of the regulations as it relates to health, safety and general welfare of the citizens by preventing unsightly and detrimental signs that would detract from the aesthetic appeal of our location. We feel that the relief sought by this variance will ensure a consistent and cohesive approach to the development standards and requirements of the district.

DocuSigned by:

 704D4FC162984AB... 10/16/2025

Signature of Applicant

2050 W County Hwy 30A, Bldg M1 Unit 228, Santa Rosa Beach, FL 32459

Mailing Address of Applicant

#205-370-0362

Telephone Number

tmeyer@serdllc.com

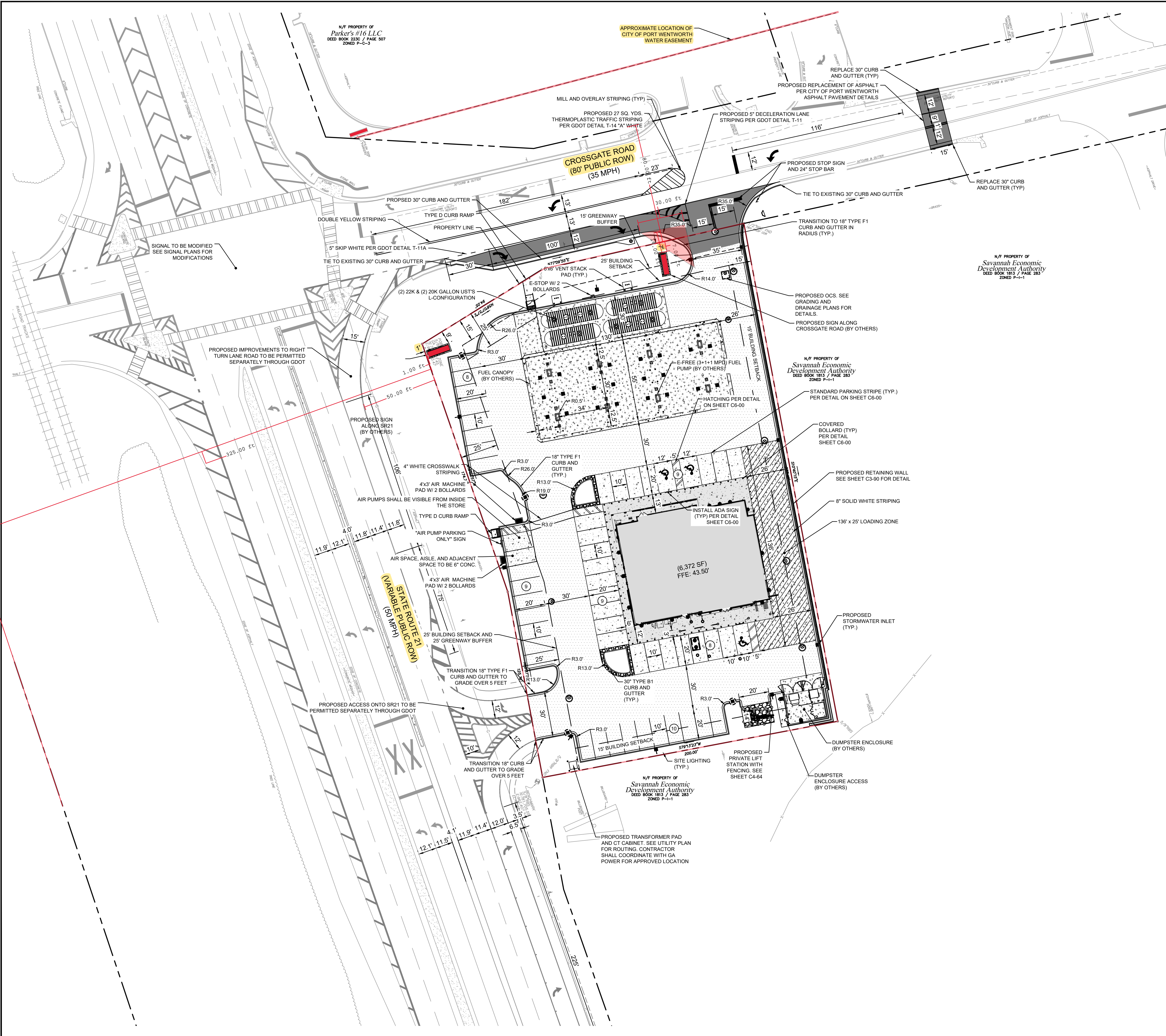
Email Address

Total Fees: Administrative Fee + Zoning Board of Appeals Application Fee = Total
(Please refer to the current "Business User Fee Schedule)

Date Paid _____

***** Any application not completed in full will not be processed *****

Drawing name: K:\SAV_Civil\14777000_Walnut05-Southeastern Retail Development\017218002_Crossgate Road Port Wentworth GACAD\Plans\stps\C2-00 - SITE PLAN.dwg C:\00 SITE PLAN Dec 05, 2024 4:43pm by christopher.james



DEVELOPMENT SUMMARY:

SITE SUMMARY:

PROPERTY ZONED:	C-3 (INTERCHANGE COMMERCIAL)
SITE AREA:	1.57 ACRES
IMPERVIOUS AREA:	1.35 ACRES (86.0%)
PERVIOUS AREA:	0.22 ACRES (14.0%)
GREEN SPACE:	0.24 ACRES (15.3%)
TOTAL DISTURBED AREA:	2.4 ACRES
BUILDING SETBACK:	
FRONT (FT):	25 FT
SIDE EXT.(FT):	15 FT
SIDE INT. (FT)	NOT SPECIFIED IN ORDINANCE
REAR (FT):	NOT SPECIFIED IN ORDINANCE
LANDSCAPE GREENWAY BUFFER:	
SIDE (SR 21):	25 FT
SIDE (CROSSGATE):	15 FT
BUILDING HEIGHT SUMMARY:	
MAXIMUM ALLOWABLE HEIGHT:	45 FT
PROPOSED HEIGHT:	27.5 FT
PARKING SUMMARY:	
REQUIRED PARKING:	42 SPACES (TOTAL)
1 SPACE PER 200 SF OF UFA	14 SPACES
(2,750 SF UFA / 200 = 13.75 = 14 SPACES)	
6 SPACES PER SERVICE COUNTERS	24 SPACES
(4 SERVICE COUNTERS = 24 SPACES)	
VEHICLE SERVICE STATION	4 SPACES
1 SPACE PER EMPLOYEE	
(4 EMPLOYEES = 4 SPACES)	
PROPOSED PARKING:	53 SPACES (TOTAL)**
AUTOMOBILE SERVICE STATION	53 SPACES
STANDARD	50 SPACES
ADA SPACES	3 SPACES

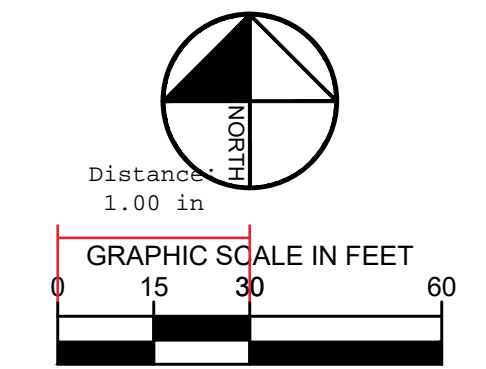
**PER CITY PLANNING DEPARTMENT DUE TO EXISTING CONDITIONS ON SITE, LIMITED PAVEMENT AS SHOWN ON PLANS IS ACCEPTABLE WITHIN GREENWAY BUFFER REQUIREMENTS.
**PARKING SHOWN BEYOND 10% OF MINIMUM REQUIRED WAS REVIEWED AND APPROVED BY CITY COUNCIL DURING GENERAL SITE PLAN APPLICATION ON 06/20/2024.

SITE NOTES:

1. THE PROPOSED BUILDING INFORMATION SHOWN HEREON IS FROM AN ELECTRONIC FILE PROVIDED BY THE CLIENT, DATED 06/26/2024 AND IS FOR ILLUSTRATIVE PURPOSES ONLY. CONTRACTOR SHALL REFERENCE ARCHITECTURAL PLANS FOR EXACT BUILDING INFORMATION.
2. EXISTING CONDITIONS SHOWN HEREON ARE FROM A SURVEY FILE PROVIDED BY GEOSURVEY, DATED 07/17/2024.
3. ALL DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
4. SIDEWALK INSTALLED AGAINST BACK OF CURB SHALL BE INSTALLED PER THE PLAN AS MEASURED FROM THE BACK OF CURB.
5. ALL SIGNAGE AND STRIPING MUST MEET THE LATEST REQUIREMENTS SET FORTH BY MUTCD, GDOT, AND GEORGIA STATE CODE.
6. REFERENCE LANDSCAPE PLANS FOR ALL HARDSCAPE AND LANDSCAPE DETAILS AND SPECIFICATIONS.

SITE PLAN LEGEND:

	PROPERTY LINE
	BUILDING SETBACK LINE
	LANDSCAPE BUFFER LINE
	FENCE
	HEAVY DUTY ASPHALT PAVEMENT
	STANDARD ASPHALT PAVEMENT
	STANDARD DUTY CONCRETE PAVEMENT
	HEAVY DUTY CONCRETE PAVEMENT
	CONCRETE PAVEMENT SIDEWALK
	STAMPED CONCRETE
	CRUSHER RUN GRAVEL
	PARKING COUNT



Kimley Horn
 PREPARED BY: Kimley Horn and Associates, Inc.
 25 BULL STREET, SUITE 400
 SANTA ROSA BEACH, FL 32458
 PHONE: (912) 231-4384
 WWW.KIMLEY-HORN.COM

SOUTHEASTERN RETAIL DEVELOPMENT
 SOUTHEASTERN RETAIL DEVELOPMENT
 2050 W COUNTY HIGHWAY 30A SUITE 30A
 SANTA ROSA BEACH, FL 32459
 PHONE: 850-660-1917

NO.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY

CROSSGATE ROAD
PORT WENTWORTH, GEORGIA
 CHATHAM COUNTY, GEORGIA
 PARCEL ID: 70033-01002

PROFESSIONAL ENGINEER
 DENNIS
 12/06/2024

GSWCC NO. 0000092734 (LEVEL II)
 DRAWN BY: DDS
 DESIGNED BY: DDS
 REVIEWED BY: JNG
 DATE: 12/06/2024
 PROJECT NO. 017218002
 TITLE: **SITE PLAN**
 SHEET NUMBER: **C2-00**

APPLICATION
CITY OF PORT WENTWORTH ZONING BOARD OF APPEALS

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