



CITY OF PORT WENTWORTH
PLANNING COMMISSION
DECEMBER 15, 2025

Council Meeting Room

Regular Session

3:30 PM

7224 GA HIGHWAY 21
PORT WENTWORTH, GA 31407

1. CALL MEETING TO ORDER

2. PRAYER AND PLEDGE OF ALLEGIANCE

3. ROLL CALL - CLERK OF COUNCIL

4. APPROVAL OF AGENDA

5. ADOPTION OF MINUTES

6. NEW BUSINESS

- A. Consideration of a Special Use Permit Application submitted by Phillip R. McCorkle as Agent for Angela J. Anderson, Andrea J. Anderson, & Sparkman Properties, LLC, requesting to allow outdoor material storage with a rail spur in the I-1 zoning district. PIN # 70975 01033, located in the 1st Council District, off Highway 30, zoned R-1, proposed zoning I-1.
 - **PUBLIC HEARING**

- B. Consideration of a Special Use Permit Application submitted by Phillip R. McCorkle as Agent for JACP Properties, LP, requesting to allow outdoor material storage with a rail spur in the I-1 zoning district. PIN # 709076 01016, located in the 1st Council District, off Highway 30, zoned R-1, proposed zoning I-1.
 - **PUBLIC HEARING**

- C. Ordinance to Amend the City of Port Wentworth Zoning Ordinance to Define and Set Rules for Data Centers
 - **Public Hearing**

- D. Consideration of a Resolution to approve Planning Commission dates for the year 2026.

7. ADJOURNMENT



Planning Commission
7224 GA Highway 21
Port Wentworth, GA 31407

Meeting: 12/15/25
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 Phillip R. McCorkle as Agent for Angela J. Anderson, Andrea J. Anderson, & Sparkman Properties, LLC, requesting to allow outdoor material storage with a rail spur in the I-1 zoning district. PIN # 70975 01033, located in the 1st Council District, off Highway 30, zoned R-1, proposed zoning I-1.

- **PUBLIC HEARING**

Issue/Item: Consideration of a Special Use Permit Application submitted by Phillip R. McCorkle as Agent for Angela J. Anderson, Andrea J. Anderson, & Sparkman Properties, LLC, requesting to allow outdoor material storage with a rail spur in the I-1 zoning district. PIN # 70975 01033, located in the 1st Council District, off Highway 30, zoned R-1, proposed zoning I-1.

- **PUBLIC HEARING**

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 Outdoor Storage as principal use in I-1 zoning requires a Special Use Permit.*
- The applicant proposes development of a large portion of approximately 97 acres being dedicated to materials storage, the northern end of the proposed site shows preservation of wetlands, a rail spur loop is proposed to connect the railways on the eastern and western boundaries of the site.
- Approval of the Special Use Permit may not be granted until and unless City Council approves rezoning of the site to I-1. The 2nd Reading and vote for the rezoning are scheduled for the December 18, 2025 City Council agenda.

Facts and Finding:

- The Future Land Use Map identifies these parcels as Conservation.
 - The description for Conservation includes that: *"If development is to occur, it should be of the lowest intensity possible to achieve the project and conditioned to preserve and promote existing habitat."*
- Adjacent parcels to the east are within the I-1 zoning district and the R-1 zoning district to the west. The southern tip of the combined parcels ends at the convergence of two railways. The northern boundary is adjacent to property owned by the Effingham Board of Education, there are wetlands on either side of the shared property line.
- The land proposed for Special Use is effectively landlocked by railway and wetlands, causing unique access challenges for future, more traditional development.

Recommendations

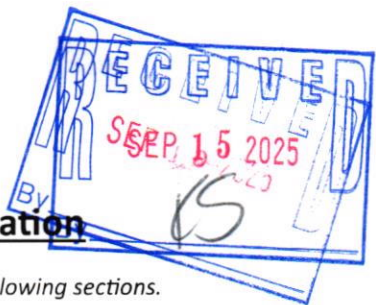
Staff recommends that approval be with the following conditions:

1. Non-rail access to/from the parcels shall be limited to the Eastern boundary, via Port Wentworth Commerce Center.

2. An undisturbed vegetative buffer of not less than 100' shall be left between the existing railway(s) on the western boundary and any future development.

Funding: N/A

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): 0 Jeffers Road

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:
Portion of 7-0976-01-016

Total acreage of subject property: 74.56

Existing land use(s): Vacant

Zoning Classification: R-1/I-1 requested

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 purpose is to store construction materials for future development in Port Wentworth and nearby communities. The use is compatible with other nearby uses, requires little Public Services, is isolated and will not create a nuisance, have a negative environmental impact, or create unsafe traffic conditions.

4. Property Owner Information

Name(s): JACP Properties, L.P.

Mailing Address: 475 Butler Ave.

City, State, Zip: Savannah, Georgia 31406

Telephone: (912) 656-4887

E-Mail Address: mcw2000000@aol.com

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

Name(s): Phillip R. McCorkle

Mailing Address: 319 Tattnell Street

City, State, Zip: Savannah, Georgia 31401

Telephone: (912) 232-7416

E-Mail Address: prm@mccorklejohnson.com

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
15 day of September, 2025.

[Signature]

Notary Public



[Signature]

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: Phillip R. McCorkle

Address: 319 Tattnell Street, Savannah, Georgia 31401

Telephone Number: (912) 232-7416

JACP Properties, LP

By: *Chris Wynn*
Signature of Owner

Its: *Managing Partner*

Personally appeared before me

Chris Wynn

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

Abe A. Kirkley
Notary Public

Sept. 4, 2025
Date



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

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:
Portion of 7-0976-01-016

Total acreage of subject property: 22.437

Existing land use(s): Vacant

Zoning Classification: R-1/I-1 requested

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 purpose is to store construction materials for future development in Port Wentworth and nearby communities. The use is compatible with other nearby uses, requires little Public Services, is isolated and will not create a nuisance, have a negative environmental impact, or create unsafe traffic conditions.

4. Property Owner Information

Name(s): See Attached Exhibit A

Mailing Address: _____

City, State, Zip: _____

Telephone: _____

E-Mail Address: _____

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: Angela J. Anderson, Andrea J. Anderson, and Sparkman Properties, LLC

Phone #

Use back if more than one owner

Owner Address: See attached Exhibit A

PIN #(s): A portion of 7-0975-01-001

of Acres 22.437

Zoning Classification: Present R-1 Requested I-1

Use of Property: Present Vacant Requested Outdoor Storage, Principal Use

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?)

The property is adjacent to a large tract zoned for industrial use located on the east side of the CSX Railroad right of way. It is between two active rail lines, making it ideal for outdoor material storage.

Attach the following documents:

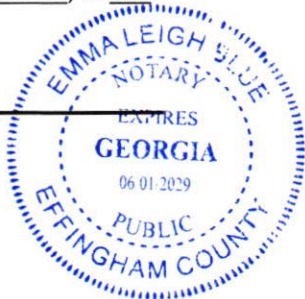
- 1. Written legal description of the property (e.g. copy of deed) – full metes and bounds description rather than plat reference.
2. Name, PIN #, property address and mailing address of property owners within 300 feet of this property.
3. Plat showing property lines with lengths and bearings, adjoining 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 15 day of September, 2015.

[Signature]
Notary Public



[Signature]
Signature of Applicant

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: Sparkman Properties, LLC

Address: c/o Maria T. Sparkman, 242 Lyman Hall Road, Savannah, Georgia 31410

Telephone Number: 843-639-9370

Diana D. Cohen
Signature of Owner
Sparkman Properties, LLC

Personally appeared before me

Darion N. Wiggins

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

Darion N. Wiggins
Notary Public

10.30.23
Date



Attachment: ZMA Sparkman-Anderson Tract Saussy Rd 2024-Application (2988 : 3. Sparkman-Anderson Rezoning 1of3)

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: Angela J. Anderson

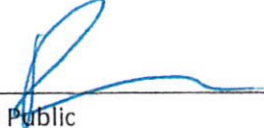
Address: 120 Danbury Court, Pooler, Georgia 31322

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

10-31-2023
Date



Attachment: ZMA Sparkman-Anderson Tract Saussy Rd 2024-Application (2988 : 3. Sparkman-Anderson Rezoning 1of3)

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: Andrea J. Anderson

Address: 120 Danbury Court, Pooler, Georgia 31322

Telephone Number: _____

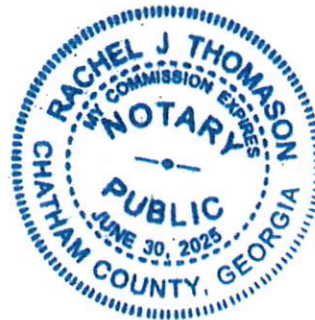
Andrea J. Anderson
Signature of Owner

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.

[Signature]
Notary Public

10-31-23
Date



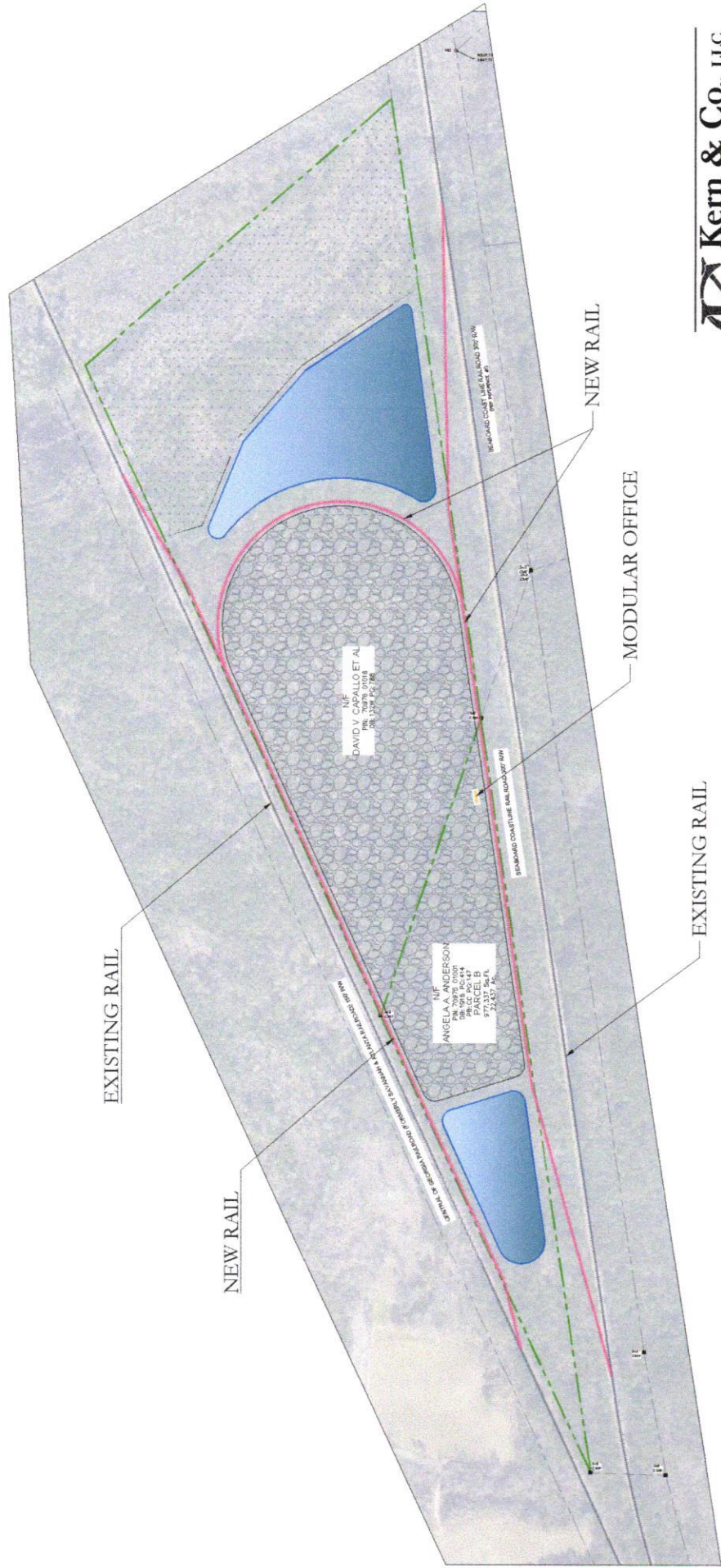
Attachment: ZMA Sparkman-Anderson Tract Saussy Rd 2024-Application (2988 : 3. Sparkman-Anderson Rezoning 1 of 3)

CONCEPT PLAN OF

SPARKMAN-ANDERSON TRACT
&
WYNN-CAPELLO TRACT

PORT WENTWORTH, GA

SEPTEMBER 10, 2025



Kern & Co., LLC
 Consulting Engineers • Land Surveyors • Land Planners
 Architects • Landscape Architects • Environmental Scientists
 7 Mt. Crest (3406) • P.O. Box 11379 • Lithonia, Georgia 30148
 Phone: (770) 234-6400 Fax: (770) 235-1600 Email: info@kernandco.com



Planning Commission
7224 GA Highway 21
Port Wentworth, GA 31407

Meeting: 12/15/25
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 Phillip R. McCorkle as Agent for JACP Properties, LP, requesting to allow outdoor material storage with a rail spur in the I-1 zoning district. PIN # 709076 01016, located in the 1st Council District, off Highway 30, zoned R-1, proposed zoning I-1.

•

PUBLIC HEARING

Issue/Item: Consideration of a Special Use Permit Application submitted by Phillip R. McCorkle as Agent for JACP Properties, LP, requesting to allow outdoor material storage with a rail spur in the I-1 zoning district. PIN # 709076 01016, located in the 1st Council District, off Highway 30, zoned R-1, proposed zoning I-1.

- **PUBLIC HEARING**

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 Outdoor Storage as principal use in I-1 zoning requires a Special Use Permit.*
- The applicant proposes development of a large portion of approximately 97 acres being dedicated to materials storage, the northern end of the proposed site shows preservation of wetlands, a rail spur loop is proposed to connect the railways on the eastern and western boundaries of the site.
- Approval of the Special Use Permit may not be granted until and unless City Council approves rezoning of the site to I-1. The 2nd Reading and vote for the rezoning are scheduled for the December 18, 2025 City Council agenda.

Facts and Finding:

- The Future Land Use Map identifies these parcels as Conservation.
 - The description for Conservation includes that: *"If development is to occur, it should be of the lowest intensity possible to achieve the project and conditioned to preserve and promote existing habitat."*
- Adjacent parcels to the east are within the I-1 zoning district and the R-1 zoning district to the west. The southern tip of the combined parcels ends at the convergence of two railways. The northern boundary is adjacent to property owned by the Effingham Board of Education, there are wetlands on either side of the shared property line.
- The land proposed for Special Use is effectively landlocked by railway and wetlands, causing unique access challenges for future, more traditional development.

Recommendations

Staff recommends that approval be with the following conditions:

1. Non-rail access to/from the parcels shall be limited to the Eastern boundary, via Port Wentworth Commerce Center.
2. An undisturbed vegetative buffer of not less than 100' shall be left between the existing railway(s) on the

western boundary and any future development.

Funding: N/A

Recommendation:



City of Port Wentworth Special Use Permit Application

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1. Subject Property

Street Address(es): 0 Jeffers Road

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:
Portion of 7-0976-01-016

Total acreage of subject property: 74.56

Existing land use(s): Vacant

Zoning Classification: R-1/I-1 requested

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 purpose is to store construction materials for future development in Port Wentworth and nearby communities. The use is compatible with other nearby uses, requires little Public Services, is isolated and will not create a nuisance, have a negative environmental impact, or create unsafe traffic conditions.

4. Property Owner Information

Name(s): JACP Properties, L.P.

Mailing Address: 475 Butler Ave.

City, State, Zip: Savannah, Georgia 31406

Telephone: (912) 656-4887

E-Mail Address: mcw2000000@aol.com

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

Name(s): Phillip R. McCorkle

Mailing Address: 319 Tattnell Street

City, State, Zip: Savannah, Georgia 31401

Telephone: (912) 232-7416

E-Mail Address: prm@mccorklejohnson.com

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
15 day of September, 2025.



Notary Public





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: Phillip R. McCorkle

Address: 319 Tattnell Street, Savannah, Georgia 31401

Telephone Number: (912) 232-7416

JACP Properties, LP

By: *Chris Wynn*
Signature of Owner

Its: *Managing Partner*

Personally appeared before me

Chris Wynn

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

Abe Aethikey
Notary Public

Sept. 4, 2025
Date



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

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:
Portion of 7-0976-01-016

Total acreage of subject property: 22.437

Existing land use(s): Vacant

Zoning Classification: R-1/I-1 requested

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 purpose is to store construction materials for future development in Port Wentworth and nearby communities. The use is compatible with other nearby uses, requires little Public Services, is isolated and will not create a nuisance, have a negative environmental impact, or create unsafe traffic conditions.

4. Property Owner Information

Name(s): See Attached Exhibit A

Mailing Address: _____

City, State, Zip: _____

Telephone: _____

E-Mail Address: _____

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: Angela J. Anderson, Andrea J. Anderson, and Sparkman Properties, LLC

Phone #

Use back if more than one owner

Owner Address: See attached Exhibit A

PIN #(s): A portion of 7-0975-01-001

of Acres 22.437

Zoning Classification: Present R-1 Requested I-1

Use of Property: Present Vacant Requested Outdoor Storage, Principal Use

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?)

The property is adjacent to a large tract zoned for industrial use located on the east side of the CSX Railroad right of way. It is between two active rail lines, making it ideal for outdoor material storage.

Attach the following documents:

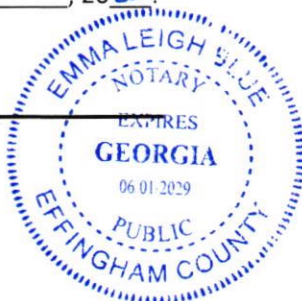
- 1. Written legal description of the property (e.g. copy of deed) – full metes and bounds description rather than plat reference.
2. Name, PIN #, property address and mailing address of property owners within 300 feet of this property.
3. Plat showing property lines with lengths and bearings, adjoining 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 15 day of September, 2015.

[Signature]
Notary Public



[Signature]

Signature of Applicant

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: Sparkman Properties, LLC

Address: c/o Maria T. Sparkman, 242 Lyman Hall Road, Savannah, Georgia 31410

Telephone Number: 843-639-9370

Darion N. Wiggins
Signature of Owner
Sparkman Properties, LLC

Personally appeared before me

Darion N. Wiggins

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

Darion N. Wiggins
Notary Public

10.30.23
Date



Attachment: ZMA Sparkman-Anderson Tract Saussy Rd 2024-Application (2988 : 3. Sparkman-Anderson Rezoning 1of3)

AUTHORIZATION OF PROPERTY OWNER

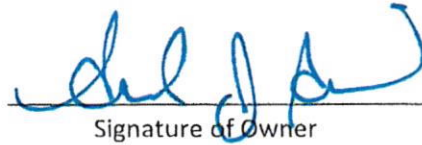
I swear that I am the owner of the property which is the subject matter of the attached application, as is shown in the records of Port Wentworth, Georgia.

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: Angela J. Anderson

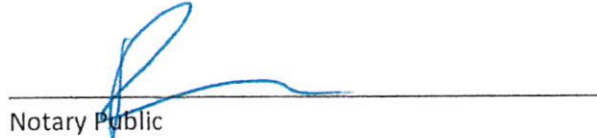
Address: 120 Danbury Court, Pooler, Georgia 31322

Telephone Number: _____

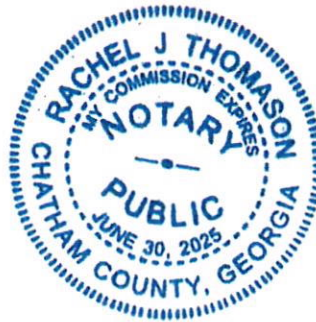

Signature of Owner

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

10-31-2023
Date



Attachment: ZMA Sparkman-Anderson Tract Saussy Rd 2024-Application (2988 : 3. Sparkman-Anderson Rezoning 1of3)

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: Andrea J. Anderson

Address: 120 Danbury Court, Pooler, Georgia 31322

Telephone Number: _____

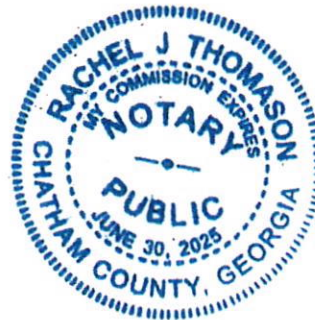
Andrea J. Anderson
Signature of Owner

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.

[Signature]
Notary Public

10-31-23
Date



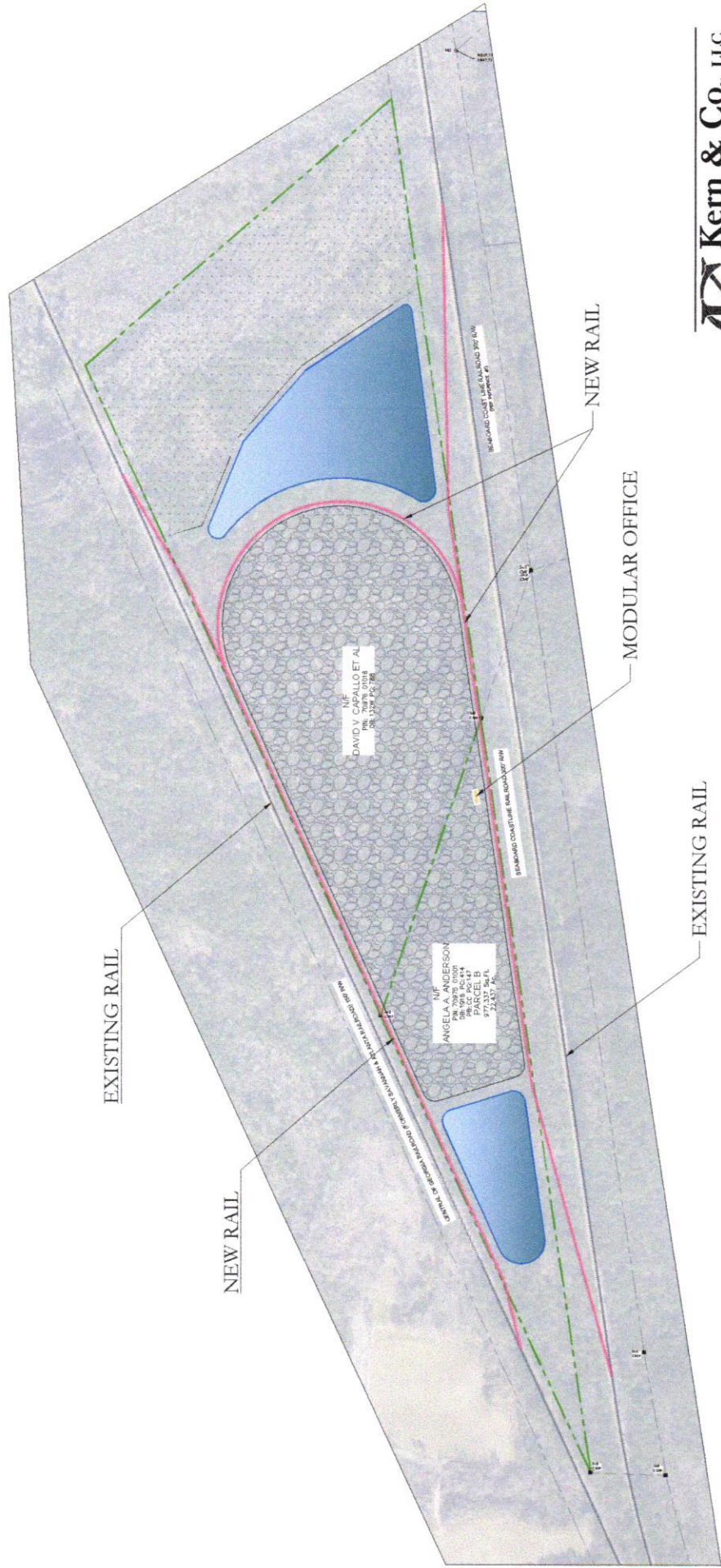
Attachment: ZMA Sparkman-Anderson Tract Saussy Rd 2024-Application (2988 : 3. Sparkman-Anderson Rezoning 1 of 3)

CONCEPT PLAN OF

SPARKMAN-ANDERSON TRACT
&
WYNN-CAPELLO TRACT

PORT WENTWORTH, GA

SEPTEMBER 10, 2025



Kern & Co., LLC
Consulting Engineers • Land Surveyors • Land Planners
Architects • Landscape Architects • Environmental Scientists
7 Mt. Grant (34.06) • P.O. Box 11379 • Lithwick, Georgia 31648
Phone: (912) 334-8400 Fax: (912) 334-1600 Email: info@kernandco.com



Planning Commission
7224 GA Highway 21
Port Wentworth, GA 31407

Meeting: 12/15/25
Department: Administration
Category: Ordinance
Prepared By: Zahnay Smoak
Department Head:

SCHEDULED

AGENDA ITEM (ID)

DOC ID:

Ordinance to Amend the City of Port Wentworth Zoning Ordinance to Define and Set Rules for Data Centers

•

Public Hearing

Issue/Item: Amendment to the City of Port Wentworth Zoning Ordinance, to define Data Centers and to set rules for same.

Background:

The City of Port Wentworth's Zoning Ordinance does not currently define "Data Center." This Amendment defines Data Center, and places additional rules and procedures for Data Centers within the Zoning Ordinance.

In addition to defining "Data Center," the Amendment adds requirements for submission and consideration prior to Concept Site Plan acceptance, increases the Setbacks from any Data Center to any residentially-zoned property, defines Accessory Use building in conjunction with a Data Center, classifies the parking requirements, and sets additional limits on a Data Center building's façade.

Defining "Data Center" and setting additional rules and requirements will allow for less traffic-intensive use of Industrial property than traditional warehouses. This Amendment does not sidestep or shy away from the very real concern about the utility (electricity and water) use of Data Centers, and requires extra confirmation or proof of a project's ability to obtain the necessary utilities prior to Concept Site Plan acceptance and requires submission or plans for a Development of Regional Impact (DRI) review, as well.

Facts and Finding:

Funding:

Recommendation:

**AN ORDINANCE TO AMEND THE CITY OF PORT WENTWORTH
ZONING ORDINANCE**

WHEREAS, it is necessary from time to time to modify the City’s ordinances; and

WHEREAS the Mayor and City Council is tasked with the authority to adopt and provide for such ordinances, resolutions, rules, and regulations which it deems necessary, expedient, or helpful for the peace, good order, protection of life and property, health, welfare, sanitation, comfort, convenience, prosperity, and well-being of the inhabitants of the City; and

WHEREAS, the City of Port Wentworth is granted the power to provide such comprehensive city planning for development by zoning, subdivision regulation and the like as the city council deems necessary and reasonable to ensure a safe, healthy, and aesthetically pleasing community; and

WHEREAS, the City of Port Wentworth desires to update its Zoning Ordinance; and

NOW, THEREFORE, that while in regular session THE MAYOR AND COUNCIL OF THE CITY OF PORT WENTWORTH HEREBY ORDAIN AS FOLLOWS:

The Code of Ordinance, Zoning Ordinance, is amended as follows:

- I. Amend Table 4.30 Commercial and Industrial Districts – Land Use Regulation of the City’s Zoning Ordinance to add “Data Centers” under “Industrial, Infrastructure, and Transportation” with the following uses, as follows:

Use	C-1	C-2	C-3	I-1	Other
Data Center	--	--	--	P	7.270

- II. Amend Sec. 25.60 of the City’s Zoning Ordinance to add the definition of “Data Center”, and to renumber the remaining definitions accordingly, as follows:

“Data Center. An establishment which primarily engages in digital data operations, including but not limited to the storage, management, processing, and/or transportation of digital data, and housing computer equipment, network equipment, systems, servers, appliances and other associated components related to such digital data operations.”

- III. Amend Article 7 of the City’s Zoning Ordinance to add Sec. 7.270 – Data Center, as follows:

Section 7.270 – Data Center.

The following Requirements shall apply to a Data Center:

- A. *Site Plan Requirements.* In addition to the requirements of Table 13.50, the Site Plan requirements for a Data Center shall include:
- (i) Height and materials of walls and fences is required at the Concept plan level.
 - (ii) Size and location of proposed utilities, including connections to public sewer, water, and electricity supply systems is required at the Concept plan level.
 - (iii) Engineering or design plans specifically to address cooling of the Data Center is required at the Concept plan level.
 - (iv) Developments of Regional Impact (DRI) review, if required by the State, shall be submitted to the appropriate reviewing agency prior to submittal of the Concept plan, and a copy of the DRI application review packet shall be included with the Concept plan submission. If a DRI review is not required by the State, then a DRI application review shall be completed and submitted to the City prior to submittal of the Concept Plan.
 - (v) Confirmation, in the form of official notice or approved agreement, of ability to obtain necessary amounts of utilities, including electric and water supply, to meet or exceed the expected uses of the Data Center and any accessory use building is required at the Concept plan level.
- B. *Setbacks.*
- (i) There shall be a setback of at least five hundred (500) feet from residentially-zoned property to the Primary Data Center building or buildings housing computer equipment, network equipment, systems, servers, appliances, and other associated components related to such digital operations (“Data Center Building(s)”) if no arterial or major collector road is between the Data Center building and the residentially-zoned property.
 - (ii) There shall be a setback of at least three hundred (300) feet from residentially-zoned property to the Data Center Building(s) if an arterial or major collector road is between the Data Center building and the residentially-zoned property.
- C. *Accessory Use.* A detached building for office use in connection with the Data Center is allowed, and such accessory use building(s) may collectively have up to ten percent (10%) of the overall square footage of the other non-accessory use buildings. For the purposes of these calculations, buildings or structures primarily used for utilities shall not be included.
- D. *Parking.*
- (i) Parking at or near a Data Center building or structure shall comply with the Warehouses and storage buildings requirements of Table 8.40. The Zoning Administrator may administratively approve a variance of +/- fifty percent

(50%) of this required parking, consistent with Sec. 12.80(A)-(D) and (G) of the Zoning Ordinance.

- (ii) Parking at or near an Accessory Use or other building or structure shall comply with the General office and services, business, professional and general offices requirements of Table 8.40. The Zoning Administrator may administratively approve a variance of +/- fifty percent (50%) of this required parking, consistent with Sec. 12.80(A)-(D) and (G) of the Zoning Ordinance.

E. *Façade*. The following types of materials are prohibited on the exterior walls of Data Center, Accessory Use, or any other building or structure as part of the Data Center, buildings:

- (i) Aluminum siding.
- (ii) Corrugated metal (exposed).
- (iii) Vinyl siding.
- (iv) Plywood or pressed wood sheets.
- (v) Synthetic stucco (EIFS) on ground floor.
- (vi) Unfinished concrete masonry units (CMU), a.k.a. cinder blocks, visible from any wall facing any public or private road.

IV. All laws and parts of laws in conflict with this Act are hereby repealed.

V. This Ordinance shall become effective upon its passage and adoption.

SO ORDAINED this the _____ day of _____, 2025

Approved:

Gary Norton, Mayor

Attest:

Zahnay Smiley, City Clerk

First reading: _____ (date)

Second reading: _____ (date)



Planning Commission
7224 GA Highway 21
Port Wentworth, GA 31407

Meeting: 12/15/25
Department: Development Services
Category: Resolution
Prepared By: Katie Dunnigan
Department Head: Katie Dunnigan

SCHEDULED

AGENDA ITEM (ID)

DOC ID:

Consideration of a Resolution to approve Planning Commission dates for the year 2026.

Issue/Item:

Background:

Facts and Finding:

Funding:

Recommendation:

STATE OF GEORGIA
COUNTY OF CHATHAM
CITY OF PORT WENTWORTH

**A RESOLUTION SETTING THE 2026 PORT WENTWORTH
PLANNING COMMISSION MEETING DATES**

WHEREAS, the Planning Commission holds a Regular meeting each month;

WHEREAS, the Planning Commission desires to publish and make known its planned regular meetings schedule for 2026;

WHEREAS, the Planning Commission desires to provide as much notice and clarity as possible to the citizens and public regarding public meetings; and

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Port Wentworth, Georgia, while in regular session, as follows:

- I. Planning Commission sets the following dates and times for its regular meetings, to be held at City Hall at 3:30 PM, for 2026:
 - 1) Monday, January 5
 - 2) Monday, February 2
 - 3) Monday, March 2
 - 4) Monday, April 6
 - 5) Monday, May 4
 - 6) Monday, June 1
 - 7) Monday, July 6
 - 8) Monday, August 3
 - 9) Tuesday, September 8
 - 10) Monday, October 5
 - 11) Monday, November 2
 - 12) Monday December 7

- II. The Planning Commission and staff shall take such actions deemed necessary or advisable to provide as much notice and clarity as possible to the citizens and public regarding public meetings.

- III. All laws and parts of laws in conflict with this Resolution are hereby repealed.

IV. This Resolution shall become effective immediately upon its passage and adoption.

SO RESOLVED this the 15th day of December, 2025.

Approved:

Chair, Planning Commission

Attest:

Clerk, or City Staff