



**CITY OF PORT WENTWORTH**  
**CITY COUNCIL**  
**DECEMBER 18, 2025**

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**Council Meeting Room**

**Regular Session**

**7:00 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. RECOGNITION OF SPECIAL GUESTS**
  - A. Certification Presentation- Police Department**
- 6. PUBLIC COMMENTS - REGISTERED SPEAKERS**
- 7. ELECTIONS & APPOINTMENTS**
- 8. ADOPTION OF MINUTES**
  - A. Regular Council Meeting Minutes- November 20, 2025**
- 9. COMMUNICATIONS & PETITIONS**
  - A. City Manager Update**
- 10. COMMITTEE REPORTS**
- 11. CONSENT AGENDA**
  - A. City Council meeting dates for 2026.
  - B. Chatham County Superior Court Clerk Agreement
  - C. Amended Affordable Housing Development Agreement Chatham County and Coastal Empire Habitat
- 12. UNFINISHED BUSINESS**
  - A. Consideration of the 2nd Reading of a Zoning Map Amendment Application submitted by Trent Thompson as Agent for Jeanine Thompson et al, requesting to rezone 28.7 acres from R-1 to C-3, to allow for future commercial development. PIN # 70906 04008A, 70906 04008B, 70906 03013, 70906 03014, 70906 03026, 70906 03027, and 70906 0322, located in the 4th Council District, on Old Highway 21 and Rice Hope Plantation Road.

- B. Consideration of the 2nd Reading of a Zoning Map Amendment Application submitted by Phillip R. McCorkle as Agent for JACP Properties, LP, requesting to rezone 74.56 of 344.86 acres from R-1 to I-1, to allow for future industrial development. PIN # 709076 01016, located in the 1st Council District, off Highway 30.
- C. Consideration of the 2nd Reading of a Zoning Map Amendment Application submitted by Phillip R. McCorkle as Agent for Angela J. Anderson, Andrea J. Anderson, & Sparkman Properties, LLC, requesting to rezone 22.43 acres from R-1 to I-1, to allow for future industrial development. PIN # 70975 01033, located in the 1st Council District, off Highway 30.
- D. Consideration of the 2nd Reading of an Ordinance to Amend the City of Port Wentworth Zoning Ordinance to Define and Set Rules for Data Centers
  - **PUBLIC HEARING**

**13. NEW BUSINESS**

- A. 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**
- B. 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**
- C. Resolution Extending a Moratorium on the Re-Zoning of Any Property to a Residential Classification or District
- D. Resolution to Continue Encouraging New Commercial Development Within the City of Port Wentworth by Reducing Fees by 50%
- E. Development Agreement between PWCC Landco Main and City of Port Wentworth

**14. RESOLUTIONS/ORDINANCES/PROCLAMATIONS**

**15. EXECUTIVE SESSION**

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

**16. ADJOURNMENT**



**City Council**  
7224 GA Highway 21  
Port Wentworth, GA 31407

**SCHEDULED**

**AGENDA ITEM (ID )**

**11.A**

Meeting: 12/18/25  
Department:  
Category: Resolution  
Prepared By: Zahnay Smoak  
Department Head:

DOC ID:

**City Council meeting dates for 2026.**

**Issue/Item:** City Council meeting dates for 2026.

**Background:** This resolution will continue the schedule of one City Council Meeting per month on the 3rd Thursday of the month.

**Facts and Finding:** This resolution will set all the dates for City Council meetings for 2026. There are no conflicts with any holiday breaks using this schedule.

**Funding:** N/A

**Recommendation:**

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

**A RESOLUTION SETTING THE 2025 CITY COUNCIL MEETING DATES**

**WHEREAS**, the Mayor and City Council’s Rules of Procedures calls for Regular meetings to be held each month;

**WHEREAS**, the Mayor and City Council desires to publish and make known its planned regular meetings schedule for 2025;

**WHEREAS**, the Mayor and City Council 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 City Council of the City of Port Wentworth, Georgia, as follows:

I. City Council sets the following dates for its Regular Meetings for 2025, such meetings will be held at City Hall at 7:00 PM:

- 1) Thursday, January 15, 2026
- 2) Thursday, February 19, 2026
- 3) Thursday, March 19, 2026
- 4) Thursday, April 16, 2026
- 5) Thursday, May 21, 2026
- 6) Thursday, June 18, 2026, time TBA
- 7) Thursday, June 25, 2026, time TBA
- 8) Thursday, June 25, 2026
- 9) Thursday, July 16, 2026
- 10) Thursday, August 20, 2026
- 11) Thursday, September 17, 2026
- 12) Thursday, October 15, 2026
- 13) Thursday, November 19, 2026
- 14) Thursday, December 17, 2026

II. Immediately preceding each 7:00 PM Regular Meeting will be a Work Session, held at City Hall at 6:30 PM.

- III. The City Manager and City 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.
- IV. All laws and parts of laws in conflict with this Resolution are hereby repealed.
- V. This Resolution shall become effective immediately upon its passage and adoption.

**SO RESOLVED** this the 18th day of December, 2025.

Approved:

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Gary Norton, Mayor

Attest:

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Clerk, or City Staff



**City Council**  
7224 GA Highway 21  
Port Wentworth, GA 31407

Meeting: 12/18/25  
Department:  
Category: Agreement  
Prepared By: Zahnay Smoak  
Department Head:

**SCHEDULED**

**AGENDA ITEM (ID )**

DOC ID:

**Chatham County Superior Court Clerk Agreement**

**Issue/Item:**

**Background:**

**Facts and Finding:**

**Funding:**

**Recommendation:**



**City Council**  
7224 GA Highway 21  
Port Wentworth, GA 31407

Meeting: 12/18/25  
Department: Administration  
Category: Agreement  
Prepared By: Katie Dunnigan  
Department Head: Steve Davis

**SCHEDULED**

**AGENDA ITEM (ID )**

DOC ID:

**Amended Affordable Housing Development Agreement Chatham County and Coastal Empire Habitat**

**Issue/Item:** Parcel ID# 70014 06001 – 11.5 acres

**Background:** The city, Chatham County and The Habitat for Humanity agreed to terms in June 2024 for a housing development of 83 units last year. The city sold the land to the county for \$402,500 with the promise to reinvest the funds into a lift station for the project.

**Facts and Finding:** The county was able to secure grant funding that could pay for the lift station improvements for the project. This amendment changes the city’s obligation from the lift station to constructing sidewalks and streetlights. There are no changes in expenses for the city with this amendment.

Recommendation:  
Approve

**Funding:**

**Recommendation:**

STATE OF GEORGIA     )  
  )  
COUNTY OF CHATHAM )

**AFFORDABLE HOUSING DEVELOPMENT AGREEMENT**

This Development Agreement is made this \_\_\_\_\_ day of \_\_\_\_\_, 2025 by and among Coastal Empire Habitat for Humanity, a non-profit corporation hereinafter (“Habitat”), Chatham County, a political subdivision of State of Georgia, hereinafter (“County”), and the City of Port Wentworth, an incorporated municipality in the State of Georgia, hereinafter (“City”) and collectively referred to as “the parties”.

**RECITALS:**

**WHEREAS**, the parties desire to acquire, construct and build a subdivision to include mixed detached and attached townhome single-family dwelling units upon 11.5 acres of property known and described in APPENDIX A; subject, however, to all covenant, valid restrictions, taxes for the current year, easements and right-of-way record, owned by the City of Port Wentworth; and

**WHEREAS**, Chatham County, with the use of federal funds, will acquire the 11.5 acres from the City for the development of a residential subdivision that includes a mix of detached and attached townhome single-family dwelling units as a planned unit development (PUD); and

**WHEREAS**, Habitat is a non-profit organization focused on the development and construction of affordable housing and townhomes with target pricing for which first time home buyers and other qualified citizens may secure a loan to purchase said residence in a development designed for making affordable housing possible; and

**WHEREAS**, it is the desire of the parties to purchase this property and develop it into a subdivision upon which would be erected affordable housing within the City limits; and

**WHEREAS**, City has agreed to provide services of water, sanitary sewer and storm water services, sidewalk access and other needed facilities to aid and assist the development of an affordable housing subdivision; and

**NOW THEREFORE**, based on the mutual benefit from each of the parties to other parties and the benefit of citizens seeking the opportunity to acquire affordable housing the parties agree as follows:

**I. COUNTY’S OBLIGATIONS**

The recitals stated above are incorporated by reference into the body of this development agreement.

1.01 The County shall provide staff with time as needed to assist in the development of this project. The project will be to develop 83 single-family dwelling units to include 15 single-family detached dwelling units, and 68 single-family attached townhome units.

1.02 The County will use recovery funds to purchase the 11.5 acres which shall encompass the actual subdivision at a cost of \$35,000 per acre of land for a purchase price of \$402,500. The Homeowners Association (HOA) will be responsible for maintenance, to include the retention pond. The County will maintain ownership and maintenance of the approximately 60-foot treelined buffer between the lane and the Norfolk & Southern Railroad Right of Way generally running southeast to northwest on the West side of the subdivision for a period of 2 years after all lots in the subject property have been sold at that time, the buffer will become the responsibility of the HOA.

1.03 The property will be owned and titled in the name of the County or other designated development entity *chosen by the County*.

1.04 The County staff will assist in the procurement process on behalf of Habitat for design, layout of the subdivision, clearing, grading, site prep, road construction with curve and gutter, City drinking water system, public sewage disposal system, public stormwater facilities, survey and construct layout of a subdivision, pave roads with adequate stormwater outlets and retention facilities and such other amenities and matters necessary for development of a residential subdivision.

1.05 The County shall provide the City sufficient easements over and within the project to allow the City to have access to project's water, sanitary sewer and storm sewer systems.

1.06 The County will, to the extent of Habitat's ability to secure financing or funds otherwise available to Habitat for construction, develop a system whereby the County releases lots by payment schedule. Habitat may then use the released lots as building sites which Habitat can use as bank collateral for construction loans.

1.07 The County and Habitat will develop release fees per lot and the County will use said fees as may be needed to retire indebtedness or provide other project related development services.

1.08 The County, prior to the conveyance or release of any subdivision lots, will prepare a set of restrictive covenants that would govern all lots within the subdivision and would create a legal entity to be the subdivision's HOA. The HOA will have the ability to make monthly assessments for the benefit of the homeowners for maintenance, repairs, and replacement of common elements, as needed, within the subdivision project.

1.09 The parties agree that the declaration of restrictive covenants shall make the County the majority voting member of the HOA until such time as all residential lots within the subdivision are sold. The County, regardless of the number of lots that remain in the County's ownership

shall not be subject to any assessment by the Homeowners Association pertaining to any of the common elements and no homeowner's assessment may be made against County-owned lots on the property.

1.10 The County will help ensure there is a fair opportunity for competitive bids to be taken for the services involved in construction of said project.

1.11 The County shall use its best efforts and staff's expertise to secure Federal and State funding, grants, public or private funding sources to assist in the completion of subdivision facilities with single family homes both attached and detached.

1.12 The County will work with the City and Habitat to provide services through the County Purchasing Department for assistance in the process of selection of a third-party private builder that is qualified to build townhomes and single-family dwelling units on a competitive basis and possible bid basis that is acceptable to Habitat and its financing institutions.

1.13 The County will begin to sell single-family lots to Habitat for the consideration of \$1000 per lot for further single-family residential development when Habitat has secured all financing necessary to begin the project..

1.14 The County will procure the construction of all multiple-family quadruplex units with support and participation from the City and Habitat contingent upon leverage of funding; with opportunity to select more than one vendor once pattern zoning has been approved

## **II. CITY OF PORT WENTWORTH'S OBLIGATIONS**

2.01 The City, in order to assist in development, shall use a portion of the proceeds from the sale of the property to the County to support payment for sidewalk and street light infrastructure in the subdivision and using the remaining funds to enhance the sanitary sewer system for the project. The City of Port Wentworth will apply the remainder of said funds, as may be needed, to financially support the infrastructure improvements for the support of the project subdivision.

2.02 City is responsible for all costs associated with off-site wastewater infrastructure and drinking water infrastructure from the point of tie in or connection to the treatment facility.

2.03 The City shall make available all necessary equipment and materials to provide sanitary sewer system connections at the property line of the subdivision. The subdivision may tie in to the City's sanitary sewer system.

2.04 The City shall use a portion of land sale proceeds to bring potable water to the property line of the subdivision project and allow the subdivision project to tie into the City's drinking water system. The City shall reserve capacity of drinking water to permit usage up to 25,000 gallons per day for all units within the subdivision project.

2.05 The City shall not charge the project ERU'S or fee for reserve capacity for drinking water or reserve sewage disposal capacity or any other administrative fee that may be designated by any name as relates to the subdivision's utilities or construction for the project.

2.06 The City shall waive all tap fees for water and sanitary sewer service lateral line.

2.07 The City shall at appropriate times make inspections to ensure construction is in accordance with building code compliance but shall forgo building permit charges and inspection fees as may relate to regulatory fees as to the project.

2.08 Upon final inspection and passage of inspection the City shall issue a certificate of occupancy. Upon purchase closing by citizen taking occupancy within the project the citizen and unit shall be subject to the usual and customary residential service fee charges for drinking water, sewage treatment customary paid by all citizen residential property owners within the City.

2.09 The City shall assist the subdivision project in locating and installing fire hydrants within the subdivision project for sufficient water capacity for fire protection purposes.

2.10 The City at a mutually agreed upon time shall design and construct the extension of Falkirk Street and Coleraine Drive in such a manner as to connect said rights of way, street, or drive to the main development spine road within the boundary of the property.

2.11 The City will upon construction of the detention pond, rely on the HOA to maintain the detention pond in good operating order. The City, to the extent it deems necessary in its sole discretion may periodically mow grass and slopes and perform minor maintenance to the detention pond.

2.12 The City will provide its estimate to County/Strategic Planning as to the projected value of the waiver of various building fees, costs of equipment and infrastructure and the value of in-kind services provided for this project.

2.13 The City will work with the County and Habitat to draft scope of work for quadruplex construction and participate in the evaluation process.

### **III. COASTAL EMPIRE HABITAT FOR HUMANITY OBLIGATIONS**

3.01 Habitat shall cooperate with the County and City in the design, financing, construction, and sale of residential units within the project subdivision. Habitat shall use its expertise to find qualified buyers under Habitat guidelines and programs to become the owner of individual residential unit within the project subdivision.

3.02 Habitat will aid in obtaining loans and funding as may be necessary for construction purposes and shall assist citizens in obtaining loans and grants sufficient to retire construction

loans so as to have banking and lending institutions to provide permanent mortgage services to the citizens acquiring the affordable housing.

3.03 Habitat shall attempt to find grants, financing, public and private assistance to cover short fall of any funding needs as to complete the subdivision project.

3.04 Habitat will secure grants, funds, and financing to permit the takedown of two or more lots and to fund in part or in whole the construction of residential units upon said single family lots detached, or takedown four (4) townhome single family dwelling units attached within the project subdivision.

3.05 Habitat will secure funding or grants to qualified citizen buyers and shall pay off all outstanding construction costs at closing allowing the owner to give a first deed to secure debt to the financing institution.

3.06 Habitat will secure long term financing to qualified buyers that meet all requirements and qualifications of Habitat purchase and ownership requirements.

3.07 Habitat Will provide status updates to the County to determine development of the subdivision and opportunities for phasing of construction.

3.08 Habitat will work with City and County staff to ensure timely construction of residential units with costs that would cover all expenses upon completion and be within the target pricing range to maintain affordable housing.

3.08 Habitat will pay \$1000 per lot for further single-family residential development when Habitat has secured all financing has been secured from homeowners.

3.09 Habitat will utilize CHIPS funds for the first ten units. This includes the initial 3 single family units on Corelerane and seven additional units that shall be defined once subdivision plat has been approved and Property Identification Numbers (PINs) are assigned to each lot.

3.10 Habitat will work with the County to a draft scope of work for quadruplex construction and participate in the evaluation process. If funds for quadruplex construction have been secured by Habitat, the County will consider other options.

#### **IV. OTHER PROVISIONS**

4.01 The Housing Developer, when selected, the City, and Habitat shall comply with all Georgia laws, rules, regulations; all Federal laws, codes, regulations; and all existing and future city ordinances, rules, and regulations including those relating to the connection and use of City of Port Wentworth's services and development requirements.

4.02 This Agreement shall be governed by, construed, and enforced in accordance with the laws of the State of Georgia. All parties agree to be subject to the jurisdiction of the State of Georgia

and also agree to waive all venue requirements and agree that any civil action arising from this Agreement shall be filed in the State or Superior Court of Chatham County, Georgia.

4.03 This Agreement shall constitute the entire agreement between the parties.

4.04 Any modification or amendment to this Agreement shall be binding only if reduced to writing and approved and executed by all parties.

4.05 The failure of either party to this Agreement to insist upon the performance of any of the terms and conditions of this Agreement, or the waiver of any breach of any of the terms and conditions of this Agreement, shall not be construed as thereafter waiving any such terms and conditions, but the same shall continue and remain in full force and effect as if no such forbearance or waiver had occurred.

4.06 In the event that any part or subpart of this Agreement is held to be invalid or unenforceable by any court of competent jurisdiction, the parties agree that the remaining provisions shall be deemed to be in full force and effect.

4.07 The headings and subheadings within this Agreement are solely for the convenience of the parties and shall not be construed to modify, explain, or aid in the interpretation of this Agreement.

4.08 Any notice provided for or concerning this Agreement shall be in writing and shall be deemed sufficient given upon receipt by certified mail or hand delivery as follows:

Chatham County:  
Michael Kaigler  
Chatham County Manager  
124 Bull Street, Suite 220  
Savannah, GA 31401  
[mkaigler@chathamcounty.org](mailto:mkaigler@chathamcounty.org)

with a copy to:  
R. Jonathan Hart  
Chatham County Attorney  
124 Bull Street, Suite 230  
Savannah, GA 31401  
[rjhart@chathamcounty.org](mailto:rjhart@chathamcounty.org)

and a copy to:  
Strategic Planning  
Chatham County Government  
124 Bull Street, Suite 320  
Savannah, GA 31401  
[tgjennings@chathamcounty.org](mailto:tgjennings@chathamcounty.org)

City of Port Wentworth:  
Steve Davis, City Manager  
7224 GA Highway 21  
Port Wentworth, GA 31407  
[stevedavis@portwentworthga.gov](mailto:stevedavis@portwentworthga.gov)

Coastal Empire Habitat for Humanity:  
Zerik Samples, CEO  
701 MLK, Jr. Blvd.  
Savannah, GA 31401  
[zsamples@habitatsavannah.org](mailto:zsamples@habitatsavannah.org)

4.09 The Parties acknowledge and agree that the benefit of this Agreement is intended to inure only to the Parties and nothing in this Agreement shall be construed as creating or giving rise to any rights in any third parties or deemed to confer any third-party beneficiary status on any person or entity who is not a Party.

4.10 This Agreement may be executed in two or more counterparts, each of which shall be deemed an original and all of which together shall constitute one and the same instrument, and it shall not be necessary in making of this Agreement or its terms to produce or account for more than one of such counterparts.

4.11 This Agreement shall be binding upon the parties hereto, shall inure to the benefit of and be binding upon the successors or assigns of the parties hereto, shall run with the Property, and be binding upon and inure to the benefit of any person, firm or corporation that may become the successor in interest, directly or indirectly, to the Property, or any portion thereof.

4.12 Time is of the essence in the performance of the terms and provision of this Agreement. County nor City waive sovereign immunity, qualified immunity, or official immunity.

4.13 City shall not charge Habitat nor County any administrative fees water sewage and storm water usage or any other administrative fee during the course of development and units within the project subdivision.

**[ Signatures Appear on Following Page]**

CHATHAM COUNTY:

By: \_\_\_\_\_

ATTEST:

By: \_\_\_\_\_  
Janice Bocook, Clerk of Commission

Approved as to form by:

\_\_\_\_\_

CITY OF PORT WENTWORTH:

By: \_\_\_\_\_

ATTEST:

By: \_\_\_\_\_

Approved as to form by:

\_\_\_\_\_

COASTAL EMPIRE HABITAT FOR HUMANITY:

By: \_\_\_\_\_

ATTEST:

By: \_\_\_\_\_

Approved as to form by:

\_\_\_\_\_

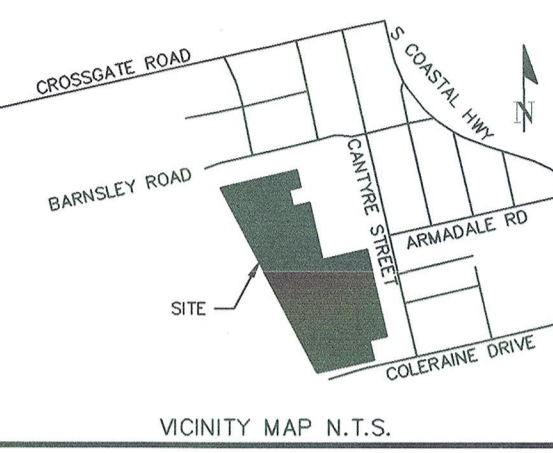
## APPENDIX A

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE 8<sup>TH</sup> G.M. DISTRICT, CITY OF PORT WENTWORTH, CHATHAM COUNTY, GEORGIA, BEING SHOWN AND DEPICTED AS LOT A ON A MINOR SUBDIVISION PLAT OF THE EAST TRACT, DATED MAY 16, 2024, PREPARED BY THOMAS & HUTTON, RECORDED IN BOOK 54, PAGE 500, CHATHAM COUNTY RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A THE POINT OF INTERSECTION OF THE WESTERN RIGHT OF WAY LINE OF CANTYRE STREET (60' R/W) AND THE NORTHERN RIGHT OF WAY LINE OF COLERAINE DRIVE (80' R/W); THENCE ALONG THE AFORESAID RIGHT OF WAY LINE OF COLERAINE DRIVE S 77°15'06" W A DISTANCE OF 275.00 FEET TO A 3"x3" CONCRETE MONUMENT FOUND AT THE POINT OF BEGINNING; THENCE S 77°15'06" W A DISTANCE OF 296.63 FEET TO A 1/2" IRON REBAR SET; THENCE LEAVE THE AFORESAID RIGHT OF WAY LINE OF COLERAINE DRIVE N 12°44'54" W A DISTANCE OF 75.00 FEET TO A 1/2" IRON REBAR SET; THENCE S 77°15'06" W A DISTANCE OF 76.00 FEET TO A 1/2" IRON REBAR SET; THENCE N 27°37'47" W A DISTANCE OF 1343.44 FEET TO A 1/2" IRON REBAR SET; THENCE N 77°02'46" E A DISTANCE OF 156.26 FEET TO A 1/2" IRON REBAR SET; THENCE N 77°02'46" E A DISTANCE OF 60.00 FEET TO A 1/2" IRON REBAR SET; THENCE N 77°02'46" E A DISTANCE OF 144.84 FEET TO A 1/2" IRON REBAR SET; THENCE S 12°56'12" E A DISTANCE OF 270.12 FEET TO A 1/2" IRON REBAR SET; THENCE S 27°37'47" E A DISTANCE OF 384.58 FEET TO A 1/2" IRON REBAR SET; THENCE S 56°56'21" E A DISTANCE OF 168.10 FEET TO A 1/2" IRON REBAR SET; THENCE S 41°21'55" E A DISTANCE OF 223.17 FEET TO A 1/2" IRON REBAR SET; THENCE N 77°04'36" E A DISTANCE OF 110.25 FEET TO A 1/2" IRON REBAR SET; THENCE S 12°55'24" E A DISTANCE OF 270.89 FEET TO A 1/2" IRON REBAR SET; THENCE S 77°34'23" W A DISTANCE OF 79.69 FEET TO A PK NAIL FOUND; THENCE S 13°17'10" E A DISTANCE OF 146.37 FEET TO THE POINT OF BEGINNING, HAVING AN AREA OF 500,920 SQUARE FEET OR 11.500 ACRES OF LAND, BEING MORE COMMONLY KNOWN UNDER CHATHAM COUNTY TAX PARCEL IDENTIFICATION NUMBER 7-0014-06-001.



THIS BLOCK IS RESERVED FOR THE OFFICE OF THE CLERK OF SUPERIOR COURT



- NOTE:**
1. WATER AND SEWER SHALL BE CONNECTED TO CITY OF PORT WENTWORTH
  2. THE PROPERTY IS ZONED R-1 RESIDENTIAL
  3. HORIZONTAL CONTROL WAS ESTABLISHED USING RTK GPS. COORDINATES ESTABLISHED WITH EGPS SERVICES ON GEORGIA EAST ZONE (NAD 83).

N/F  
LRE CROSSGATE SOUTH, LLC  
PARCEL # 70033 01004

N/F  
GEORGIA PORTS AUTHORITY  
PARCEL # 10729 01002

N/F  
CITY OF PORT WENTWORTH  
PARCEL # 70014 06001

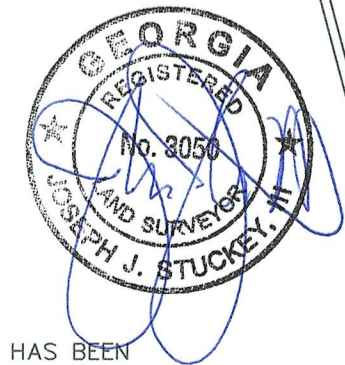
PROPERTY  
821708 SQ FT  
18.86 ACRES

LOT A  
86342 SQ FT  
1.98 ACRES

N/F  
CITY OF PORT WENTWORTH  
CITY OF TOWN HALL  
PARCEL # 70013 21001

THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS PLAT FOR FILING.  
APPROVED BY THE CITY OF PORT WENTWORTH CITY MANAGER

CITY MANAGER \_\_\_\_\_ DATE \_\_\_\_\_



**SURVEYOR CERTIFICATION**

AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HERON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY AND PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEY IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

JOSEPH J. STUCKEY, III GA REG. L.S. LIC. NO. 3050 DATE 9-11-2023

EXISTING RAILROAD

EX. OVERHEAD POWER LINE

EX.CHAIN LINK FENCE

EXISTING ASPHALT

20' INGRESS/EGRESS & UTILITY EASEMENT

ARMADALE RD (60' R/W)

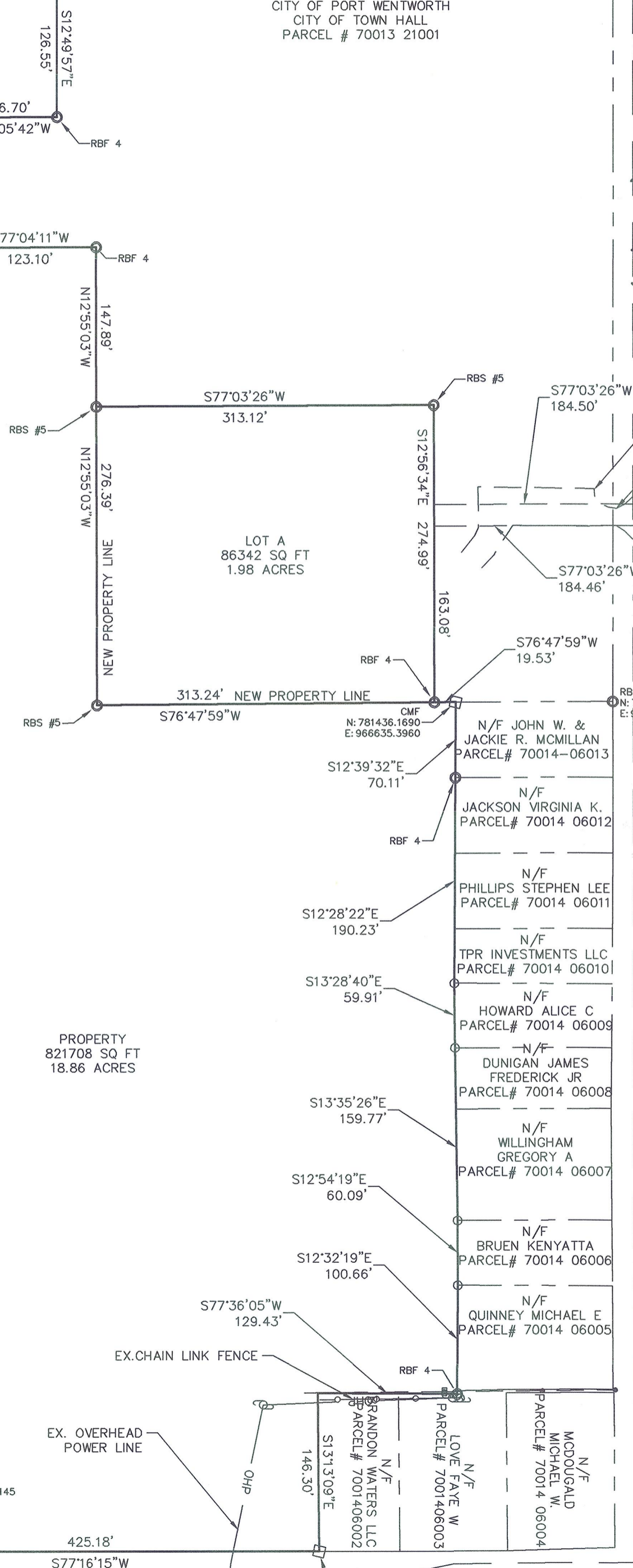
COLERAINE DRIVE (80' R/W)

CANTYRE STREET (60' R/W)

BARNSELY ROAD

FALKIRK STREET (51.7' R/W)

- N/F WOODS SHIRLEY HARRELL PARCEL# 70013 21024
- N/F POOLE DERRICK R & STACI L PARCEL# 70013 21025
- N/F SANJUAN LAUREE M PARCEL# 70013 21026
- N/F AYRES DAVID W & KAREN M PARCEL# 70013 01001
- N/F PORT WENTWORTH METHODIST CHURCH PARCEL# 70013 01002
- N/F BOGUS GARNASIA L & JERRY A PARCEL# 70013 02001



THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 32,759 FEET, AND AN ANGULAR ERROR OF 02\"/>

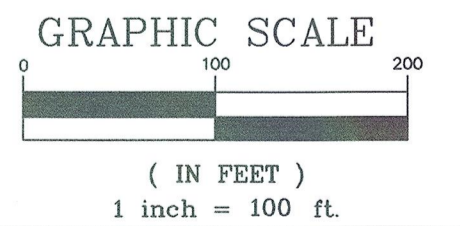
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 185,127 FEET.

EQUIPMENT: 1\"/>

**LEGEND:**

- RBS IRON ROD SET
- RBF IRON ROD FOUND
- CMF CONCRETE MONUMENT FOUND
- PKNS "PK" NAIL SET
- OTF/OTPF OPEN TOP PIPE FOUND

REFERENCE:  
PLAT BOOK T, PG 248  
PLAT BOOK R, PG 231  
PLAT BOOK 17P, PG 33  
DEED BOOK 2325, PG 498-500  
DEED BOOK 163U, PG 243-246

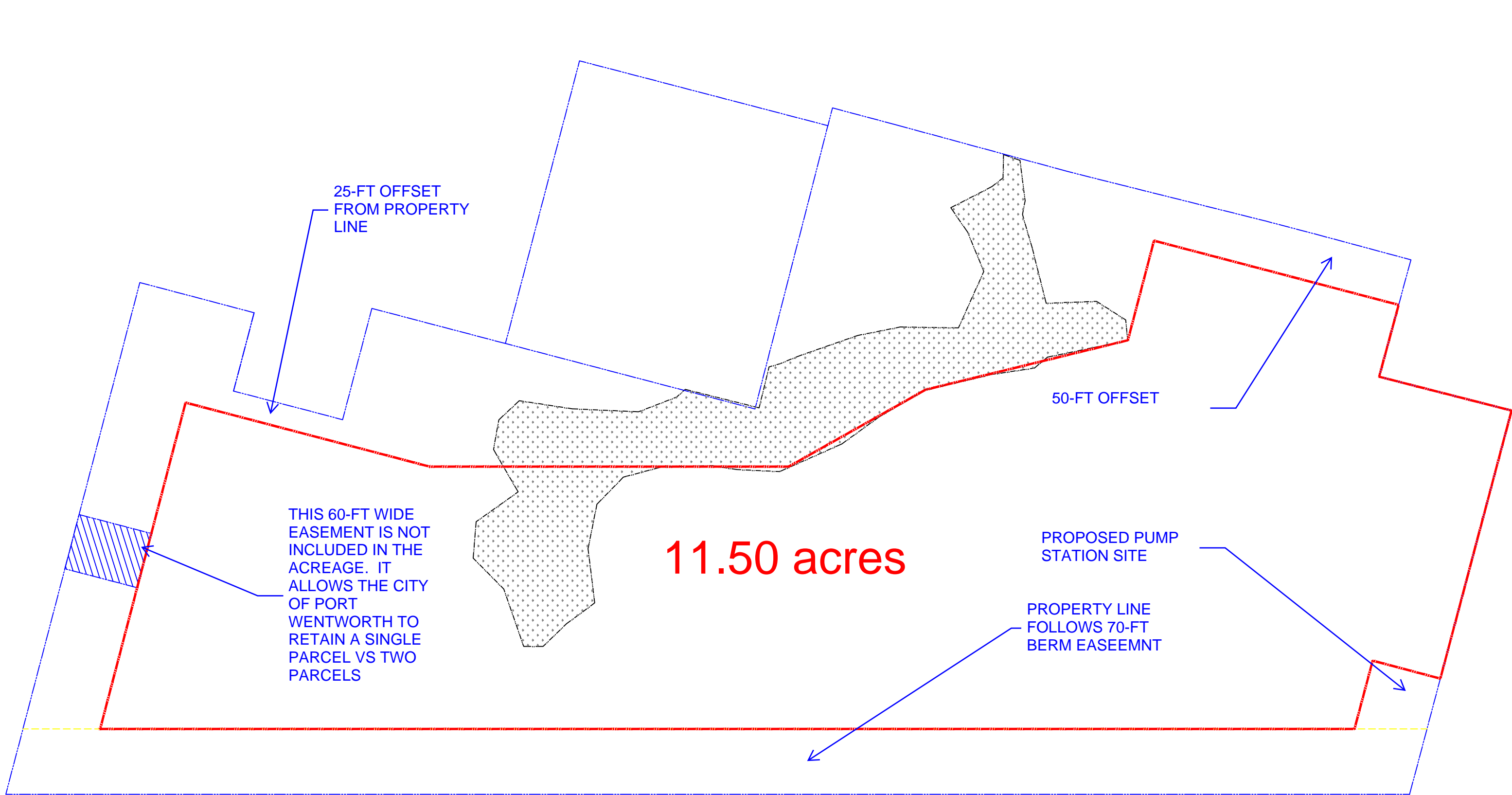


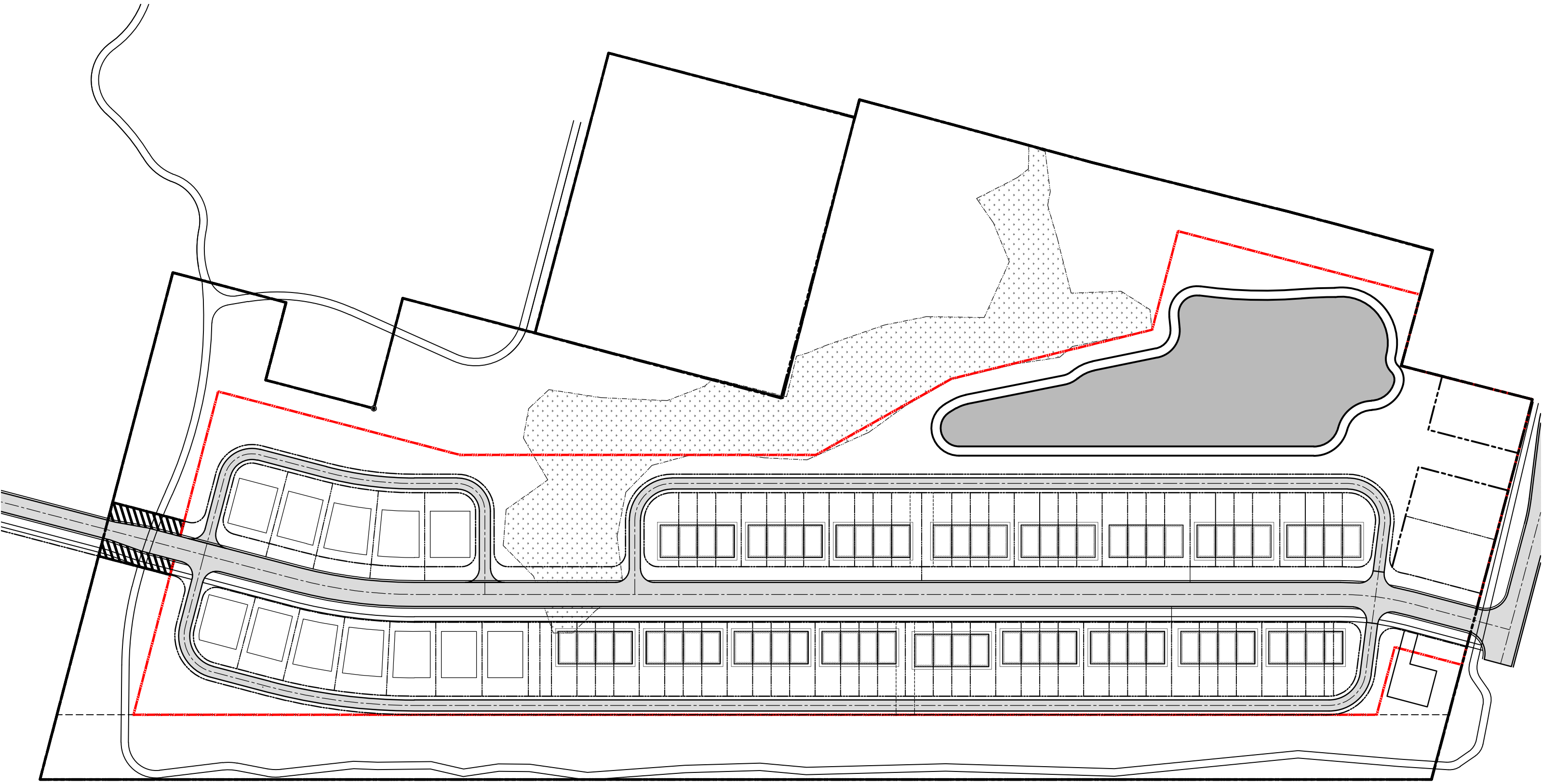
**NOTE:**  
THIS PLAT IS SUBJECT TO ALL RECORDED EASEMENTS AND RESTRICTIONS AND IS VALID ONLY FOR THE PERSON OR PERSONS NAMED IN THE TITLE.  
ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR CHATHAM COUNTY (MAP NUMBER 13051C0045G) THIS PROPERTY IS IN A FLOOD ZONE "X".

**MINOR SUBDIVISION SHOWING LOT A FOR THE CITY OF PORT WENTWORTH COLERAINE DR. PORT WENTWORTH, GEORGIA**

**T. R. Long Engineering, P.C.**  
114 North Commerce Street  
Hinesville, Georgia 31313  
(912) 368-5664  
(912) 368-7206 Fax

A MINOR SUBDIVISION OF LOT A CONTAINING 1.98 ACRES BEING A PORTION OF THE GRANGE TRACT 8TH G.M. DISTRICT, CITY OF PORT WENTWORTH, CHATHAM COUNTY, GEORGIA  
PARENT OF TAX PARCEL: 70014 06001  
PLAT DATE: AUGUST 30, 2023  
FILE NUMBER: 2023-161  
PAGE 1 OF 1







**City Council**  
7224 GA Highway 21  
Port Wentworth, GA 31407

Meeting: 12/18/25  
Department: Development Services  
Category: Ordinance  
Prepared By: Katie Dunnigan  
Department Head: Katie Dunnigan

**SCHEDULED**

**AGENDA ITEM (ID )**

DOC ID:

**Consideration of the 2nd Reading of a Zoning Map Amendment Application submitted by Trent Thompson as Agent for Jeanine Thompson et al, requesting to rezone 28.7 acres from R-1 to C-3, to allow for future commercial development. PIN # 70906 04008A, 70906 04008B, 70906 03013, 70906 03014, 70906 03026, 70906 03027, and 70906 0322, located in the 4th Council District, on Old Highway 21 and Rice Hope Plantation Road.**

**Issue/Item:** A Zoning Map Amendment Application has been submitted by Trent Thompson as Agent for Jeanine Thompson et al, requesting to rezone 28.7 acres from R-1 to C-3, to allow for future commercial development. PIN # 70906 04008A, 70906 04008B, 70906 03013, 70906 03014, 70906 03026, 70906 03027, and 70906 0322, located in the 4th Council District, on Old Highway 21 and Rice Hope Plantation Road.

**Background:**

- The applicant requests C-3 zoning for a commercial use yet to be determined.
- The C-3 zoning district is described in Section 4.20.C of the City of Port Wentworth Code of Ordinances, Zoning Ordinances as: *"intended for uses such as accommodations, fast food restaurants, vehicle service stations, convenience retail stores, and other service uses that primarily cater to individuals traveling or commuting by cars or commercial vehicles on the interstate highway or major state routes. Sites in this district have direct or convenient access to I-95 or SR-21. Characteristics of uses and land in C-3 include drive-through service, twenty-four-hour or late-night operations, fast food and drive-through services, and high-visibility signage or structures."*
- Adjacent parcels to the West are currently zoned C-3 and under ownership of the property owners listed in the Zoning Map Amendment application.
- Adjacent parcels to the north are within the R-1 zoning district, neighboring properties to the south and east are within the R-1 and PUD (Residential) zoning districts.

**Facts and Finding:**

- The Future Land Use Map identifies these parcels as Mixed Use, along a Mixed Use corridor.
  - Commercial land uses in Mixed Areas are identified as lower intensity and focused on neighborhood services
- Approval of this rezoning request would shift approximately .3% of total land use from R-1 (Single-Family Residential) to C-3 (Interchange Commercial)
- The Planning Commission voted to recommend approval of this application during a meeting held on November 20, 2025, with the condition:
  - The applicant shall continue to work with Staff to refine the permitted uses under C-3 for the involved properties.

Recommendations

Staff recommends that an approval of the request to rezone come with the following condition:  
- The following uses listed as permitted C-3 in Table 4.30 of the City of Port Wentworth Code of Ordinances, Zoning Ordinances, shall be excluded as permitted uses for PIN#s 70906 04008A, 70906 04008B, 70906 03013, 70906 03014, 70906 03026, 70906 03027, and 70906 0322 in the C-3 zoning district:

- Outdoor Storage
- Major Vehicle Repair
- Construction and landscape supply, outdoor

**Funding:** N/A

**Recommendation:**

APPLICATION TO AMEND THE ZONING MAP OF PORT WENTWORTH, GEORGIA

Applicant: Trent Thompson Phone # (912) 547-3793

Mailing Address: 8140 Old Highway 21 Port Wentworth, GA 31407

Property Owner: Trent & Jeanine Thompson (see back for additional owners) Phone # (912) 547-3793

Use back if more than one owner

Owner Address: 8140 Old Highway 21 Port Wentworth, GA 31407 (see back for additional owners)

PIN #(s): 7090604008A, 7090604008B, 7090603013, 7090603014, 7090603026, # of Acres 28.7 7090603027, 709060322

Zoning Classification: Present R-1 Requested C-3

Use of Property: Present Residential Requested Mixed Use Commercial

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?)

There are four (4) total parcels adjacent to these and along Highway 21 that are currently zoned C-3. Expanding this zoning to these adjacent parcels will allow the development of a larger concentrated commercial mixed use area along a major state route.

Attach the following documents:

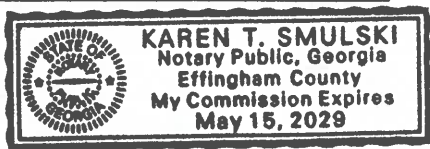
- 1. Written legal description of the property (e.g. copy of deed) - full metes and bounds description rather than plat reference.
2. Name, PIN #, property address and mailing address of property owners withing 300 feet of this property.
3. Plat showing property lines with lengths and bearings, adjoining streets, locations of existing buildings, north arrow and scale.
4. Site Plan of proposed use of property.
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.

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 8th day of October, 2025

Signature of Applicant



OWNER	PARCEL #	ADDRESS	ACRES
Thompson, Julia G. & Thompson, Vincent G.	70906 03022	8144 Old Highway 21 Port Wentworth, GA 31407	3.0
Todd, Jason Michael & Todd, Tiffany Colleen	70906 03027	8142 Old Highway 21 Port Wentworth, GA 31407	4.1
Thompson, Trent V. & Thompson, Jeanine N.	70906 03026	8140 Old Highway 21 Port Wentworth, GA 31407	5.3
Baker, Latonya N. & Baker, L. Wayne	70906 03013	120 Rice Hope Plantation Road Port Wentworth, GA 31407	4.9
Baker, Latonya N. & Baker, L. Wayne	70906 03014	Rice Hope Plantation Road Port Wentworth, GA 31407	4.4
Johnson, Carol M.	70906 04008B	121 Rice Hope Plantation Road Port Wentworth, GA 31407	2.0
Thompson, Jimmy Neal & Thompson, Amelia	70906 04008A	125 Rice Hope Plantation Road Port Wentworth, GA 31407	5.0

**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: Trent & Jeanine Thompson

Address: 8140 Old Highway 21 Port Wentworth, GA 31407

Telephone Number: (912) 547 - 3793

  
Signature of Owner

Personally appeared before me

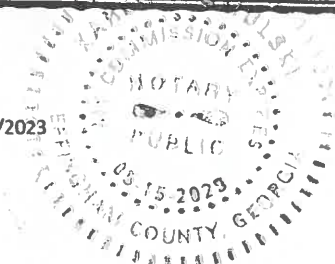
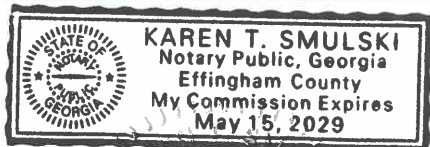
Trent Thompson & Jeanine Thompson

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

10/08/2025  
Date



**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: Jimmy Neal & Amelia Thompson

Address: 125 Rice Hope Plantation Road Port Wentworth, GA 31407

Telephone Number: (912) 429-1061

Jimmy Neal Thompson Amelia Thompson  
Signature of Owner

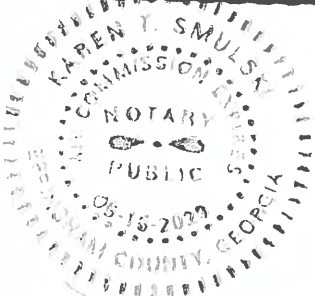
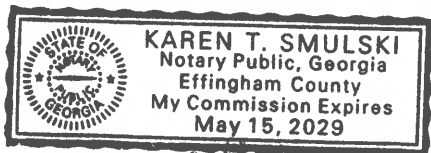
Personally appeared before me

Jimmy Neal and Amelia Thompson

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

Karen Smulski  
Notary Public

10/03/2023  
Date



**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: Latonya N. & L. Wayne Baker

Address: 120 Rice Hope Plantation Road Port Wentworth, GA 31407

Telephone Number: (912) 429-8565

*Latonya N Baker*  
*Wayne Baker*  
Signature of Owner

Personally appeared before me

Latonya Baker + Wayne Baker

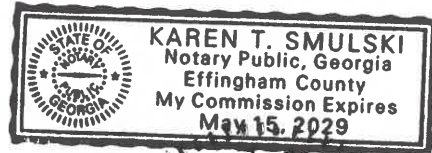
who swears that the information contained in this authorization is true and correct to the best of his or her knowledge and belief.

*Karen Smulski*

Notary Public

10/08/2025

Date



**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: Julia G. & Vincent G. Thompson

Address: 8144 Old Highway 21 Port Wentworth, GA 31407

Telephone Number: (912) 429-1060

  
Signature of Owner

Personally appeared before me

Julia Thompson & Vincent Thompson

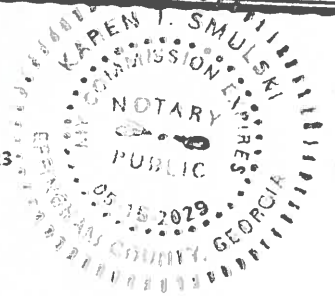
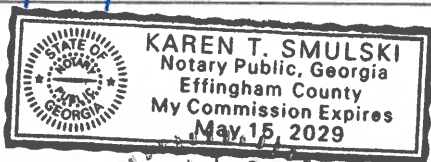
who swears that the information contained in this authorization is true and correct to the best of his or her knowledge and belief.



Notary Public

10/08/2025

Date



**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: Carol M. Johnson

Address: 121 Rice Hope Plantation Road Port Wentworth, GA 31407

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

Carol M. Johnson  
Signature of Owner

Personally appeared before me  
Carol M. Johnson

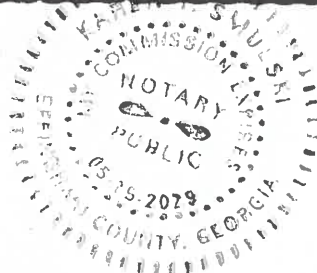
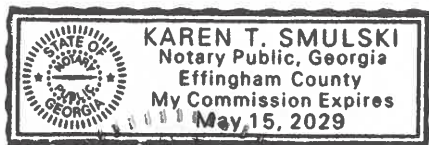
who swears that the information contained in this authorization is true and correct to the best of his or her knowledge and belief.

Karen Smulski

Notary Public

10/08/2025

Date



**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: Jason Michael & Tiffany Colleen Todd

Address: 8142 Old Highway 21 Port Wentworth, GA 31407

Telephone Number: (912) 695-9587

*Jason Todd*   
Signature of Owner

Personally appeared before me

Jason Todd & Tiffany Todd

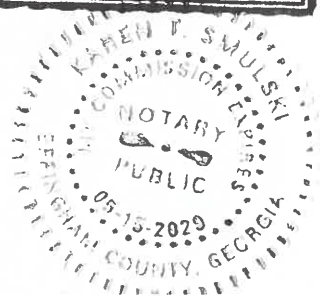
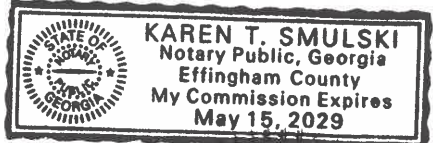
who swears that the information contained in this authorization is true and correct to the best of his or her knowledge and belief.

*Karen Smulski*

Notary Public

10/08/2025

Date



**DISCLOSURE OF FINANCIAL INTERESTS**

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

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

Not Applicable

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

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

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

Note 1: Property Interest – Direct ownership of real property, including any percentage of ownership less than total ownership

Note 2: Financial Interest – All direct ownership interest of the total assets or capital stock of a business entity where such ownership interest is 10 percent or more

Note 3: business entity – Corporation, partnership, limited partnership, firm, enterprise, franchise, association or trust

Note 4: Member of family – Spouse, mother, father, brother, sister, son, or daughter

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

Sworn to and subscribed before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Signature of Official

\_\_\_\_\_  
Notary Public

**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:

**I, the undersigned, have made no campaign contributions to any member of the City Council of the City of Port Wentworth who will consider the referenced application.**

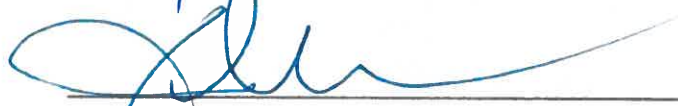
~~Within the two years preceding the above filing date, the applicant has made campaign contributions aggregating \$250.00 or more to each member of the City Council of the City of Port Wentworth who will consider the application and is listed below. List (1) the name and official position of the local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

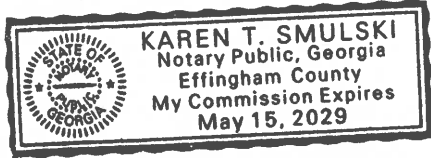
I hereby depose and say that all statements herein are true, correct and complete to the best of my knowledge and belief.

Sworn to and subscribed before me this 8th day of October, 2015.

  
\_\_\_\_\_  
Signature of Applicant - Trent V. Thompson

  
\_\_\_\_\_  
Notary Public

  
\_\_\_\_\_  
Signature of Applicant - Jeanine N. Thompson



**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:

**I, the undersigned, have made no campaign contributions to any member of the City Council of the City of Port Wentworth who will consider the referenced application.**

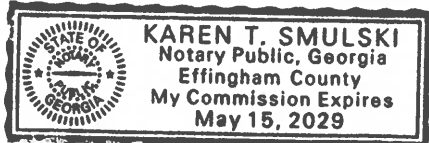
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I hereby depose and say that all statements herein are true, correct and complete to the best of my knowledge and belief.

Sworn to and subscribed before me this 8th day of October, 2025

Karen Smulski

Notary Public



Jimmy Neal Thompson  
Signature of Applicant - Jimmy Neal Thompson

Amelia Ann Thompson  
Signature of Applicant - Amelia Thompson



**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:

**I, the undersigned, have made no campaign contributions to any member of the City Council of the City of Port Wentworth who will consider the referenced application.**

~~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.~~

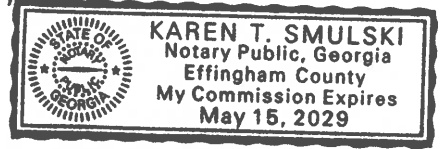
I hereby depose and say that all statements herein are true, correct and complete to the best of my knowledge and belief.

Sworn to and subscribed before me this 8th day of October, 2025.

Karen Smulski  
Notary Public

L. Wayne Baker  
Signature of Applicant - L. Wayne Baker

Latonya N. Baker  
Signature of Applicant - Latonya N. Baker



**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:

**I, the undersigned, have made no campaign contributions to any member of the City Council of the City of Port Wentworth who will consider the referenced application.**

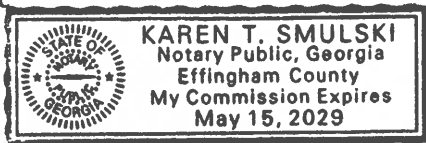
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I hereby depose and say that all statements herein are true, correct and complete to the best of my knowledge and belief.

Sworn to and subscribed before me this 8th day of October, 2025.

Karen Smulski

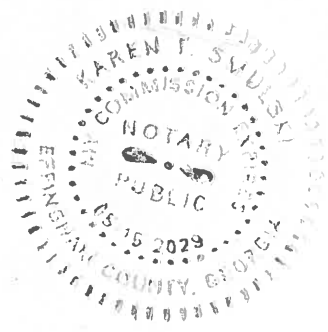
Notary Public



Vincent G. Thompson

Signature of Applicant - Vincent G. Thompson

Julia Colleen Thompson  
Signature of Applicant - Julia C. Thompson



**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:

**I, the undersigned, have made no campaign contributions to any member of the City Council of the City of Port Wentworth who will consider the referenced application.**

~~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.~~

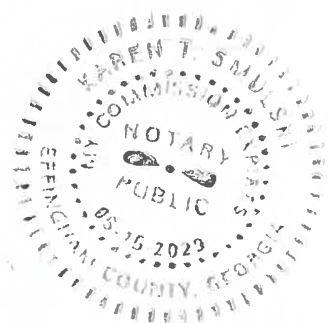
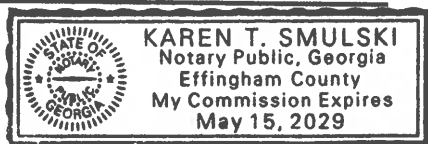
I hereby depose and say that all statements herein are true, correct and complete to the best of my knowledge and belief.

Sworn to and subscribed before me this 8th day of October, 2025

Carol M. Johnson  
Signature of Applicant - Carol M. Johnson

Karen Smulski

Notary Public



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

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

**I, the undersigned, have made no campaign contributions to any member of the City Council of the City of Port Wentworth who will consider the referenced application.**

~~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.~~

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 8th day of October, 2025.

Jason Todd  
Signature of Applicant - Jason Michael Todd

Karen Smulski  
Notary Public

Tiffany Colleen Todd  
Signature of Applicant - Tiffany Colleen Todd



<b>Number</b>	<b>PIN #</b>	<b>Owner</b>
1	7090602004	FOSTER, HERBERT
2	7090603025	STEELE, JAMES
3	7090603016	MORGAN, ROBBIE RUTH
4	7090603018	FOSTER, HERBERT
5	7090603019	KEARNEY-PARKER, KATHRYN JEAN & PARKER, GLENN
6	7090603010	BUSH, RASHEEM & BLONTON, BIANCA SADE
7	7090603031	MARTINEZ-CRUZ, JOSE AUGUSTO
8	7090604091	BUCK ISLAND LLC & BEP LAND INVESTORS LLC
9	N/A	CHATHAM COUNTY
10	7090604025	PUBLIX SUPER MARKETS INC
11	7090604008	FRANKLIN, PENDER S
12	7090604006	OLD HIGHWAY 21 PROPERTIES LLC
13	7090604007	CITY OF PORT WENTWORTH
14	7090601008	FOSTER, QUENTIN
15	7090601012	RICE CREEK LANDING LLC
16	7090601018	RICE CREEK LANDING LLC
17	7090601038	STOP N STOR 7 LLC
18	7090601037	STOP N STOR 7 LLC
19	7090601026	RC RESIDENTIAL LLC
20	7090601024	RC LAND ASSOCIATES LLC
21	7090601011	FOSTER, HERBERT

**Thompson Tract - 300' Buffer Owner List**

<b>Property Address</b>
8164 OLD HIGHWAY 21, PORT WENTWORTH, GA 31407
8168 OLD HIGHWAY 21 RD, PORT WENTWORTH, GA 31407
AUGUSTA RD, PORT WENTWORTH, GA 31407
AUGUSTA RD, PORT WENTWORTH, GA 31407
302 RICE HOPE PLANTATION RD, PORT WENTWORTH, GA 31407
300 RICE HOPE RD, PORT WENTWORTH, GA 31407
RICE HOPE RD, PORT WENTWORTH, GA 31407
RICE HOPE RD, PORT WENTWORTH, GA 31407
N/A
7936 US HWY 21, PORT WENTWORTH, GA 31407
7986 HIGHWAY 21, PORT WENTWORTH, GA 31407
8002 OLD HIGHWAY 21, PORT WENTWORTH, GA 31407
HIGHWAY 21, PORT WENTWORTH, GA 31407
HIGHWAY 21, PORT WENTWORTH, GA 31407
HIGHWAY 21, PORT WENTWORTH, GA 31407
AUGUSTA RD, PORT WENTWORTH, GA 31407
8901 US HWY 21, PORT WENTWORTH, GA 31407
8901 US HWY 21, PORT WENTWORTH, GA 31407
9001 HIGHWAY 21, PORT WENTWORTH, GA 31407
AUGUSTA RD, PORT WENTWORTH, GA 31407
HIGHWAY 21, PORT WENTWORTH, GA 31407

<b>Owner Address</b>
8164 OLD STATE HIGHWAY 21, PORT WENTWORTH, GA 31407-9202
8168 OLD STATE HIGHWAY 21, PORT WENTWORTH, GA 31407-9202
15535 PO BOX, SAVANNAH, GA 31416-2235
8164 OLD STATE HIGHWAY 21, PORT WENTWORTH, GA 31407-9202
302 RICE HOPE PLANTATION RD, PORT WENTWORTH, GA 31407
300 RICE HOPE PLANTATION RD, PORT WENTWORTH, GA 31407-9653
2717 US HIGHWAY 80, BLOOMINGDALE, GA 31302-4114
2221 E LAMAR BLVD Unit 790, ARLINGTON, TX 76006-7458
N/A
32018 PO BOX, LAKELAND, FL 33802-2018
10712 LEEDS GATE RD, SAVANNAH, GA 31406-4483
551 ZIPPERER RD, GUYTON, GA 31312-6843
7224 GA HIGHWAY 21, PORT WENTWORTH, GA 31407-2099
1000 WHITLOCK AVE NW Unit 320, MARIETTA, GA 30064-5449
16176 PO BOX, SAVANNAH, GA 31416-2876
16176 PO BOX, SAVANNAH, GA 31416-2876
9100 WHITE BLUFF RD Unit 502, SAVANNAH, GA 31406-4672
9100 WHITE BLUFF RD Unit 502, SAVANNAH, GA 31406-4672
672647 PO BOX, MARIETTA, GA 30006-0045
1049 POWERS FERRY RD SE, MARIETTA, GA 30067
8164 OLD STATE HIGHWAY 21, PORT WENTWORTH, GA 31407-9202

## EXHIBIT "A"

### Legal Description

#### **Property 6 & 8 - 03026:**

All that certain lot, tract or parcel of land situate, lying and being in the Town of Port Wentworth, 8th G.M. District, Chatham County, Georgia, being known and designated as Tract 1A of a 5.20 acre tract known as Tract 1, a portion of Rice Hope Plantation, as shown upon a map or plat of said property recorded in the Office of the Clerk of the Superior Court of Chatham County, Georgia, in Subdivision Map Book 27-S, Page 5, and being a portion of the property conveyed from Helen B. Hooper to Julia G. Thompson and Vincent G. Thompson by Deed dated August 24, 1977. Express reference is made to each record cited in this description.

And:

All that certain lot, tract or parcel of land situate, lying and being in the City of Port Wentworth, Chatham County, Georgia, being known as Parcel B (3.18 acres) Rice Hope Plantation Subdivision, as shown and more particularly described on that certain map or plat made by Warren E. Poythress, R.L.S. #1953, dated February 11, 2016, recorded in Plat Book 50, Page 422, in the records of the Clerk of the Superior Court of Chatham County, Georgia. For a more particular description reference is hereby made to the aforesaid plat, which is specifically incorporated herein and made a part hereof.

#### **Property 7 - 03022:**

All that certain tract or parcel of land situate, lying and being in the 8th G.M. District of Chatham County, Georgia, located on the Eastern side of Old State Highway Number Twenty-one (Old Augusta Road) between the 13 and 14 Mile Posts comprising five and fifteen hundredths (5.15) acres, more or less, and bounded North and East by lands of the Steele Estate; South by other lands of Elton O. Zettler and West by the Old State Highway Number Twenty-one and more particularly described as follows: Beginning at an iron pipe on Old State Highway Number Twenty-one, Seven Hundred Twenty-seven and Two-tenths (727.2) feet Northward of its intersection with the Rice Hope Road, thence North Eight degrees Ten minutes East a distance of Five hundred seventy-one and Eight-tenths (571.8) feet to an iron pipe located on said Old State Highway Number Twenty-one, thence South Seventy-six degrees Fifteen minutes East a distance of Three Hundred Seventy-five and Eight-tenths (375.8) feet to a concrete marker, thence South Six degrees Thirty minutes West a distance of Five Hundred Forty-nine and Five-tenths (549.5) feet to an iron pipe, thence North Eighty-five degrees Forty minutes West a distance of Four Hundred Eleven and Four-tenths (411.4) feet to the Point of Beginning, all of which will more fully appear by reference to a tract map made by Lester Ackerman, R.L.S., dated November 13, 1967, and recorded in Plat Record Book S, folio 92. A copy of said plat is here to attached and made a part hereof. Less and Except any portion of the property set forth above contained within that certain Deed of Gift from Julia G. Thompson and Vincent G. Thompson to Trent V. Thompson and Jeanine N. Thompson, dated January XX, 2003, filed January 21, 2003 and recorded in Deed Book 245Y, Page 712, records of the Superior Court of Chatham County, Georgia.

**Property 9 - 03013:**

All that certain lot, tract or parcel of land situate, lying and being in the City of Port Wentworth, Chatham County, Georgia, being known as Lot 2 as shown and more particularly described on that certain map or plat of a recombination of Lots 2, 3, and 4 of a subdivision of Lot 3, Rice Hope Plantation made by Michael A. Hussey, R.L.S., recorded in Plat Record Book 19-S, Folio 17, in the records of the Clerk of Superior Court of Chatham County, Georgia. For a more particular description reference is hereby made to the aforesaid plat, which is specifically incorporated herein and made a part hereof.

**Property 11 - 03014:**

All that certain lot, tract or parcel of land, situate, lying and being in the City of Port Wentworth, County of Chatham and State of Georgia known and designated upon a plat of a recombination of Lots 2, 3, and 4 of a subdivision of Lot 3, Rice Hope Plantation by Michael A. Hussey, Registered Land Surveyor, and recorded in the Office of the Clerk of Superior Court of Chatham County, Georgia, in Plat Record Book 19-S, Folio 17, as Lot Numbered Three (3). Said plat is incorporated herein by specific reference thereto for a more complete description with metes and bounds.

**Property 12 - 03027:**

All that certain lot, tract or parcel of land situate, lying and being in the City of Port Wentworth, Chatham County, Georgia, being known as Parcel C, Rice Hope Plantation subdivision, as shown and more particularly described on that certain map or plat made by Warren E. Poythress, R.L.S. #1953, dated February 11, 2016, recorded in Plat Book 50, Page 422, in the records of the Clerk of the Superior Court of Chatham County, Georgia. For a more particular description reference is hereby made to the aforesaid plat, which is specifically incorporated herein and made a part hereof.

**Property 13 - 04008A:**

All that certain lot, tract or parcel of land situate, lying and being in the 8th G.M. District of Chatham County, Georgia, in the City of Port Wentworth, and being known upon a map or plan of said County as a portion of the Rice Hope Plantation, containing 5.0 acres, more or less, as shown on a map of subject property recorded in the Office of the Clerk of Superior Court of Chatham County, Georgia, in subdivision Map Book AA, Page 198. Said map is incorporated herein by specific reference for a more complete description of the property conveyed. Said property containing improvements thereon known as 125 Rice Hope Road, Port Wentworth, Georgia.

**Johnson Property - 04008B:**

All certain lot, tract or parcel of land situate, lying and being in the 8th G.M. District, Chatham County, Georgia, being known upon a map or plan of said County as a portion of the Rice Hope Plantation and being more specifically described as follows:

Beginning at a point at the intersection of the center line of Old Augusta Road and the center line of the Rice Hope Road and proceeding thence South Eighty-two degrees Fifty- two minutes Thirty seconds East ( S 82° 52' 30" E) along the center line of the Rice Hope Road a distance of Two Hundred Seventy-seven and

one tenth (277.1) Feet to an iron pin, thence South Five degrees Fifty-six minutes Fifty seconds West (S 5° 56' 50" W) a distance of thirty (30) Feet to a concrete marker which is the Point of Beginning, and proceeding from said Point of Beginning, South Eighty-two degrees Fifty-two minutes Thirty seconds East (S 82°52' 30" E ) a distance of Two Hundred Fifty-eight (258) Feet to a concrete marker; thence South Five degrees Fifty-six minutes Thirty seconds West (5° 56' 50" W ) a distance of Three Hundred Thirty-seven and Seventy-five One-Hundredths (337.75) feet to a concrete marker; thence North Eighty-two degrees Fifty-two minutes Thirty seconds West (N 82° 52' 30" W ) a distance of Two Hundred Fifty-eight (258) Feet to a concrete marker; thence North Five degrees Fifty-six minutes Fifty seconds East (N 5° 56' 50" E) a distance of Three Hundred Thirty seven and Seventy-five One Hundredths (337.75) Feet to the Point of Beginning; which parcel contains two (2) acres and is shown upon a plat recorded in the Office of the Clerk of Superior Court of Chatham County, Georgia, in subdivision Map Book M, Page 60, to which specific reference is hereby made for a more particular description hereof.



Road a distance of Two Hundred Seventy-seven and one tenth (277.1) Feet to an iron pin, thence South Five Degrees Fifty-six minutes Fifty seconds West ( S 5° 56' 50" W ) a distance of thirty (30) Feet to a concrete marker which is the point of beginning, and proceeding from said point of beginning, South Eighty-two Degrees Fifty-two minutes Thirty Seconds East ( S 82°52' 30" E ) a distance of Two Hundred Fifty-eight (258) Feet to a concrete marker; thence South Five Degrees Fifty-six Minutes Thirty Seconds West ( 5° 56' 50" W ) a distance of Three Hundred Thirty-seven and Seventy-five One-Hundredths (337.75) Feet to a concrete marker; thence North Eighty-two Degrees Fifty-two Minutes Thirty seconds West ( N 82° 52' 30" W ) a distance of Two Hundred Fifty-eight (258) Feet to a concrete marker; thence North Five Degrees Fifty-six minutes Fifty seconds East (N 5° 56' 50" E) a distance of Three Hundred Thirty Seven and Seventy-five One Hundredths (337.75) Feet to the point of beginning; which parcel contains two (2) acres and is shown upon a plat recorded in the office of the Clerk of Superior Court of Chatham County, Georgia, in Subdivison Map Book M, Page 60, to which specific reference is hereby made for a more particular description hereof.

BOOK  
372E  
PAGE  
330

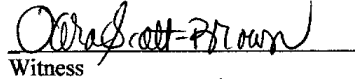
**"TITLE NOT EXAMINED NOR CERTIFIED BY THE PREPARER OF THIS INSTRUMENT."**

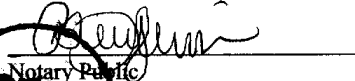
TO HAVE AND TO HOLD the said above granted and described property, with all and singular the rights, members and appurtenances thereunto appertaining to the only proper use, benefit and behoof of the said Party of the SECOND PART, her heirs, executors, administrators and assigns, in FEE-SIMPLE.

IN WITNESS WHEREOF, the said Party of the FIRST PART has hereunto set her hand, affixed her seal, and delivered these presents, the day and year first above written.

  
Nemiah Johnson

Signed, sealed and delivered in the presence of:

  
Witness

  
Notary Public



BONZO C. REDDICK  
Notary Public, Chatham County, GA  
My Commission Expires October 28, 2011

STATE OF GEORGIA )  
 )  
COUNTY OF CHATHAM ) **DEED OF GIFT**

THIS INDENTURE, made this \_\_\_\_\_ day of January, 2003, between **JULIA G. THOMPSON** and **VINCENT G. THOMPSON**, of Chatham County, Georgia, as Parties of the First Part and **TRENT V. THOMPSON** and **JEANINE N. THOMPSON**, of Chatham County, Georgia as Parties of the Second Part.

BOOK  
245 Y  
PAGE  
712

**WITNESSETH**

THAT said Parties of the First Part for and in consideration of the natural love and affection that they bear for their son and daughter-in-law, Parties of the Second Part, said Parties of the First Part have given, granted and conveyed and by these presents do give, grant and convey unto the Parties of the Second Part, their heirs and assigns, the following described property, to-wit:

ALL that certain lot, tract or parcel of land situate, lying and being in the Town of Port Wentworth, 8<sup>th</sup> G.M. District, Chatham County, Georgia, being known and designated as Tract 1A of a 5.20 acre tract known as Tract 1, a portion of Rice Hope Plantation, as shown upon a map or plat of said property recorded in the Office of the Clerk of the Superior Court of Chatham County, Georgia, in Subdivision Map Book 27-S, Page 5, and being a portion of the property conveyed from Helen B. Hooper to Julia G. Thompson and Vincent G. Thompson by Deed dated August 24, 1977. Express reference is made to each record cited in this description.

TO HAVE AND TO HOLD the said above described property, together with all and singular the rights, members, improvements and appurtenances thereof to the same being, belonging or in anywise appertaining to the said Parties of the Second Part, their heirs and assigns, FOREVER IN FEE SIMPLE.

IN WITNESS WHEREOF, the said Parties of the First Part have hereunto set their hands and affixed their seals the day and year first above written

*Julia G. Thompson* (L.S.)  
Julia G. Thompson  
*Vincent G. Thompson* (L.S.)  
Vincent G. Thompson

Signed, sealed and delivered  
in the presence of:

*Amelia Thompson*  
Witness

*Latorya N. Baker*  
Notary Public  
**NOTARY**  
LATORYA N. BAKER  
Notary Public, Chatham County, GA  
My Commission Expires November 13, 2004



Doc ID: 030139450002 Type: QCD  
 Recorded: 12/29/2016 at 01:09:33 PM  
 Fee Amt: \$12.00 Page 1 of 2  
 Chatham, Ga. Clerk Superior Court  
 Daniel Massey Clerk Superior Court

BK 976 PG 373-374

STATE OF GEORGIA )  
 )  
 COUNTY OF CHATHAM )

The Newberry Law Firm, P.C.  
 P.O. Box 790  
 Springfield, Ga 31329

**QUIT CLAIM DEED**

THIS INDENTURE, made this 15th day of March, 2016, between JIMMY NEAL THOMPSON and AMELIA A. THOMPSON, as Parties of the First Part (hereinafter "Grantors") and TRENT V. THOMPSON and JEANINE N. THOMPSON, as Parties of the Second Part (hereinafter "Grantees"):

WITNESSETH:

That the said Grantors for and in consideration of the sum of One (\$1.00) Dollar, cash in hand paid, the receipt and adequacy of which is hereby acknowledged, have bargained, sold, and do by these presents remise, release and forever QUITCLAIM to the said Grantees, their successors and assigns, all of the right, title, interest, claim or demand the said Grantors have or may have had in and to the following described property, to-wit:

All that certain lot, tract or parcel of land situate, lying and being in the City of Port Wentworth, Chatham County, Georgia, being known as Parcel B (3.18 acres) Rice Hope Plantation Subdivision, as shown and more particularly described on that certain map or plat made by Warren E. Poythress, R.L.S. #1953, dated February 11, 2016, recorded in Plat Book 50, Page 422, in the records of the Clerk of the Superior Court of Chatham County, Georgia. For a more particular description reference is hereby made to the aforesaid plat, which is specifically incorporated herein and made a part hereof.

TO HAVE AND TO HOLD said property, together with all and singular the rights, members, hereditaments, improvements, easements and appurtenances thereunto belonging or in any wise appertaining, unto Grantees, their successors and assigns, so that neither Grantors nor any person or persons claiming under them shall have, claim or demand any right to the above described property, or its appurtenances, or any rights thereof.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seal on the day and year first above written.

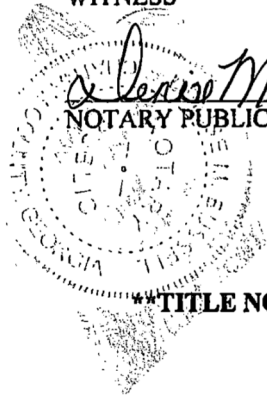
Jimmy Neal Thompson (SEAL)  
JIMMY NEAL THOMPSON

Amelia Thompson (SEAL)  
AMELIA A. THOMPSON

Signed, sealed and delivered this  
15th day of March, 2016, in  
the presence of:

[Signature]  
WITNESS

[Signature]  
NOTARY PUBLIC Expires 4-13-2020

A circular notary seal for a Notary Public in the State of Georgia. The seal contains the text "NOTARY PUBLIC" and "Expires 4-13-2020". The outer ring of the seal contains the text "STATE OF GEORGIA".

**\*\*TITLE NOT EXAMINED OR WARRANTED BY PREPARER OF DEED\*\***

STATE OF GEORGIA }  
COUNTY OF CHATHAM }

THIS INDENTURE, Made the Twenty-fourday of August in the  
year of our Lord One Thousand Nine Hundred and Seventy-seven between

HELEN B. HOOPER  
of the county of Chatham and state of Georgia  
of the FIRST PART, and JULIA G. THOMPSON AND VINCENT G. THOMPSON  
of the County of  
Chatham and State of Georgia of the SECOND PART,

575

WITNESSETH, That the said party of the FIRST PART, for and in consideration of the sum of

TEN (10) DOLLARS and other valuable considerations

in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, ha S granted, bargained, sold, aliened, conveyed and confirmed and by these presents does grant, bargain, sell, alien, convey and confirm unto the said party of the SECOND PART, heirs and assigns, all of the following described property, to-wit:

ALL that certain tract or parcel of land situate, lying and being in the 8th G.M. District of Chatham County, Georgia, located on the Eastern side of Old State Highway Number Twenty-one (Old Augusta Road) between the 13 and 14 Mile Posts comprising Five and FifteenHundredths (5.15) acres, more or less, and bounded North and East by lands of the Steele Estate; South by other lands of Elton O. Zettler and West by the Old State Highway Number Twenty-one and more particularly described as follows: Beginning at an iron pipe on Old State Highway Number Twenty-one, Seven Hundred Twenty-seven and Two-tenths (727.2) feet Northward of its intersection with the Rice Hope Road, thence North Eight degrees Ten minutes East a distance of Five Hundred Seventy-one and Eight-tenths (571.8) feet to an iron pipe located on said Old State Highway Number Twenty-one, thence South Seventy-six degrees Fifteen minutes East a distance of Three Hundred Seventy-five and Eight-tenths (375.8) feet to a concrete marker, thence South Six degrees Thirty minutes West a distance of Five Hundred Forty-nine and Five-tenths (549.5) feet to an iron pipe, thence North Eighty-five degrees Forty minutes West a distance of Four Hundred Eleven and Four-tenths (411.4) feet to the point of beginning, all of which will more fully appear by reference to a tract map made by Lester Ackerman, R.L.S., dated November 13, 1967, and recorded in Plat Record Book S, folio 92. A copy of said plat is hereto attached and made a part hereof.

445  
Sept 77  
109 E  
575  
Sept 77

TO HAVE AND TO HOLD the said above granted and described property, with all and singular the rights, members and appurtenances thereunto appertaining to the only proper use, benefit and behoof of the said party of the SECOND PART, their heirs, executors, administrators and assigns, in FEE-SIMPLE; and the said party of the FIRST PART the said bargained property above described unto the said party of the SECOND PART, their heirs, executors, administrators and assigns, against the said party of the FIRST PART, her heirs, executors, administrators and assigns, and against all and every other person or persons, shall and will and do es hereby warrant and forever defend by virtue of these presents.

IN WITNESS WHEREOF, the said party of the FIRST PART has hereunto set her hand, affixed her seal, and delivered these presents, the day and year first above written.

Signed, sealed and delivered in presence of us, the day and year above written.

Mrs. Donald J. Mayo  
Witness  
Richard S. Bradley  
Notary Public  
August 24 1977

HELEN B. HOOPER (SEAL)

(SEAL)

MY COMMISSION EXPIRES MAY 9, 1979

Chatham County, Georgia  
Notary Public  
Richard S. Bradley  
109 E  
109 E  
109 E

Clock#: 93408  
FILED FOR RECORD

10/23/2000 05:09pm

PAID: 12.00

Susan D. Prouse, Clerk  
Superior Court of Chatham County  
Chatham County, Georgia

Return to: Wiseman, Blackburn & Futrell  
James B. Blackburn, Jr.  
Post Office Box 8996  
Savannah, Georgia 31412  
00-4228

STATE OF GEORGIA )  
 )  
CHATHAM COUNTY )

**GIFT DEED**

BOOK  
216C  
PAGE  
673

THIS INDENTURE, made and entered into this 28th day of July, 2000 by and between **JIMMY NEAL THOMPSON** and **AMELIA A. THOMPSON**, parties of the first part and **LATONYA N. BAKER** and **L. WAYNE BAKER**, parties of the second part.

**WITNESSETH**

First parties for and in consideration of the love and affection they bear for second parties, their daughter and son-in-law, do hereby give, grant, bargain, and convey and confirm unto second parties, their heirs, successors and assigns, the following described property, to-wit:

ALL that certain lot, tract or parcel of land, situate, lying and being in the City of Port Wentworth, County of Chatham and State of Georgia known and designated upon a plat of a recombination of Lots 2, 3, and 4 of a subdivision of Lot 3, Rice Hope Plantation by Michael A. Hussey, Registered Land Surveyor, and recorded in the Office of the Clerk of Superior Court of Chatham County, Georgia, in Plat Record Book 19-S, Folio 17, as Lot Numbered Three (3). Said plat is incorporated herein by specific reference thereto for a more complete description with metes and bounds.

Said property being a portion of the property conveyed to Jimmy Neal Thompson and Amelia A. Thompson by Martha Jackson and Bessie Williams by Warranty Deed dated September 30, 1993 and recorded in the Office of the Clerk of the Superior Court of Chatham County, Georgia in Book 162P at Page 123.

**TO HAVE AND TO HOLD** said property, together with all and singular the rights, members, hereditaments, improvements, easements and appurtenances thereunto belonging or in any wise appertaining unto second party, his heirs, successors and assigns, **FOREVER IN FEE SIMPLE.**

IN WITNESS WHEREOF, first parties have hereby set their hands and affixed their seals hereto the day and year first above written.

SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF:

*Carol A. Stanford*  
Witness

*Jimmy Neal Thompson* (SEAL)  
JIMMY NEAL THOMPSON

*[Signature]*  
Notary Public, Chatham  
County, Georgia  
JAMES B. BLACKBURN, JR.  
Notary Public, Chatham County, Ga.  
My Commission Expires April 8, 2000  
My Commission Expires April 2, 2004

*Carol A. Stanford*  
Witness

*Amelia A. Thompson* (SEAL)  
AMELIA A. THOMPSON

*[Signature]*  
Notary Public, Chatham  
County, Georgia

JAMES B. BLACKBURN, JR.  
Notary Public, Chatham County, Ga.  
My Commission Expires April 8, 2000

JAMES B. BLACKBURN, JR.  
Notary Public, Chatham County, GA  
My Commission Expires April 2, 2004

Clock#: 1159504  
FILED FOR RECORD  
5/20/2009 09:05am  
PAID: 14.00  
Daniel W. Massey, Clerk  
Superior Court of Chatham County  
Chatham County, Georgia

BOOK  
351 K  
PAGE  
757

Return Recorded Document to:  
Carellas & Newberry P.C.  
440 Silverwood Centre Drive  
Post Office Box 2599  
Rincon, Georgia 31326

Please cross reference to Deed Book 216C,  
page 673, Chatham County, Georgia  
records.

### CORRECTIVE GIFT DEED

STATE OF GEORGIA

COUNTY OF CHATHAM

File #: 0185-09

This Indenture made this 5<sup>th</sup> day of May, 2009 between Jimmy Neal Thompson and Amelia A. Thompson, as party of the first part, hereinafter called Grantor, and Latonya N. Baker and L. Wayne Baker, as parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WHEREAS, Grantor intended to grant, convey and confirm by Gift Deed recorded on October 23, 2000 in Deed Book 216C, page 673, in the records of the Clerk of Superior Court of Chatham County, Georgia, to the Grantee herein, the property as hereinafter described; and

WHEREAS, the parcel number contained in the Gift Deed recorded in Deed Book 216C, page 673, was not correct and is corrected by this instrument which has been executed by Grantor and Grantee to mutually correct and properly identify the property; and

NOW, THEREFORE, so that the Gift Deed referred to herein recorded in Deed Book 216C, page 673, can be corrected, Grantor and Grantee have executed this Corrective Gift Deed as follows:

### WITNESSETH

That Grantor, for and in consideration of the sum of TEN AND 00/100 (\$10.00) Dollars and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

All that certain lot, tract or parcel of land situate, lying and being in the City of Port Wentworth, Chatham County, Georgia, being known as Lot 2 as shown and more particularly described on that certain map or plat of a recombination of Lots 2, 3, and 4 of a subdivision of Lot 3, Rice Hope Plantation made by Michael A. Hussey, R.L.S., recorded in Plat Record Book 19-S, Folio 17, in the records of the Clerk of Superior Court of Chatham County, Georgia. For a more particular description reference is hereby made to the aforesaid plat, which is specifically incorporated herein and made a part hereof.

Subject however to all restrictive covenants, easements and rights-of-way of record.

**TO HAVE AND TO HOLD** the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantees forever, **IN FEE SIMPLE**.

IN WITNESS WHEREOF, the said Grantor has hereunto set their hand and affixed their seal the day and year first above written.

Jimmy Neal Thompson (Seal)  
Jimmy Neal Thompson

Amelia A Thompson (Seal)  
Amelia A. Thompson

BOOK  
351 K  
PAGE  
758

Signed, sealed and delivered in the presence of:

Alicia Morgan  
Witness

[Signature]  
Notary Public



The Grantee acknowledges and accepts the within correction.

Latonya N Baker (Seal)  
Latonya N. Baker

L. Wayne Baker (Seal)  
L. Wayne Baker

Signed, sealed and delivered in the presence of:

Alicia Morgan  
Witness

[Signature]  
Notary Public



Type: GIFD  
Kind: DEED OF GIFT  
Recorded: 11/14/2024 3:30:00 PM  
Fee Amt: \$25.00 Page 1 of 2  
Transfer Tax: \$0.00  
Chatham, Ga. Clerk Superior Court  
Tammie Mosley Clerk Superior Court

Participant ID: 3883633903

**BK 3527 PG 129 - 130**

Return Recorded Document to:  
The Ratchford Firm  
1575 Highway 21 South P. O. Box 1039  
Springfield, GA 31329

File #: 24-468

## GIFT DEED

STATE OF GEORGIA

COUNTY OF EFFINGHAM

THIS INDENTURE, this 8<sup>th</sup> of November, 2024 between **JIMMY NEAL THOMPSON and AMELIA A. THOMPSON** of the County of Effingham and the State of Georgia, as Party/Parties of the first part, hereinafter called Grantor, **LATONYA N. BAKER** of the County of Effingham, and the State of Georgia, as Party/Parties of the second part, hereinafter called Grantee (the words "Grantor" and Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

**WITNESSETH that:** Grantor, for and in consideration of the love and affection they have for Grantees and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipts whereof is hereby acknowledged, have granted, given, conveyed and confirmed, and by these presents do grant, give, convey and confirm unto the said Grantees, as joint tenants and not as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them, in fee simple, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor, the following described property:

**All that certain lot, tract or parcel of land, situate, lying and being in the City of Port Wentworth, County of Chatham and State of Georgia known and designated upon a plat of a recombination of Lots 2, 3, and 4 of a subdivision of Lot 3, Rice Hope Plantation by Michael A. Hussey, Registered Land Surveyor, and recorded in the Office of the Clerk of Superior Court of Chatham County, Georgia, in Plat Record Book 19-S, Folio 17, as Lot Numbered Three (3). Said plat is incorporated herein by specific reference thereto for a more complete description with metes and bounds.**

**TITLE NOT EXAMINED OR CERTIFIED BY SCRIVENER**

Page 1 of 2

**SUBJECT, HOWEVER, to all restrictive covenants, easements and rights-of-way of record.**

**Said property has a current property tax identification number of 70906 03014, with a street address of Rice Hope Road, Port Wentworth, Georgia 31407.**

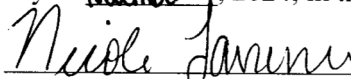
**TITLE NOT EXAMINED OR CERTIFIED BY SCRIVENER**

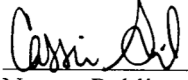

**TO HAVE AND TO HOLD** the said above granted and described property, together with all and singular the rights, members, hereditaments, improvements, easements and appurtenances thereunto belonging or in anywise appertaining unto Second Party, his or her heirs, successors and assigns, in fee simple.

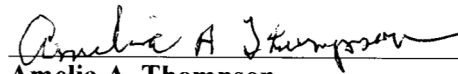
**IN WITNESS WHEREOF**, the said party has hereunto set his or her hand and affixed his or her seal, the day and year first above written.

 (Seal)  
**Jimmy Neal Thompson**

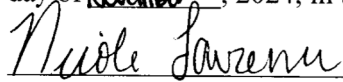
Signed, sealed, and delivered this 8<sup>th</sup>  
day of November, 2024, in the presence of:

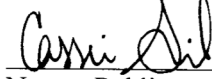
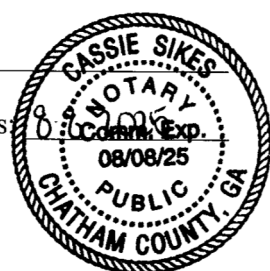
  
Unofficial Witness

  
Notary Public  
My Commission Expires: 

 (Seal)  
**Amelia A. Thompson**

Signed, sealed, and delivered this 8<sup>th</sup>  
day of November, 2024, in the presence of:

  
Unofficial Witness

  
Notary Public  
My Commission Expires: 

STATE OF GEORGIA )  
 )  
CHATHAM COUNTY )

**WARRANTY DEED**

THIS INDENTURE, made and entered into as of the 30th day of September, 1993 between **MARTHA JACKSON** and **BESSIE WILLIAMS**, parties of the first part and **JIMMY NEAL THOMPSON** and **AMELIA A. THOMPSON**, parties of the second part.

**WITNESSETH**

**123**

First parties for and in consideration of the sum of Ten and no/100 Dollars and other good and valuable consideration, the receipt and sufficiency whereof is hereby acknowledged, does hereby grant, bargain, sell and convey unto second parties, their heirs, successors and assigns, the following described property, to-wit:

ALL that certain lot, tract or parcel of land, situate, lying and being in the City of Port Wentworth, County of Chatham and State of Georgia and a part of the Rice Hope Plantation and more particularly known as all those two certain lots of land known and designated as Lots Numbered Three (3) and Four (4) of a five lot subdivision of Lot Four (4) Rice Hope Plantation Subdivision, containing 10 acres or more and being bounded as follows, on the South by Rice Hope Plantation Road, on the East by Lot 5 of the Subdivision of said Lot 4, on the West by Lot 2 of the Subdivision of said Lot 4 and on the North by Lot 3 of the Rice Hope Plantation Subdivision.

TO HAVE AND TO HOLD said property, together with all and singular the rights, members hereditaments, improvements, easements and appurtenances thereunto belonging or in any wise appertaining unto second parties, their heirs, successors and assigns, FOREVER IN FEE SIMPLE.

Said first parties, their heirs, executors, administrators, successors and assigns warrant a good and marketable title to said property with a full general warranty of title to said property against the claims of all persons whomsoever.

IN WITNESS WHEREOF, first parties have hereby set their hands and affixed their seals hereto the day and year first above written.

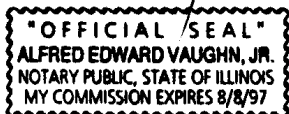
SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF:

Suzanne Adams  
Witness

Martha Jackson (SEAL)  
MARTHA JACKSON

Alfred Edward Vaughn, Jr.  
Notary Public

Bessie Williams (SEAL)  
BESSIE WILLIAMS



RECEIVED FOR RECORD  
93 OCT -4 PM 3:44  
DORIS STEPHENS  
CLERK, S.C.C.O.G.A.

Filed For Record At 3:44 O'clock P.M. On The 30th Day Of OCT 1993  
Recorded In Record Book 62-123  
On The 4th Day Of OCT 1993

CLERK SUPERIOR COURT, CHATHAM CO., GA.

409015A001 10/04/93TOTAL 5.00

Doc ID: 029547570001 Type: WD  
Recorded: 03/30/2016 at 09:07:21 AM  
Fee Amt: \$10.00 Page 1 of 1  
Chatham, Ga. Clerk Superior Court  
Daniel Massey Clerk Superior Court  
BK 761 PG 193

Return Recorded Document to:  
The Newberry Law Firm, P.C.  
P.O. Box 790  
Springfield, GA 31329

**WARRANTY DEED WITH RIGHTS OF SURVIVORSHIP**

**STATE OF GEORGIA**

**COUNTY OF EFFINGHAM**

File #: 2015-42A

This Indenture made this 15th day of March, 2016 between Jimmy Neal Thompson and Amelia A. Thompson, as party or parties of the first part, hereinafter called Grantor, and Jason Michael Todd and Tiffany Colleen Todd, as joint tenants with survivorship and not as tenants in common as parties of the second part, hereinafter called Grantees (the words "Grantor" and "Grantees" to include their respective heirs, successors and assigns where the context requires or permits):

**WITNESSETH that:** Grantor, for and in consideration of the sum of **TEN AND 00/100'S (\$10.00) Dollars** and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantees,

All that certain lot, tract or parcel of land situate, lying and being in the City of Port Wentworth, Chatham County, Georgia, being known as Parcel C, Rice Hope Plantation Subdivision, as shown and more particularly described on that certain map or plat made by Warren E. Poythress, R.L.S. #1953, dated February 11, 2016, recorded in Plat Book 50, Page 422, in the records of the Clerk of the Superior Court of Chatham County, Georgia. For a more particular description reference is hereby made to the aforesaid plat, which is specifically incorporated herein and made a part hereof.

This being the same property conveyed by Warranty Deed from Martha Jackson and Bessie Williams to Jimmy Neal Thompson and Amelia A. Thompson, dated September 30, 1993, recorded in Deed Book 162 P, Page123, aforesaid records.

**THIS CONVEYANCE is made subject to all zoning ordinances, easements and restrictions of record affecting said bargained premises.**

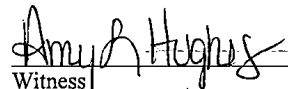
**TO HAVE AND TO HOLD** the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoove of the said Grantees, as joint tenants and not as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them in **FEE SIMPLE**, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor.

**THIS CONVEYANCE** is made pursuant to Official Code of Georgia Section 44-6-190, and it is the intention of the parties hereto to hereby create in Grantees a joint tenancy estate with right of survivorship and not as tenants in common.

**AND THE SAID Grantor** will warrant and forever defend the right and title to the above described property unto the said Grantees against the claims of all persons whomsoever.

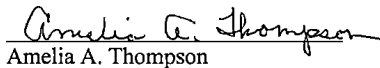
**IN WITNESS WHEREOF**, the Grantor has hereunto set grantor's hand and seal this day and year first above written.

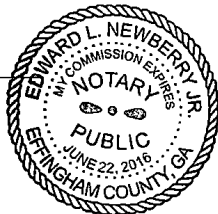
Signed, sealed and delivered in the presence of:

  
Witness

  
Jimmy Neal Thompson

  
Notary Public

  
Amelia A. Thompson



4/24/2008 09:14am

PAID: 10.00

Daniel W. Massey, Clerk  
Superior Court of Chatham County  
Chatham County, Georgia

Real Estate Transfer Tax

PAID \$\*153.00

*R. Jindal*  
For Clerk of Superior Court

BOOK PAGE  
3400 048

Record and Return to:  
McManamy Law Firm  
6600 Abercorn Street, Suite 104  
Savannah, Georgia 31405  
1-080109 THOMPSON/Thompson

WARRANTY DEED

STATE OF GEORGIA  
COUNTY OF Chatham

THIS INDENTURE, Made the 17th day of April, 2008, between

Eddie McCarr,

of the County of Chatham, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and

Jimmy Neal Thompson and Amelia A Thompson,  
as joint tenants, with rights of survivorship

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor for and in consideration of the sum of TEN AND 00/100 (\$10.00) DOLLARS in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

All that certain lot, tract or parcel of land situate, lying and being in the 8th G.M. District of Chatham County, Georgia, in the City of Port Wentworth, and being known upon a map or plan of said County as a portion of the Rice Hope Plantation, containing 5.0 acres, more or less, as shown on a map of subject property recorded in the Office of the Clerk of Superior Court of Chatham County, Georgia, in Subdivision Map Book AA, Page 198. Said map is incorporated herein by specific reference for a more complete description of the property conveyed. Said property containing improvements thereon known as 125 Rice Hope Road, Port Wentworth, Georgia.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered in presence of:

*Eddie McCarr*  
Eddie McCarr  
*James M. ...*  
Official Witness  
*[Signature]*  
Notary





whatsoever needful and necessary to be done in and about my business and premises. In addition thereto, and not in limitation thereof, my attorney-in-fact shall also have the powers set forth below.

3.02 My attorney-in-fact may collect and receive, with or without the institute non-judicial foreclosure, suit or other legal process, all debts, monies, gifts, objects, interest, dividends, annuities and demands that now are due or may hereafter become due, owing or otherwise payable or belonging to me. My attorney-in-fact may use and take all lawful actions in my name otherwise to recover the same and to compromise the same.

3.03 My attorney-in-fact shall have the power to compromise, settle, abandon or adjust any claim or demand by or against me on any property or in any matter in which I have an interest, and to agree to any rescission or modification of any contract or agreement affecting me or my property.

3.04 My attorney-in-fact may contract for, purchase, sell convey, lease, exchange, mortgage, pledge, release, hypothecate, or otherwise deal with, dispose of, exchange or encumber, in my name, for my account or on my behalf, property of any kind, real or personal, tangible or intangible. This shall include the power to borrow money or otherwise obtain credit, upon such terms, conditions and covenants as my attorney-in-fact considers to be appropriate. In connection with these powers, my attorney-in-fact is empowered to execute, seal, acknowledge and deliver any warranty deeds, quit claim deeds, bills of sale, stock transfers and certificates, certificates of deposits, leases, promissory notes, mortgages, financing statements, closing statements, bills of sale to secure debt, security deeds, satisfactions, releases, cancellations, foreclosure deeds, discharges, consents, receipts, and other instruments in my behalf for property in the State of Georgia and any other State.

3.05 My attorney-in-fact may appear in my behalf in any litigation in which I am or may become a party during the duration of this Power of Attorney.

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WEITZ, GREENBERG  
& SHAW, LLP  
P.O. BOX 10105  
SAVANNAH, GEORGIA  
31412

3.06 My attorney-in-fact may waive any or all Year's Support, curtesy, dower or homestead rights which I may have in real or personal property in Georgia or any other State.

3.07 My attorney-in-fact shall have the power to endorse all checks and other papers drawn to my order for deposit in my name in any banking or savings institution or in any money market account, whether or not insured.

3.08 My attorney-in-fact shall have the power to pay any and all bills, accounts, claims and demands now due by me or becoming due by me subsequent to the execution of this Power of Attorney. In connection therewith, my attorney-in-fact may withdraw funds from, and draw and sign checks in my name upon any bank or trust company, savings institution or money market fund in which I may have any funds on deposit.

3.09 My attorney-in-fact shall have the power to hold, invest, reinvest, develop, subdivide, partition and otherwise deal with and manage all property in which I have any interest.

3.10 My attorney-in-fact shall have the power to transfer or surrender any stock or other securities which I may own to any person, firm, partnership, corporation, estate or trust. In connection therewith, my attorney-in-fact may execute in my name or on my behalf any stock power or other instrument in order to effect any such transfer or surrender.

3.11 My attorney-in-fact shall have the power to enter into or renew any agency or custodian agreement with any bank or trust company at my expenses for the investment or safekeeping of any property. This shall include the power to revoke any agency or custodian agreement, whether the agreement is entered into by me, by my attorney-in-fact or by any other person.

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BOOK PAGE

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3.12 My attorney-in-fact shall have unrestricted access to, and the right to enter into, any safety deposit box, vault, storage warehouse or other depository which I may own or rent, which may be registered in my name, or in which any property may be held for me.

3.13 My attorney-in-fact shall have the power to prepare, make, execute and file any and all federal, state, local or other income, gift, payroll, property, intangible or other tax returns, claims for refunds, or declarations of estimated tax for the years 1990 to 2040. This power shall include the power to execute related tax documents, including any tax elections I may have, and to represent me (directly or through attorneys, accountants or other agents) in any matter before the Internal Revenue Service or any other federal, state, or local agency. In connection with such representation, my attorney-in-fact may execute consents extending the statutory period for the assessment or collection of taxes, may pay all taxes and interest thereon which I may properly owe or which may be assessed against me, and may contest the validity of any proposed assessment.

3.14 My attorney-in-fact shall have the power to renounce or disclaim, in whole or in part, and in accordance with applicable federal and state law, any property or the succession to any property, or part thereof, or interest therein, of every kind, character and description, wherever located, expressly including any property over which I may have a power of appointment or any power, or part thereof, with respect to any property in the same capacity and manner in which I could have effectively renounced or disclaimed said property, interest and power.

3.15 My attorney-in-fact shall have the power to use attorneys, stock brokers, real estate brokers, investment counselors, accountants, appraisers or other such persons, firms or organizations, including any of my said attorneys and any firm of which any of my said attorneys may be a member or employee, as deemed necessary or desirable, and to pay such persons, firms or organizations such compensation as is deemed reasonable and to determine whether or not to act

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upon the advice of any such agent without liability for acting or failing to act thereon, if my attorney-in-fact deems such employment necessary or desirable, and to pay reasonable compensation for such services.

3.16 My attorney-in-fact shall have the power to transfer my cash, tangible and intangible personal property and real property without consideration in trust to the trustee of any Trust Agreement established by me or my attorney-in-fact during my lifetime or the lifetime of my attorney-in-fact for the benefit of me, so as to subject such property transferred to all the terms and conditions of the Trust Agreement or to create a trust for my benefit transferring to such trust such assets as my attorney-in-fact shall determine to be appropriate, with the income and the principal if needed of the trust to be used for my support, care and maintenance during my lifetime.

3.17 My attorney-in-fact shall have the power to continue or participate in the operation of any business or other enterprise, including the power to vote in person or by proxy on my behalf.

3.18 My attorney-in-fact shall have the power to make gifts for estate and tax planning purposes to my children or grandchildren and to such charities as I have traditionally supported.

3.19 My attorney-in-fact shall have the power to give consent for such medical treatment to be performed on me as my attorney-in-fact, based on medical advice, has determined in good faith to be necessary for my well-being or to withhold such consent.

3.20 My attorney-in-fact shall have the power to arrange for my entrance to and care at any hospital, nursing home, health center, convalescent home, retirement, or similar institution, and to authorize, arrange for, consent to, waive and terminate any and all medical and surgical procedures on my behalf, including life support systems, and to pay all bills for my care. My

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attorney-in-fact shall not have the power to withhold or withdraw nourishment, pain medications or hydration.

3.21 My attorney-in-fact shall have the power to change, alter, or modify, transfer or to make withdrawals from any IRA account that I may have, as well as any other similar retirement account. Without limiting the generality of the foregoing, the aforesaid authority shall also apply and extend to a 401-K account, SEP account, or any other similar type retirement account.

3.22 My attorney-in-fact may act on my behalf in my name in all matters with respect to all of the powers described herein as freely, fully and effectively as I could or might do personally if present and of sound and disposing mind.

SECTION 4. Ratification; Use of Photocopy; Revocation of Prior Powers.

4.01 I hereby ratify, allow, acknowledge and hold firm and valid all acts heretofore or hereafter taken by my attorney-in-fact by virtue of these presents.

4.02 I hereby authorize the use of a photocopy of this power of attorney, in lieu of the original copy executed by me, for the purpose of effectuating the terms and provisions hereof.

4.03 I hereby revoke, annul and cancel any and all powers of attorney previously executed by me, if any, and the same shall be of no further force and effect. However, I do not intend in any way in this instrument to affect, modify or terminate any special, restricted or limited power or powers of attorney I previously may have granted in connection with any banking, borrowing or commercial transaction.

4.04 If my above named attorney-in-fact should die, resign or for any reason become unable to act (and be certified to that effect by a physician) as my attorney-in-fact, then I name, constitute and appoint RUTH McCARR, as my substitute attorney-in-fact, and my said substitute attorney-in-fact shall have all powers, authorities and exemptions set forth in this Power of Attorney.

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& SHAW, LLP  
P.O. BOX 15105  
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All decisions made by my substitute attorneys-in-fact shall be binding so long as the decision(s) is made by a majority of my substitute attorneys-in-fact. I hereby declare that there is no requirement for my substitute attorneys-in-fact to unanimously reach any decisions.

SECTION 5. Designation of Guardian.

5.01 I request that no guardianship proceeding for my property be instituted in the event of my disability, it being my intention that this durable power of attorney shall permit my attorney-in-fact to act on my behalf.

5.02 Notwithstanding the provisions of 5.01, in the event that it becomes necessary for any court to appoint a guardian for my property, I direct that my herein named attorney-in-fact shall serve as such guardian and my attorney-in-fact shall be excused from the necessity of giving bond.

SECTION 6. Liability of Attorney-in-fact

6.01 My attorney-in-fact shall not be liable to me or any of my successors in interest for any action taken or not taken in good faith, but shall be liable for any willful misconduct or gross negligence.

WITNESS my hand and seal this 9 day of January, 2007.

Eddie McCarr (L.S.)  
EDDIE MCCARR

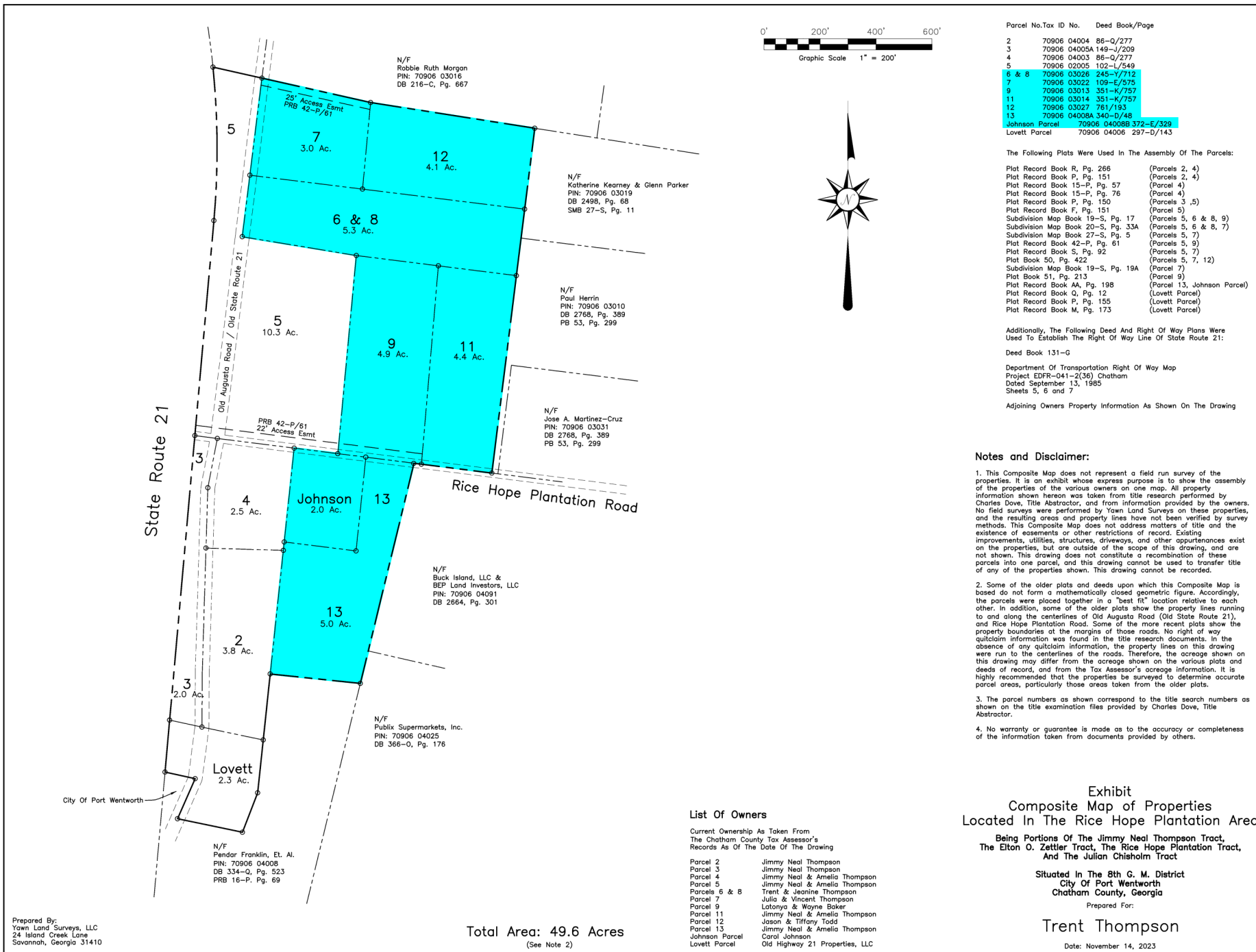
Signed, sealed and delivered this 9 day of January 2007 in the presence of:

Alma J. Clark  
Unofficial witness

[Signature]  
Notary Public



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WEITZ, GREENBERG  
& SHAW, LLP  
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This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.



**City Council**  
7224 GA Highway 21  
Port Wentworth, GA 31407

Meeting: 12/18/25  
Department: Development Services  
Category: Ordinance  
Prepared By: Katie Dunnigan  
Department Head: Katie Dunnigan

**SCHEDULED**

**AGENDA ITEM (ID )**

DOC ID:

**Consideration of the 2nd Reading of a Zoning Map Amendment Application submitted by Phillip R. McCorkle as Agent for JACP Properties, LP, requesting to rezone 74.56 of 344.86 acres from R-1 to I-1, to allow for future industrial development. PIN # 709076 01016, located in the 1st Council District, off Highway 30.**

**Issue/Item:** A Zoning Map Amendment Application has been submitted by Phillip R. McCorkle as Agent for JACP Properties, LP, requesting to rezone 74.56 of 344.86 acres from R-1 to I-1, to allow for future industrial development. PIN # 709076 01016, located in the 1st Council District, off Highway 30.

**Background:**

- The applicant requests I-1 zoning for the future development of an outdoor material storage yard with rail spur.
- The proposed use will also require a Special Use Permit, which has been applied for and is scheduled to be heard during the December Planning Commission and City Council meetings, as it cannot be voted on until action is taken on the Rezoning request.
- 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.

**Facts and Finding:**

- The I-1 zoning district is described in Section 4.20.C of the City of Port Wentworth Code of Ordinances, Zoning Ordinances as: *"...intended for large and intensive warehousing, distribution, and manufacturing, as well as heavier commercial uses and support services that provide the backbone for economic development and job creation. Sites in this district should have ready access to necessary utilities and direct access to major truck transportation routes with significant separation and buffering from residential areas. Characteristics of uses and land in I-1 may include outdoor storage areas, truck traffic, manufacturing, large buildings, and multiple worker shifts."*
- 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."*
- These land proposed to be rezoned is effectively landlocked by railway and wetlands, causing unique access challenges for future development. The applicant proposed to create a looped track, connecting the surrounding railways and allowing movement of material on/offsite.
- Approval of this rezoning request would shift approximately 1% of total land

use from R-1 (Single-Family Residential) to I-1 (Industrial) zoning.

- At the November 20, 2025 meeting, the Planning Commission voted to recommend approval, with the following condition:

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

**Funding:** N/A

**Recommendation:**

APPLICATION TO AMEND THE ZONING MAP OF PORT WENTWORTH, GEORGIA



Applicant: Phillip R. McCorkle

Phone # (912) 232-7416

Mailing Address: 319 Tattnall Street, Savannah, Georgia 31401

Property Owner: JACP Properties, LP

Phone # (912) 656-4887

Use back if more than one owner

Owner Address: 475 Butler Avenue, Savannah, Georgia 31406

PIN #(s): A portion of 7-0976-01-016

# of Acres 74.56

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, 2025

[Signature]
Notary Public



[Signature]

Signature of Applicant

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

Name(s): Phillip R. McCorkle

Mailing Address: 319 Tattnall 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.

E L B

Notary Public



[Handwritten Signature]

Signature of Applicant

**Saussy Rd**

**Pin #** 70976 02044

**Property Address:**

Saussy Rd  
Port Wentworth, Georgia 31407

**Mailing Address:**

SPH 21, LLC  
6 Concourse Parkway, Suite 200  
Atlanta, Georgia 30328

**Saussy Rd**

**Pin #** 70975 01001

**Property Address:**

Saussy Rd  
Port Wentworth, Georgia 31407

**Mailing Address:**

Anderson Angela A.  
Anderson Andrea A.  
120 Danbury Court  
Pooler, Georgia 31322

**700 Monteith Rd**

**Pin #** 70976 01012

**Property Address:**

700 Monteith Rd  
Port Wentworth, Georgia 31407

**Mailing Address:**

Orr Brian P. & Newton Allen  
204 Wiley Bottom Road  
Savannah, Georgia 31411

**Highway 30**

**Pin #** 70976 01045

**Property Address:**

Highway 30  
Port Wentworth, Georgia 31407

**Mailing Address:**

Norfolk Southern Copr  
650 W Peachtree St NW  
Atlanta, Georgia 30308

**Squirrel Run**

**PIN #** 04520002A00

**Property Address:**

Squirrel Run

**Mailing Address:**

Effingham County Board of Education  
405 N Ash St.  
Springfield, Georgia 31329

**Beaver Ct**

**PIN #** 04520002B00

**Property Address:**

Beaver Ct

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**181 Beaver Ct**

**PIN #** 0452A011

**Property Address:**

181 Beaver Ct

**Mailing Address:**

Bruce Richard B and Patricia L  
181 Beaver Ct  
Port Wentworth, Georgia 31407

**Turkey Trl**

**PIN #** 0452A010

**Property Address:**

Turkey Trl

**Mailing Address:**

Evans Fred E and Thu L  
1310 Lavista Cr  
Pooler, Georgia 31322

**607 Keller Rd**

**PIN #** 0452A023

**Property Address:**

607 Keller Rd

**Mailing Address:**

Scott Larry Bernard  
607 Keller Rd  
Port Wentworth, Georgia 31407

**597 Keller Rd**

**PIN #** 0452A024

**Property Address:**

597 Keller Rd

**Mailing Address:**

Kevin A. Martin

597 Keller Rd

Port Wentworth, Georgia 31407

**497 Keller Rd**

**PIN #** 0452A025

**Property Address:**

497 Keller Rd

**Mailing Address:**

Dampier William D and Beverly G

497 Keller Rd

Port Wentworth, Georgia 31407

**Seaboard Coast Line Railroad**

**CSX Transportation, Inc.**

**Registered Agent:**

C T Corporation System

289 S Culver St.

Lawrenceville, Georgia 30046

**Principal Office Address:**

500 Water Street

Jacksonville, Florida 32202

251127



APPLICATION TO AMEND THE ZONING MAP OF PORT WENTWORTH, GEORGIA

Applicant: Phillip R. McCorkle

Phone # (912) 252-7416

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:

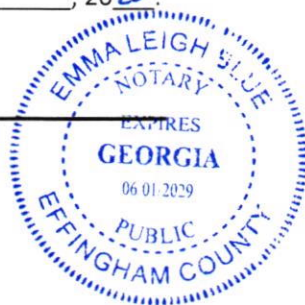
- 1. Written legal description of the property (e.g. copy of deed) – full metes and bounds description rather than plat reference.
2. Name, PIN #, property address and mailing address of property owners within 300 feet of this property.
3. Plat showing property lines with lengths and bearings, adjoining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

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

Name(s): Phillip R. McCorkle

Mailing Address: 319 Tattnall 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.
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Sworn to and subscribed before me this  
15 day of September, 2025.

E L B

Notary Public



[Handwritten Signature]

Signature of Applicant

**0 Jeffers Rd**

**Pin #** 70976 01016

**Property Address:**

0 Jeffers Rd  
Port Wentworth, Georgia 31407

**Mailing Address:**

Capallo David V et al  
475 Butler Ave  
Savannah, Georgia 31406

**700 Monteith Rd**

**Pin #** 70976 01012

**Property Address:**

700 Monteith Rd  
Port Wentworth, Georgia 31407

**Mailing Address:**

Orr Brian P. & Newton Allen  
204 Wiley Bottom Road  
Savannah, Georgia 31411

**Seaboard Coast Line Railroad**

**CSX Transportation, Inc.**

**Registered Agent:**

C T Corporation System  
289 S Culver St.  
Lawrenceville, Georgia 30046

**Principal Office Address:**

500 Water Street  
Jacksonville, Florida 32202

**Highway 30**

**Pin #** 70976 01045

**Property Address:**

Highway 30  
Port Wentworth, Georgia 31407

**Mailing Address:**

Norfolk Southern Copr  
650 W Peachtree St NW  
Atlanta, Georgia 30308

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

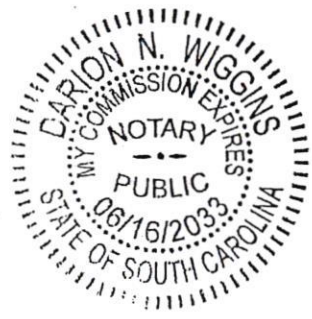
*Diana D. Cohen*  
Signature of Owner  
Sparkman Properties, LLC

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

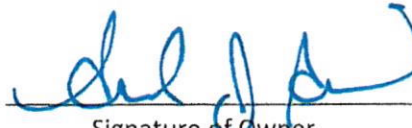
I swear that I am the owner of the property which is the subject matter of the attached application, as is shown in the records of Port Wentworth, Georgia.

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: \_\_\_\_\_

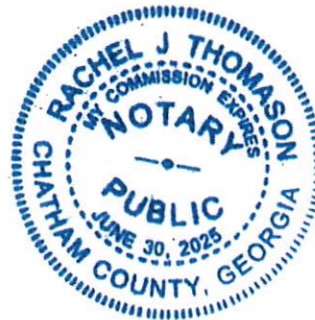
Andrea J. Anderson  
Signature of Owner

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)

**COLDBROOK TRACT**

ALL THOSE CERTAIN LOTS, TRACTS, OR PARCELS OF LAND, SITUATE, LYING AND BEING IN THE 9TH G.M. DISTRICT, CHATHAM COUNTY, GEORGIA, KNOWN AS CHATHAM COUNTY PARCEL 70976 01016 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT A POINT COMMON WITH THE NORTHWEST CORNER OF DESCRIBED TRACT AND THE EASTERN RIGHT OF WAY OF NOW OR FORMERLY SOUTHERN RAILWAY AND FURTHER DESCRIBED AS:

THENCE N 49° 05' 45" E FOR A DISTANCE OF 1702.76 FEET TO A POINT;  
THENCE S 08° 18' 17" E FOR A DISTANCE OF 2671.29 FEET TO A POINT;  
THENCE S 18° 48' 23" W FOR A DISTANCE OF 1283.07 FEET TO A POINT;  
THENCE, N 24° 39' 29" W FOR A DISTANCE OF 3018.10 FEET TO **THE POINT OF BEGINNING.**

**SAID AREA CONTAINS 74.56 ACRES MORE OR LESS**

PARCEL B

BEGINNING AT A 3x3" CONCRETE MONUMENT FOUND (P.O.B.2) AT THE INTERSECTION OF THE WESTERLY MARGIN OF THE 300' RIGHT OF WAY FOR SEABOARD COASTLINE RAILROAD AND EASTERLY MARGIN OF THE 150' RIGHT OF WAY FOR THE CENTRAL OF GEORGIA RAILROAD (FORMERLY SAVANNAH & ATLANTA RAILROAD), BEARING THE GEORGIA STATE PLANE COORDINATE SYSTEM (SPC 83), EAST ZONE, COORDINATES OF (Y)801,724.16' USFT, (X)948,294.80' USFT; THENCE N 24°41'45" W A DISTANCE OF 2140.68' TO A 3x3" CONCRETE MONUMENT FOUND; THENCE N 18°49'03" E A DISTANCE OF 1326.19' TO A 3x3" CONCRETE MONUMENT FOUND; THENCE S 08°17'45" E A DISTANCE OF 3234.03' TO A 3x3" CONCRETE MONUMENT FOUND; WHICH IS ALSO THE TRUE POINT OF BEGINNING, HAVING AN AREA OF 977,337 SQUARE FEET, 22.437 ACRES.

Packet Pg. 174



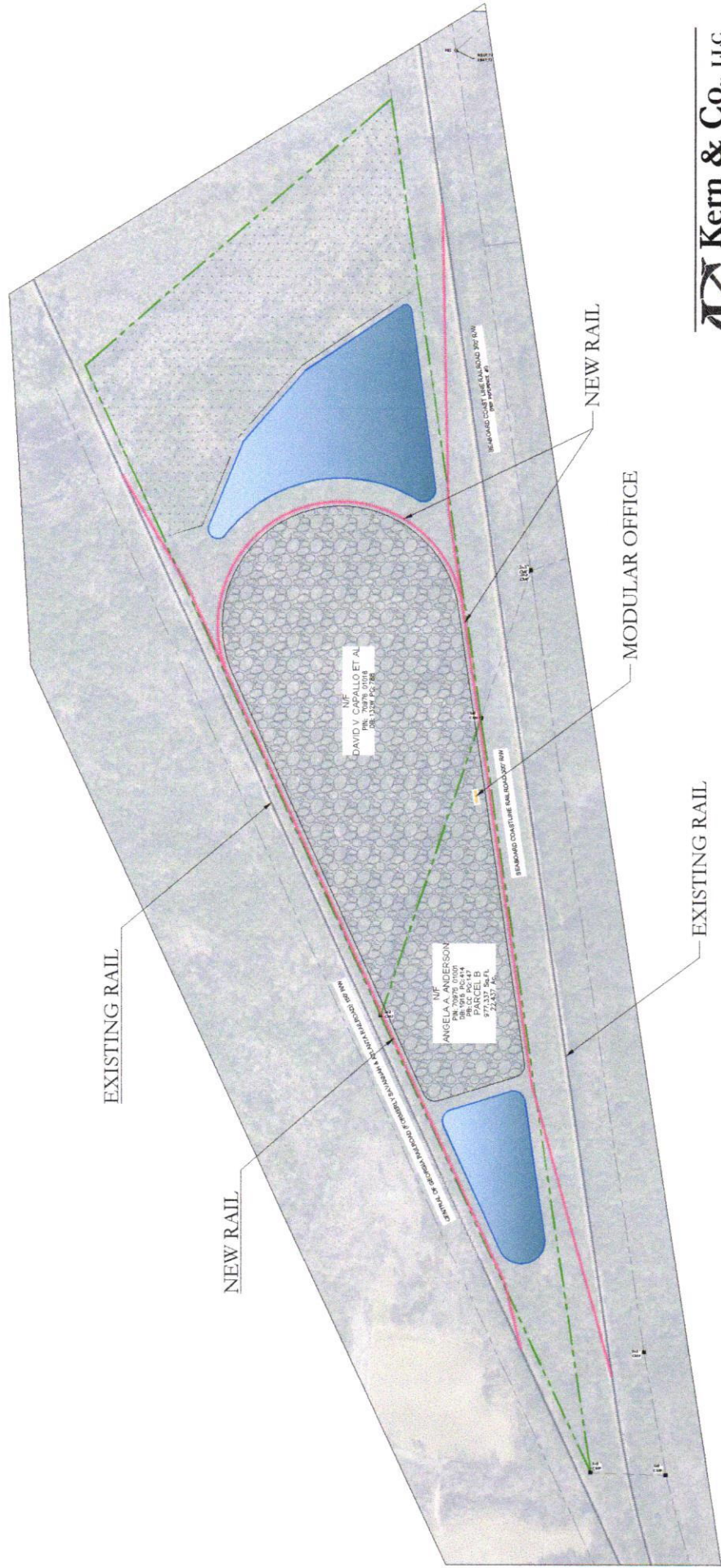


CONCEPT PLAN OF

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 (3400) • P.O. Box 11379 • Lithonia, Georgia 30148  
 Phone: (770) 534-6400 Fax: (770) 534-1600 Email: ark@kernandco.com



**City Council**  
7224 GA Highway 21  
Port Wentworth, GA 31407

Meeting: 12/18/25  
Department: Development Services  
Category: Ordinance  
Prepared By: Katie Dunnigan  
Department Head: Katie Dunnigan

**SCHEDULED**

**AGENDA ITEM (ID )**

DOC ID:

**Consideration of the 2nd Reading of a Zoning Map Amendment Application submitted by Phillip R. McCorkle as Agent for Angela J. Anderson, Andrea J. Anderson, & Sparkman Properties, LLC, requesting to rezone 22.43 acres from R-1 to I-1, to allow for future industrial development. PIN # 70975 01033, located in the 1st Council District, off Highway 30.**

**Issue/Item:** A Zoning Map Amendment Application has been submitted by Phillip R. McCorkle as Agent for Angela J. Anderson, Andrea J. Anderson, & Sparkman Properties, LLC, requesting to rezone 22.43 acres from R-1 to I-1, to allow for future industrial development. PIN # 70975 01033, located in the 1st Council District, off Highway 30.

**Background:**

- The applicant requests I-1 zoning for the future development of an outdoor material storage yard with rail spur.
- The proposed use will also require a Special Use Permit, which has been applied for and is scheduled to be heard during the December Planning Commission and City Council meetings, as it cannot be voted on until action is taken on the Rezoning request.
- On June 20, 2024, Council voted unanimously to approve 200.9 acres in PIN# 70975 01001 to I-1 while denying the rezoning to I-1 of the remaining 22.4 acres
- 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.

**Facts and Finding:**

- The I-1 zoning district is described in Section 4.20.C of the City of Port Wentworth Code of Ordinances, Zoning Ordinances as: *"...intended for large and intensive warehousing, distribution, and manufacturing, as well as heavier commercial uses and support services that provide the backbone for economic development and job creation. Sites in this district should have ready access to necessary utilities and direct access to major truck transportation routes with significant separation and buffering from residential areas. Characteristics of uses and land in I-1 may include outdoor storage areas, truck traffic, manufacturing, large buildings, and multiple worker shifts."*
- 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."*
- These land proposed to be rezoned is effectively landlocked by railway and wetlands, causing unique access challenges for future development. The

applicant proposed to create a looped track, connecting the surrounding railways and allowing movement of material on/offsite.

- Approval of this rezoning request would shift approximately 1% of total land use from R-1 (Single-Family Residential) to I-1 (Industrial) zoning.
- At the November 20, 2025 meeting, the Planning Commission voted to recommend approval of this application, with the following condition:

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

**Funding:** N/A

**Recommendation:**

APPLICATION TO AMEND THE ZONING MAP OF PORT WENTWORTH, GEORGIA



Applicant: Phillip R. McCorkle

Phone # (912) 232-7416

Mailing Address: 319 Tattnell Street, Savannah, Georgia 31401

Property Owner: JACP Properties, LP

Phone # (912) 656-4887

Use back if more than one owner

Owner Address: 475 Butler Avenue, Savannah, Georgia 31406

PIN #(s): A portion of 7-0976-01-016

# of Acres 74.56

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

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Sworn to and subscribed before me this 15 day of September, 2025

[Signature]
Notary Public



[Signature]

Signature of Applicant

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

Name(s): Phillip R. McCorkle

Mailing Address: 319 Tattnall 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.**

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15 day of September, 2025.

E L B

Notary Public



[Handwritten Signature]

Signature of Applicant

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**Mailing Address:**

SPH 21, LLC  
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Atlanta, Georgia 30328

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**Pin #** 70976 01012

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**Mailing Address:**

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204 Wiley Bottom Road  
Savannah, Georgia 31411

**Highway 30**

**Pin #** 70976 01045

**Property Address:**

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**Mailing Address:**

Norfolk Southern Copr  
650 W Peachtree St NW  
Atlanta, Georgia 30308

**Squirrel Run**

**PIN #** 04520002A00

**Property Address:**

Squirrel Run

**Mailing Address:**

Effingham County Board of Education  
405 N Ash St.  
Springfield, Georgia 31329

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**PIN #** 04520002B00

**Property Address:**

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**PIN #** 0452A011

**Property Address:**

181 Beaver Ct

**Mailing Address:**

Bruce Richard B and Patricia L  
181 Beaver Ct  
Port Wentworth, Georgia 31407

**Turkey Trl**

**PIN #** 0452A010

**Property Address:**

Turkey Trl

**Mailing Address:**

Evans Fred E and Thu L  
1310 Lavista Cr  
Pooler, Georgia 31322

**607 Keller Rd**

**PIN #** 0452A023

**Property Address:**

607 Keller Rd

**Mailing Address:**

Scott Larry Bernard  
607 Keller Rd  
Port Wentworth, Georgia 31407

**597 Keller Rd**

**PIN # 0452A024**

**Property Address:**

597 Keller Rd

**Mailing Address:**

Kevin A. Martin

597 Keller Rd

Port Wentworth, Georgia 31407

**497 Keller Rd**

**PIN # 0452A025**

**Property Address:**

497 Keller Rd

**Mailing Address:**

Dampier William D and Beverly G

497 Keller Rd

Port Wentworth, Georgia 31407

**Seaboard Coast Line Railroad**

**CSX Transportation, Inc.**

**Registered Agent:**

C T Corporation System

289 S Culver St.

Lawrenceville, Georgia 30046

**Principal Office Address:**

500 Water Street

Jacksonville, Florida 32202

251127



APPLICATION TO AMEND THE ZONING MAP OF PORT WENTWORTH, GEORGIA

Applicant: Phillip R. McCorkle

Phone # (912) 252-7416

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

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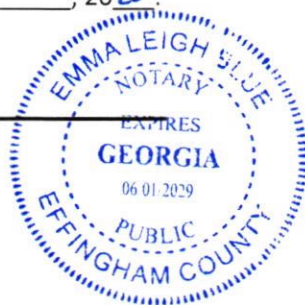
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APPLICATION MUST BE FILED 20 BUSINESS DAYS PRIOR TO THE PLANNING COMMISSION MEETING AT WHICH THEY ARE TO BE CONSIDERED.

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

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

Name(s): Phillip R. McCorkle

Mailing Address: 319 Tattnall 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.

E L B

Notary Public



[Handwritten Signature]

Signature of Applicant

**0 Jeffers Rd**

**Pin #** 70976 01016

**Property Address:**

0 Jeffers Rd  
Port Wentworth, Georgia 31407

**Mailing Address:**

Capallo David V et al  
475 Butler Ave  
Savannah, Georgia 31406

**700 Monteith Rd**

**Pin #** 70976 01012

**Property Address:**

700 Monteith Rd  
Port Wentworth, Georgia 31407

**Mailing Address:**

Orr Brian P. & Newton Allen  
204 Wiley Bottom Road  
Savannah, Georgia 31411

**Seaboard Coast Line Railroad**

**CSX Transportation, Inc.**

**Registered Agent:**

C T Corporation System  
289 S Culver St.  
Lawrenceville, Georgia 30046

**Principal Office Address:**

500 Water Street  
Jacksonville, Florida 32202

**Highway 30**

**Pin #** 70976 01045

**Property Address:**

Highway 30  
Port Wentworth, Georgia 31407

**Mailing Address:**

Norfolk Southern Copr  
650 W Peachtree St NW  
Atlanta, Georgia 30308

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

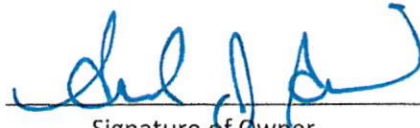
I swear that I am the owner of the property which is the subject matter of the attached application, as is shown in the records of Port Wentworth, Georgia.

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: \_\_\_\_\_

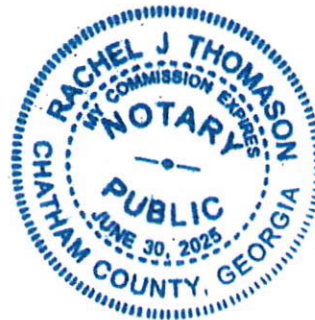
Andrea J. Anderson  
Signature of Owner

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)

**COLDBROOK TRACT**

ALL THOSE CERTAIN LOTS, TRACTS, OR PARCELS OF LAND, SITUATE, LYING AND BEING IN THE 9TH G.M. DISTRICT, CHATHAM COUNTY, GEORGIA, KNOWN AS CHATHAM COUNTY PARCEL 70976 01016 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT A POINT COMMON WITH THE NORTHWEST CORNER OF DESCRIBED TRACT AND THE EASTERN RIGHT OF WAY OF NOW OR FORMERLY SOUTHERN RAILWAY AND FURTHER DESCRIBED AS:

THENCE N 49° 05' 45" E FOR A DISTANCE OF 1702.76 FEET TO A POINT;  
THENCE S 08° 18' 17" E FOR A DISTANCE OF 2671.29 FEET TO A POINT;  
THENCE S 18° 48' 23" W FOR A DISTANCE OF 1283.07 FEET TO A POINT;  
THENCE, N 24° 39' 29" W FOR A DISTANCE OF 3018.10 FEET TO **THE POINT OF BEGINNING.**

**SAID AREA CONTAINS 74.56 ACRES MORE OR LESS**

PARCEL B

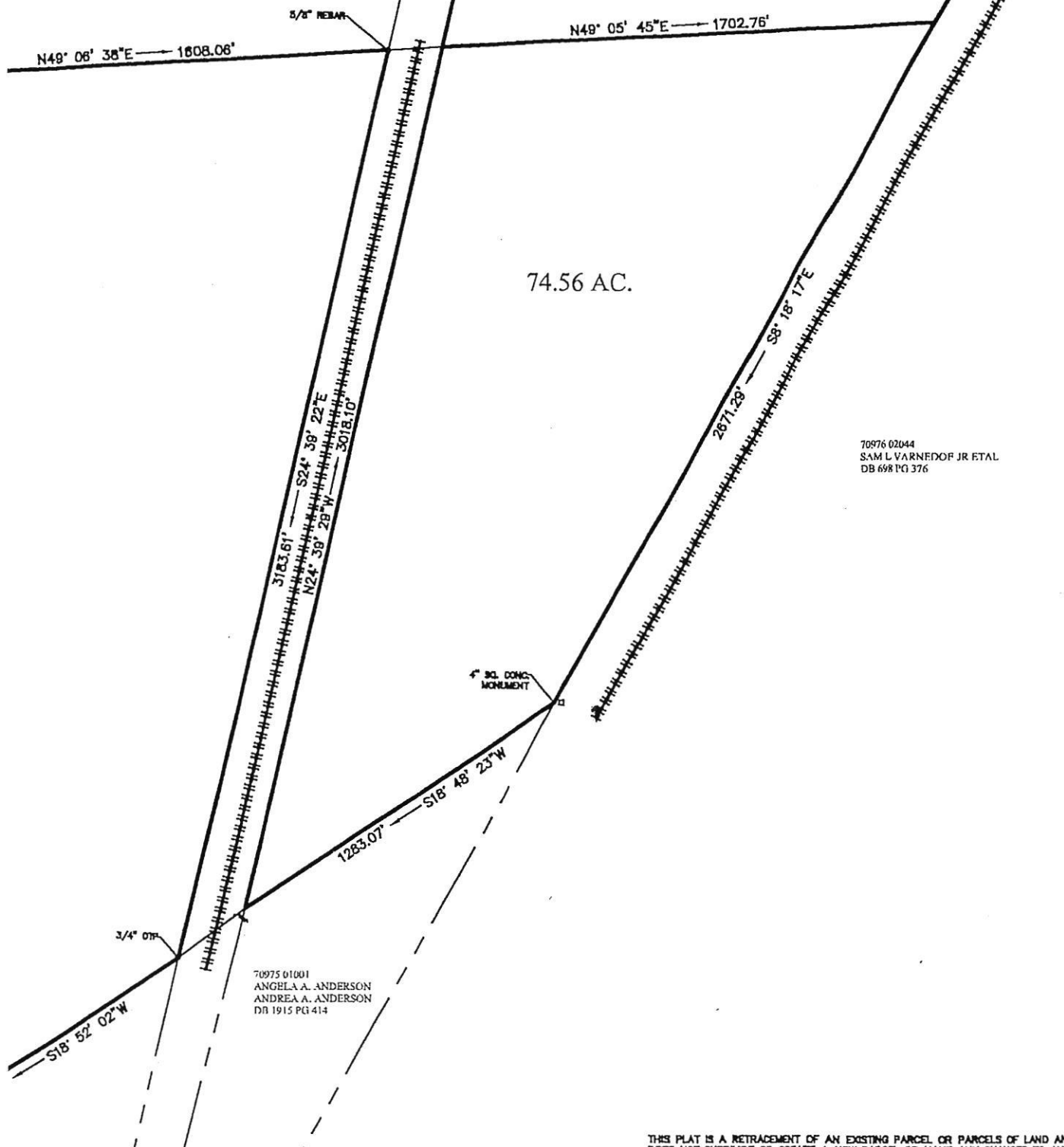
BEGINNING AT A 3x3" CONCRETE MONUMENT FOUND (P.O.B.2) AT THE INTERSECTION OF THE WESTERLY MARGIN OF THE 300' RIGHT OF WAY FOR SEABOARD COASTLINE RAILROAD AND EASTERLY MARGIN OF THE 150' RIGHT OF WAY FOR THE CENTRAL OF GEORGIA RAILROAD (FORMERLY SAVANNAH & ATLANTA RAILROAD), BEARING THE GEORGIA STATE PLANE COORDINATE SYSTEM (SPC 83), EAST ZONE, COORDINATES OF (Y)801,724.16' USFT, (X)948,294.80' USFT; THENCE N 24°41'45" W A DISTANCE OF 2140.68' TO A 3x3" CONCRETE MONUMENT FOUND; THENCE N 18°49'03" E A DISTANCE OF 1326.19' TO A 3x3" CONCRETE MONUMENT FOUND; THENCE S 08°17'45" E A DISTANCE OF 3234.03' TO A 3x3" CONCRETE MONUMENT FOUND; WHICH IS ALSO THE TRUE POINT OF BEGINNING, HAVING AN AREA OF 977,337 SQUARE FEET, 22.437 ACRES.

Packet Pg. 174

04520602B00  
EFFINGHAM COUNTY BOARD OF EDUCATION  
DB 2195 PG 627  
PB C26 PG B

0450602A00  
EFFINGHAM COUNTY BOARD OF EDUCATION  
DB 2195 PG 627  
PB C66 PG D1

GRID NORTH - GA. EAST ZONE - NAD 83



74.56 AC.

70976 02044  
SAM L VARNEDOF JR ETAL  
DB 698 PG 376

70975 01001  
ANGELA A. ANDERSON  
ANDREA A. ANDERSON  
DB 1915 PG 414

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY

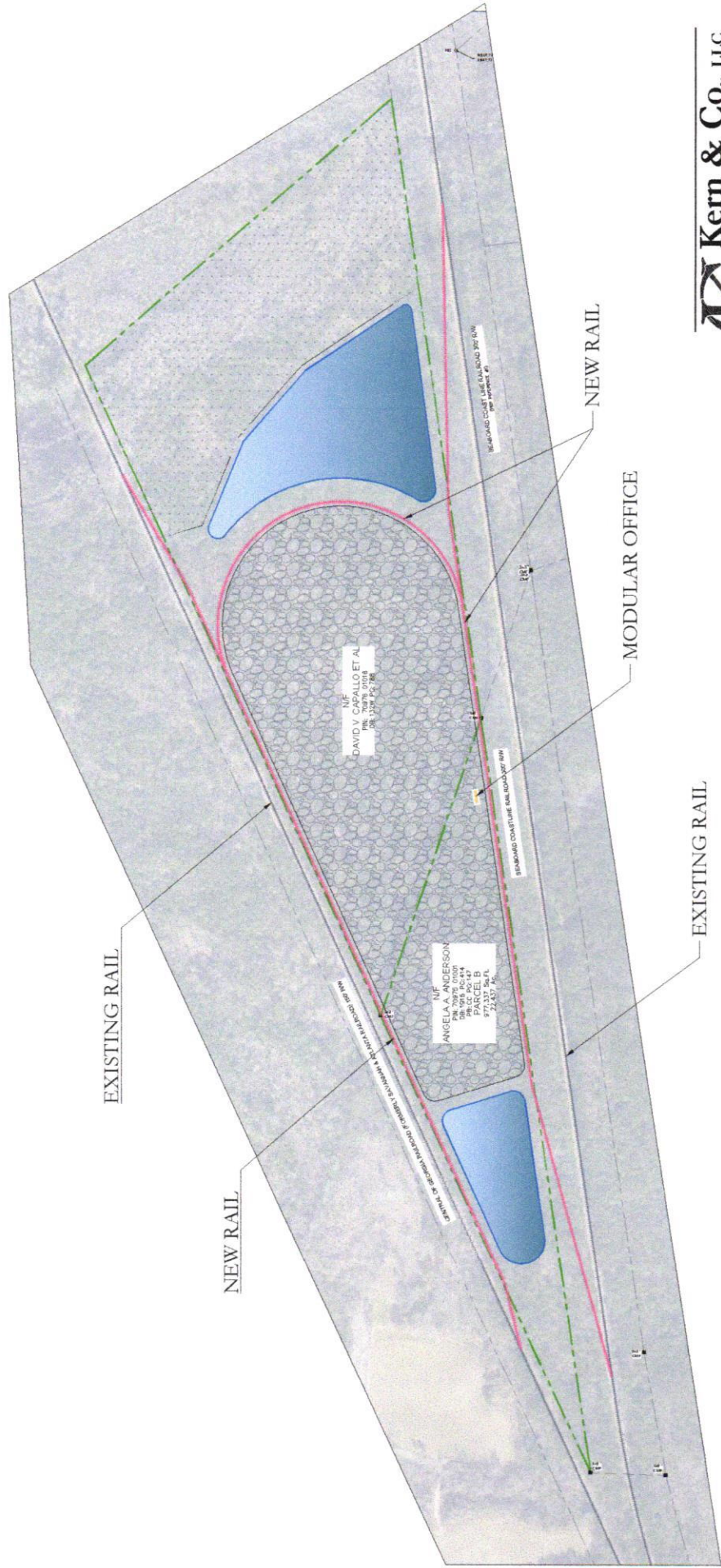


CONCEPT PLAN OF

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 (3400) • P.O. Box 11379 • Lithwick, Georgia 31416  
 Phone: (912) 334-6400 Fax: (912) 334-1600 Email: info@kernandco.com



**City Council**  
7224 GA Highway 21  
Port Wentworth, GA 31407

Meeting: 12/18/25  
Department:  
Category: Ordinance  
Prepared By: Zahnay Smoak  
Department Head:

**SCHEDULED**

**AGENDA ITEM (ID )**

DOC ID:

**Consideration of the 2nd Reading of an 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)



**City Council**  
7224 GA Highway 21  
Port Wentworth, GA 31407

Meeting: 12/18/25  
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.
- The Planning Commission will hear these applications at the December 15, 2025 meeting.

**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 ease 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:

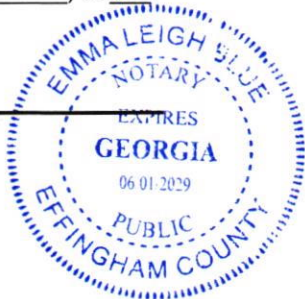
- 1. Written legal description of the property (e.g. copy of deed) – full metes and bounds description rather than plat reference.
2. Name, PIN #, property address and mailing address of property owners within 300 feet of this property.
3. Plat showing property lines with lengths and bearings, adjoining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

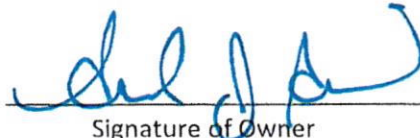
I swear that I am the owner of the property which is the subject matter of the attached application, as is shown in the records of Port Wentworth, Georgia.

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

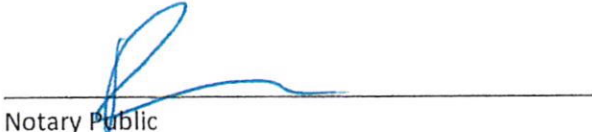
Telephone Number: \_\_\_\_\_

  
Signature of Owner

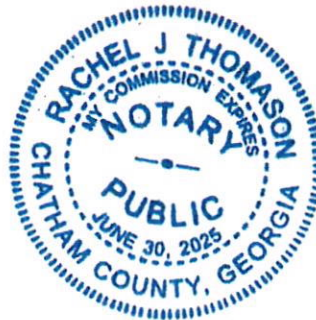
Personally appeared before me

\_\_\_\_\_

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: \_\_\_\_\_

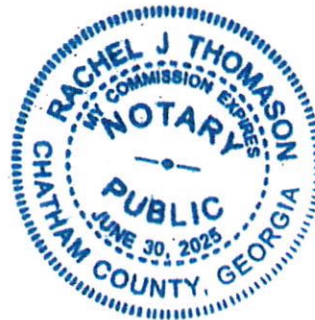
Andrea J. Anderson  
Signature of Owner

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)









**City Council**  
7224 GA Highway 21  
Port Wentworth, GA 31407

Meeting: 12/18/25  
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.
- The Planning Commission will hear these applications at the December 15, 2025 meeting.

**Recommendations**

Staff recommends that approval be with the following conditions:

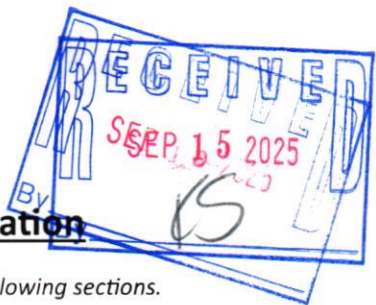
1. Non-rail access to/from the parcels shall be limited to the Eastern boundary, via Port Wentworth

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:

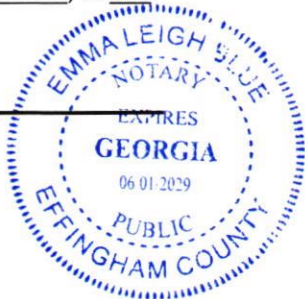
- 1. Written legal description of the property (e.g. copy of deed) – full metes and bounds description rather than plat reference.
2. Name, PIN #, property address and mailing address of property owners within 300 feet of this property.
3. Plat showing property lines with lengths and bearings, adjoining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

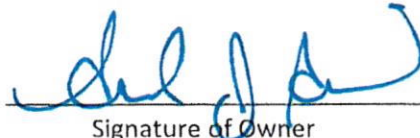
I swear that I am the owner of the property which is the subject matter of the attached application, as is shown in the records of Port Wentworth, Georgia.

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: \_\_\_\_\_

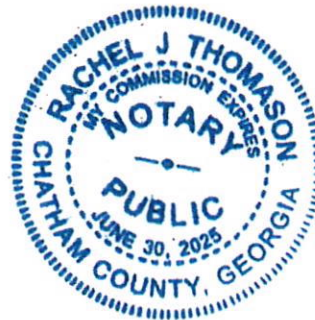
Andrea J. Anderson  
Signature of Owner

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

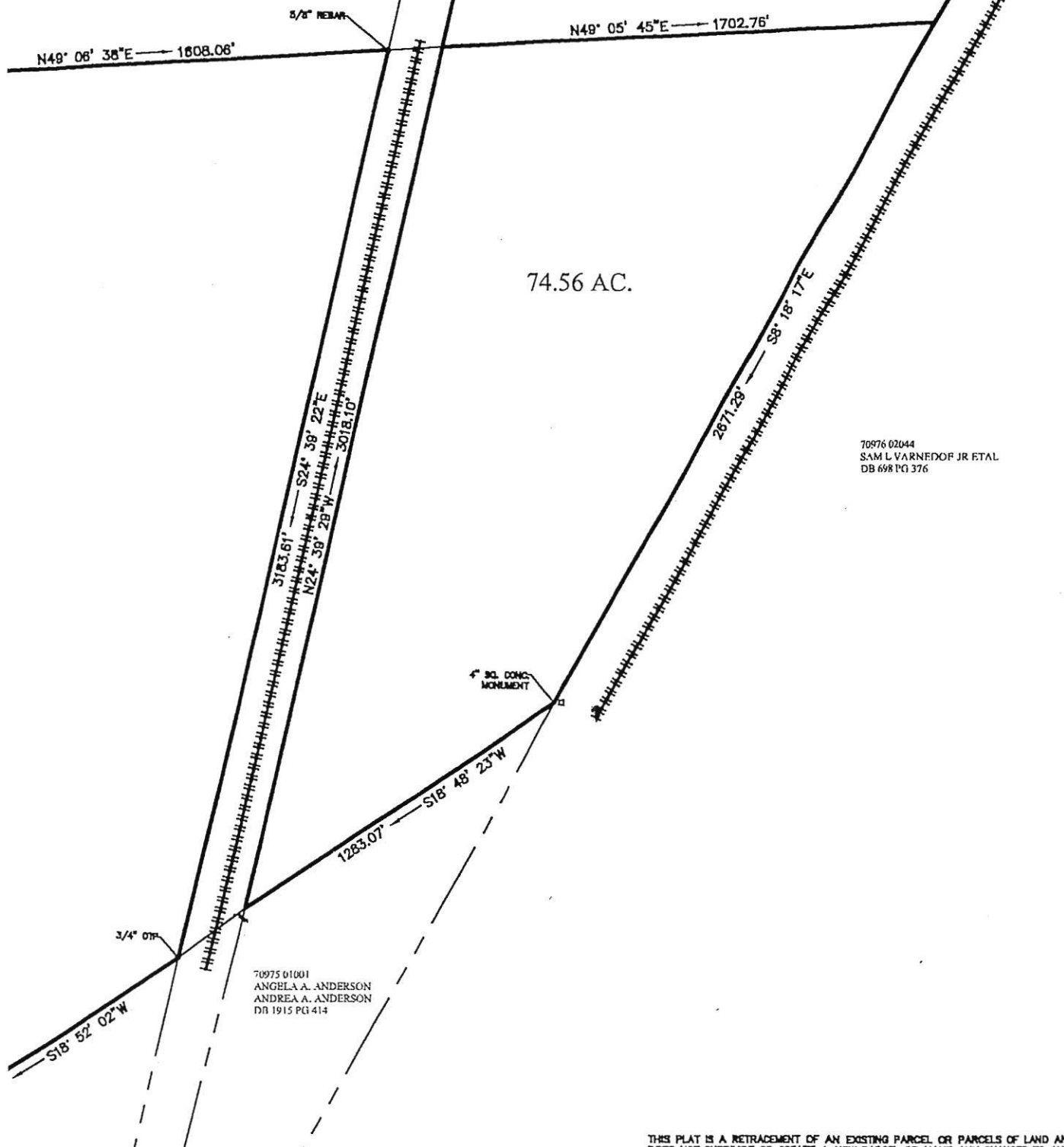


Attachment: ZMA Sparkman-Anderson Tract Saussy Rd 2024-Application (2988 : 3. Sparkman-Anderson Rezoning 1 of 3)

04520602B00  
EFFINGHAM COUNTY BOARD OF EDUCATION  
DB 2195 PG 627  
PB C26 PG B

0450602A00  
EFFINGHAM COUNTY BOARD OF EDUCATION  
DB 2195 PG 627  
PB C66 PG D1

GRID NORTH - GA. EAST ZONE - NAD 83



74.56 AC.

70976 02044  
SAM L VARNEDOF JR ETAL  
DB 698 PG 376

70975 01001  
ANGELA A. ANDERSON  
ANDREA A. ANDERSON  
DB 1915 PG 414

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY

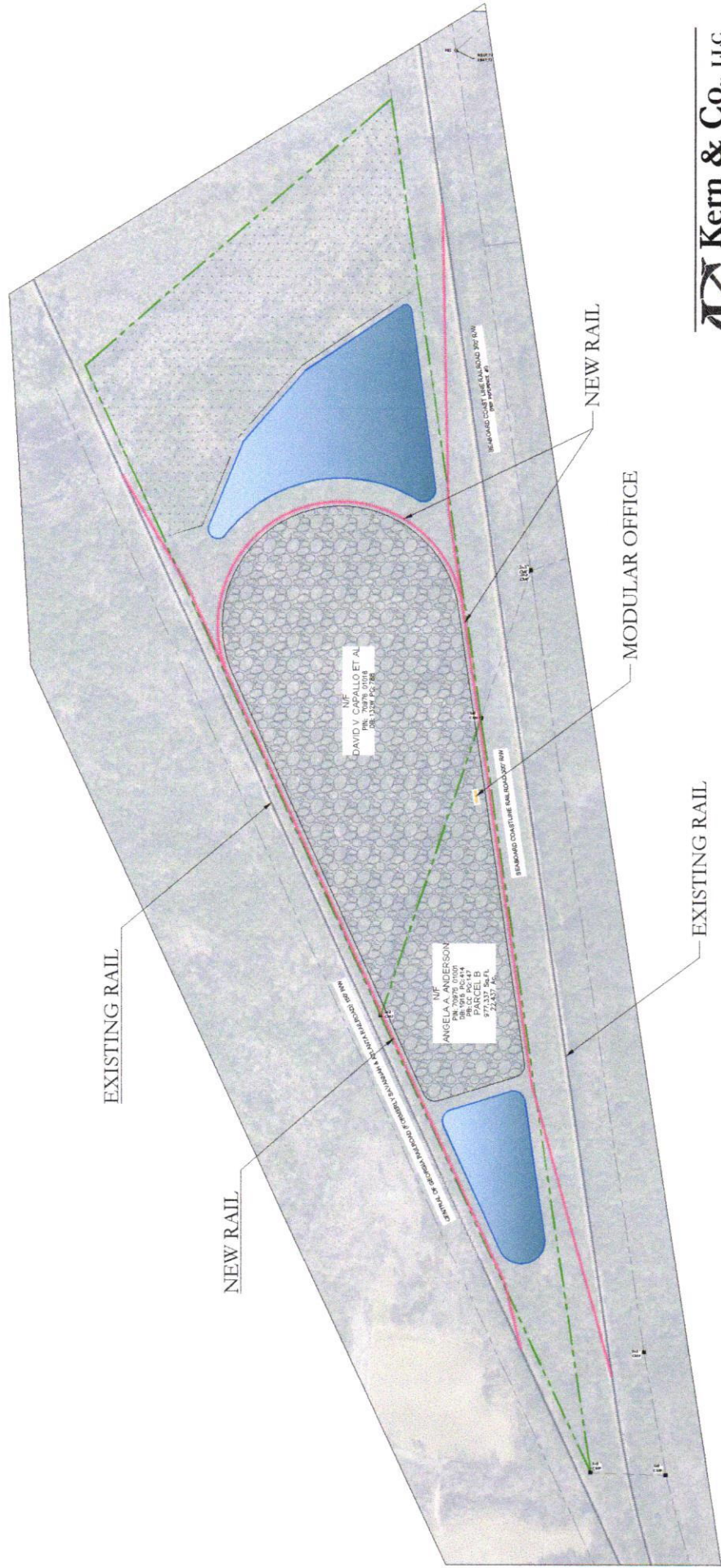


CONCEPT PLAN OF

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 • Lithia, Ga. 31416  
 Phone: (912) 334-6400 Fax: (912) 334-1663 Email: ark@kernandco.com



**City Council**  
7224 GA Highway 21  
Port Wentworth, GA 31407

Meeting: 12/18/25  
Department: Administration  
Category: Resolution  
Prepared By: Zahnay Smoak  
Department Head:

**SCHEDULED**

**AGENDA ITEM (ID )**

DOC ID:

**Resolution Extending a Moratorium on the Re-Zoning of Any Property to a Residential Classification or District**

**Issue/Item:** Port Wentworth is experiencing extreme growth and development for residential properties and needs to be properly planned.

**Background:** The City has seen a population growth of over 30% in just the last 3 years.

**Facts and Finding:** City staff are continually reviewing and updating the Strategic Plan, Comprehensive Plan, Downtown Development Plan, Transportation Plan, Stormwater Plan, Future Land Use Plan, and Pedestrian/Trail Plan, and reviewing current and future infrastructure needs and trends. All of these features are necessary for the long-term future of our community and should be explored and evaluated.

The Moratorium Resolution provides a period of time for a pause in residential rezoning which the staff will use to develop cohesive and coherent policy to promote community development through stability, predictability, and balanced growth, which will further the prosperity of the City as a whole.

Mayor and Council approved a moratorium at July 2025 City Council meeting. This is a 6-month extension to continue working and complete the process discussed above. The Moratorium extension is for six (6) months upon the passage and approval of the Resolution, to expire on June 30, 2026 or earlier by vote of this Council.

**Funding:**

**Recommendation:**

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

**RESOLUTION OF THE CITY OF PORT WENTWORTH**

**A RESOLUTION EXTENDING A MORATORIUM ON THE RE-ZONING OF ANY PROPERTY TO ANY RESIDENTIAL ZONING CLASSIFICATION OR DISTRICT; LIMITED FOR A PERIOD NOT TO EXCEED SIX (6) MONTHS WHILE THE CITY CONSIDERS UPDATES TO ITS ZONING ORDINANCE, COMPREHENSIVE PLAN, AND FUTURE LAND USE MAP AND REVIEWS INFRASTRUCTURE NEEDS AND TRENDS; TO PROVIDE FOR SEVERABILITY; TO PROVIDE FOR AN ADOPTION DATE AND EFFECTIVE DATE; AND FOR OTHER PURPOSES.**

**WHEREAS**, recent development trends in the City of Port Wentworth suggest that current trends for residential zoning districts, may not be adequately addressed by the current City zoning ordinances, comprehensive plan, and future land use map and infrastructure needs and trends;

**WHEREAS**, the Mayor and Council of Port Wentworth is vested with substantial powers, rights and functions to generally regulate the practice, conduct or use of property for the purposes of maintaining health, morals, safety, security, peace, and the general welfare of the City;

**WHEREAS**, Georgia law recognizes that local governments may impose moratoria on zoning decisions, building permits, and other development approvals where exigent circumstances warrant the same;

**WHEREAS**, Georgia courts take judicial notice of a local government's inherent ability to impose moratoria on an emergency basis;

**WHEREAS**, to justify a moratorium, it must appear first, that the interests of the public generally, as distinguished from those of a particular class, require such interference, and second, that the means are reasonably necessary for the accomplishment of the purpose, and not unduly oppressive upon individuals;

**WHEREAS**, the Mayor and Council has found that the interests of the public necessitate the enactment of a moratorium for the re-zoning of any property to any residential zoning or classification for health, safety, morals, and general welfare purposes by means which are reasonable and not unduly oppressive;

**WHEREAS**, the Mayor and Council has, as a part of planning, zoning, and growth management, been in review of its zoning ordinances, comprehensive plan, and future land use map and reviews infrastructure needs and trends, and has been studying the City's best estimates and projections of the anticipated developments within Port Wentworth;

**WHEREAS**, the Mayor and Council deems it important to prudently and deliberately develop its zoning ordinances, comprehensive plan, and future land use map and reviews infrastructure needs and trends in a manner which integrates the above-mentioned concerns and therefore considers a moratorium a proper exercise of its police powers;

**WHEREAS**, the Mayor and Council considers it paramount that land use regulation continues in the most orderly and predictable fashion with the least amount of disturbance to landowners and to the citizens of the City;

**WHEREAS**, the Mayor and Council has always had a strong interest in growth management so as to promote the traditional police power goals of health, safety, morals, aesthetics, and the general welfare of the community and, in particular, the lessening of traffic on City roads, security of the public from crime and other dangers, promotion of health and general welfare of its citizens, protection of the aesthetic qualities of the City including access to air and light, and facilitation of the adequate provision of transportation and other public requirements;

**WHEREAS**, it is the belief of the Mayor and City Council that the concept of "public welfare" is broad and inclusive; that the values it represents are spiritual as well as physical, aesthetic as well as monetary; and that it is within the power of the Mayor and Council to determine that a community should be beautiful as well as healthy, spacious as well as clean, well balanced as well as carefully patrolled;

**WHEREAS**, it is also the opinion of the Mayor and Council that "general welfare" includes the valid public objectives of aesthetics, conservation of the value of existing lands and buildings within the City, making the most appropriate use of resources, preserving neighborhood characteristics, enhancing and protecting the economic well-being of the community, facilitating adequate provision of public services, and the preservation of the resources of the City;

**WHEREAS**, the Mayor and Council is, and has been, interested in developing a cohesive and coherent policy regarding certain uses in the City, and has intended to promote community development through stability, predictability and balanced growth which will further the prosperity of the City as a whole;

**WHEREAS**, the Mayor and City Council is evaluating possible revisions to the City's zoning ordinances, comprehensive plan, and future land use map and considering future infrastructure needs and trends with respect to the re-zoning of any property to any residential zoning or classification so as to address current development trends; and

**WHEREAS**, the Mayor and City Council passed a moratorium at the July 2025 City Council meeting, such moratorium to expire on December 31, 2025, and City staff continues to work on such matters noted above; and

**WHEREAS**, it is in the best interest of the citizens of the City to extend the

moratorium on the re-zoning of any property to any residential zoning or classification until the review is completed.

**NOW THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF PORT WENTWORTH, GEORGIA,** in regular meeting assembled and pursuant to lawful authority thereof, as follows:

1. It is hereby determined that the City's zoning ordinances, comprehensive plan, and future land use map and infrastructure needs and trends require review as they relate to re-zoning of any property to any residential zoning or classification; that substantial detriment and irreparable harm may result if further regulation of re-zoning of any property to any residential zoning or classification is needed and not implemented; that such review requires that there be a cessation of limited duration of all re-zoning of any property to any residential zoning or classification; and that it is necessary and in the public's interest to delay, for a reasonable and finite period of time, the re-zoning of any property to any residential zoning or classification to ensure that the design, development, and location of such are consistent with the long-term planning objectives of the City.
2. There is hereby extended the moratorium on the acceptance and processing by City staff of re-zoning of any property to any residential zoning or classification on any property within the City to an under the current zoning ordinances of the City.
3. The duration of this moratorium extension shall be until the City lifts this moratorium by vote of the Mayor and Council, or until 5:00pm on June 30, 2026, whichever date is earliest.
4. This moratorium extension shall have no effect upon completed applications for re-zoning of any property to any residential zoning or classification which have been accepted for processing by the City's staff prior to the effective date of this Resolution, or the initial moratorium resolution; nor shall the moratorium have an effect on applications occurring before such effective date.
5. This moratorium extension shall have no effect upon application approvals occurring before the effective date of this Resolution or the initial moratorium resolution.
6. It is hereby declared to be the intention of the Mayor and Council that all sections, paragraphs, sentences, clauses and phrases of this Resolution are and were, upon their enactment, believed by the Mayor and Council to be fully valid, enforceable and constitutional. It is hereby declared to be the intention of the Mayor and Council that, to the greatest extent allowed by law, each and every section, paragraph, sentence, clause or phrase of this Resolution is severable from every other section, paragraph, sentence, clause or phrase therein. It is hereby further declared to be the intention of the Mayor and Council that, to the greatest extent allowed by law, no section, paragraph, sentence, clause or phrase of this Resolution is mutually dependent upon any other section, paragraph, sentence, clause or phrase of this Resolution. In the event that any phrase, clause, sentence, paragraph or section of this Resolution shall, for any reason whatsoever, be declared invalid, unconstitutional or

otherwise unenforceable by the valid judgement or decree of any court of competent jurisdiction, it is the express intent of the Mayor and Council that such invalidity, unconstitutionality or unenforceability shall, to the greatest extent allowed by law, not render invalid, unconstitutional, or otherwise unenforceable any of the remaining phrases, clauses, sentences, paragraphs, or sections of the Resolution and that, to the greatest extent allowed by law, all remaining phrases, clauses, sentences, paragraphs and sections of the Resolution shall remain valid, constitutional, enforceable, and of full force and effect.

7. All Resolutions or parts of Resolutions in conflict with this Resolution are, to the extent of such conflict, hereby repealed.

8. The preamble of this Resolution shall be considered to be and is hereby incorporated by reference as if fully set out herein.

9. The proper officers and agents of the City are hereby authorized to take any and all further actions as may be required in connection with this Resolution.

10. This Resolution shall take effect immediately upon its adoption.

APPROVED AND ADOPTED by the Mayor and Council of Port Wentworth, Georgia,

this the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
GARY NORTON, Mayor

\_\_\_\_\_  
ZAHNAY SMILEY, Clerk of Council



**City Council**  
7224 GA Highway 21  
Port Wentworth, GA 31407

Meeting: 12/18/25  
Department: Administration  
Category: Resolution  
Prepared By: Zahnay Smoak  
Department Head:

**SCHEDULED**

**AGENDA ITEM (ID )**

DOC ID:

**Resolution to Continue Encouraging New Commercial Development Within the City of Port Wentworth by Reducing Fees by 50%**

**Issue/Item:** Port Wentworth Commercial Development Incentive Package.

**Background:** The City of Port Wentworth has seen significant residential growth, with a population of over 16,000 residents and thousands of housing permits in the pipeline. With this realized growth, it is time to seize the opportunity to shape out city's further, ensuring it remains vibrant and sustainable for future generations.

**Facts and Finding:**

The City is currently competing against other established cities within 100 miles (Pooler, Richmond Hill, Statesboro, Savannah, Brunswick, etc.) that offer a variety of incentives including, but not limited to:

- Property Tax Abatements
- Investment Tax Credits
- Opportunity Zone Benefits
- Business License Fee Waivers for Startups
- Economic Development Grants for Job Creations
- Infrastructure Assistance for New Commercial Developments
- Impact Fee Reductions for Commercial Projects
- Business Tax Incentives for New Developments
- Assistance with Permitting and Zoning

**Funding:** N/A

**Recommendation:**

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

**A RESOLUTION TO CONTINUE ENCOURAGING  
NEW COMMERCIAL DEVELOPMENT WITHIN THE CITY OF  
PORT WENTWORTH BY REDUCING FEES BY 50%**

**WHEREAS**, the Mayor and City Council is tasked with shepherding the City of Port Wentworth with all the tools and means available through our Ordinances, Charter, and State law; 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 levy and provide for the collection of license fees, other fees, and taxes on businesses, and to provide for the manner and method of payment of such licenses, fees, and taxes; and

**WHEREAS**, the Mayor and City Council sets the City's fee schedules according to all local, State, and federal rules and laws, and such fee schedules are in compliance with same; and

**WHEREAS**, the Mayor and City Council recognize the City is in a tremendous position to grow commercially within the next few years, and desires to support and manage this growth in a responsible manner; and

**WHEREAS**, new developments within the City are a driving force of commerce, industry, and spur further and additional new developments themselves; and

**WHEREAS**, the Mayor and City Council desires to encourage new development within the City; and

**WHEREAS**, the Mayor and City Council desires to utilize its power over fees to encourage new development, by temporarily reducing fees associated with new developments; and

**WHEREAS**, the Mayor and City Council previously passed a version of this fee reduction in November 2024, set to expire at the end of December 2025, and has seen significant interest and increased development utilizing his, and desires to continue such development; and

**WHEREAS**, the Mayor and City Council additionally desires to achieve these goals while remaining fiscally and professionally responsible to the citizens of the City;

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

1. In order to continue to encourage and incentivize new Commercial developments within the City of Port Wentworth, fees associated with the City's Fee Schedule for new Commercial developments are hereby amended as follows:
  - a. Development Fees are reduced by 50% - to include all fees listed under Development Fees of the City's Fee Schedule; and
  - b. Building Permit Fees are reduced by 50% - to include all fees listed under Building Permit Fees of the City's Fee Schedule; and
  - c. Tap Fees are reduced by 50% - to include all fees listed under Tap Fees of the City's Fee Schedule; and
  - d. Aid-To-Construction Fees are reduced by 50% - to include all fees listed under Aid To Construction of the City's Fee Schedule.
2. This Resolution shall become effective upon its passage and adoption.
3. This Resolution shall apply to all applicable permits, applications, and requests submitted to the Department of Development Services after its passage and adoption.
4. This Resolution shall not be retroactive or supersede previous Development Agreements without express agreement.
5. This Resolution shall remain effective until and shall expire on December 31, 2026.

**RESOLVED** this 18th day of December, 2025.

Approved:

\_\_\_\_\_  
Gary Norton, Mayor

Attest:

\_\_\_\_\_  
Zahnay Smiley, City Clerk



**City Council**  
7224 GA Highway 21  
Port Wentworth, GA 31407

Meeting: 12/18/25  
Department: Administration  
Category: Agreement  
Prepared By: Katie Dunnigan  
Department Head: Steve Davis

**SCHEDULED**

**AGENDA ITEM (ID )**

DOC ID:

**Development Agreement between PWCC Landco Main and City of Port Wentworth**

**Issue/Item:** PWCC Landco Main wishes to develop industrial land in Port Wentworth and it is in the best interest of the city to seek concessions from the development for infrastructure.

**Background:** The city consistently seeks infrastructure improvements and funding from developers to help offset the impact to the surrounding areas. This delivers significant public benefits while supporting responsible industrial growth within the community. Under the agreement, the developer will fully fund and construct critical public infrastructure including water, sewer, fiber optic, and roadway improvements at no cost to taxpayers. These improvements will be built to City standards and dedicated for long-term public ownership.

**Facts and Finding:**

The city will receive

- \$1.8 million cash within 10 days (permit credit for FY27)
- \$4.08 million in wetland credits (48 credits = 8 acres)
- Roadway to remain private until 1 million sf of development and transfers to city (\$30 million value)
- Developer to fund intersection improvements including streetlight (value \$5 million)
- All normal permit fees (water, sewer, aid to construction, etc) for development
- Installation of Fiber Optic as a utility
- Support multi use trail network
- PWDA first chance of any incentive packages

**Recommendation:**

Approve

**Funding:**

**Recommendation:**

**DEVELOPMENT AGREEMENT**

This Development Agreement (“Agreement”) is made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2025, by and between PWCC Landco Main, LLC, a Delaware limited liability company (hereinafter referred to as “Developer”), and the Mayor and Council of the City of Port Wentworth, the lawfully elected governing authority of Port Wentworth, a political subdivision of the State of Georgia (hereinafter referred to as the “City”).

**RECITALS:**

Whereas, Developer is currently planning an industrial development on approximately 200.91 acres, as shown on the General Site Plan attached hereto as Exhibit “A” (the “Project”) located within the city limits of Port Wentworth; and

Whereas, Developer desires certain commitments from the City, with regard to the supply of potable water and wastewater services for the Project; and

Whereas, Developer desires the option to donate certain water and roadway improvements for public use; and

Whereas, the City desires certain commitments from Developer with regard to construction and dedication of the potable water system, sanitary sewer system, and roadway to City standards, the use by Developer of the City’s fiber optic, commitment to the vision of the City’s multi-use trail, and commitment to consider the use of the Port Wentworth Development Authority; and

Whereas the City finds that the desires and commitments contained herein are

consistent with and in furtherance of the goals, purposes, and to the benefit of the City of Port Wentworth and are in the public interest, it is hereby agreed as follows:

**WITNESSETH:**

**Section 1. Definition.**

*Equivalent Residential Unit or ERU* shall mean the number or residential units to which the water demand of a customer is equivalent, where a single-family residential unit is assumed to have an average demand of 300 gallons per day. The number of ERUs assigned to a building or structure shall be determined in accordance with the water use load factors established by the Savannah Water Service Agreement referred to in Section 2.A. herein.

**Section 2. Utilities and Roadway.**

A. Public Water

The exact capacity needed to serve the Project is not yet known. Developer's good faith estimate is that there will be a total of Two Million Thirty-Three Thousand (2,033,000) square feet of warehouse, with offices, requiring a total of \_\_\_\_\_ ERUs. Developer shall be responsible, at its sole cost and expense, to construct a public water main ("Water Main") to connect to the main shown on Exhibit "B" of the Development Agreement between SPH 21, LLC and the City dated December 21st, 2023 ("SPH Development Agreement"). The City has entered into a Water Service Agreement ("Savannah Water Agreement") with the City of Savannah to assure sufficient capacity to provide potable water to the City, to include this Project.

B. Sewer Facilities

Developer shall construct sanitary sewer lift stations and a public sewer force

main (the “Sewer Facilities”) to tie into the City’s sewer system as shown on Exhibit “C”. The Sewer Facilities shall be constructed in compliance with City standards. At the option of Developer, the Sewer Facilities shall be dedicated to the City and the City shall accept the Sewer Facilities if completed in compliance with City standards. The City has constructed a municipal sewage treatment system having sufficient capacity to treat effluent from the Project. The City certifies that the Rice Creek lift station currently has sufficient capacity to pump effluent generated from the Project.

C. City Fiber Optic

Subject to the satisfaction of the provisions of Section 9 herein, Developer shall install and ensure connectivity to the City’s Fiber Optic network (the “Fiber Optic Cable”). Such infrastructure shall be treated as a utility and shall be conveyed to the City.

D. Road Extension, Highway 30 Intersection Improvements

Developer intends to extend the road shown on Exhibit “B” of the SPH Development Agreement to Highway 30 opposite the City’s entrance to Anchor Park (“Roadway”). The road will be public to a point which is approximately five hundred (500) feet north of Highway 30. Beyond that point the road will initially be private. The City will be the applicant and will cooperate with the Developer to obtain the approval from the Georgia Department of Transportation of the intersection design attached hereto as Exhibit “B”. To help offset the cost already incurred by the City in the design and construction of the intersection, the Developer will contribute One Million Eight Hundred Thousand Dollars

(\$1,800,000.00) to the City within ten (10) days of approval of this Development Agreement. To reimburse Developer for the contribution to the City, Developer shall receive One Million Eight Hundred Thousand Dollars (\$1,800,000.00) in credits toward any fees (impact fees, building permit fees, etc.) due for the construction of any buildings within the Project, not to include the two currently under construction. The cost of the road on the Property, both the public portion and the private portion, as well as any traffic signal, shall be the responsibility of the Developer. Construction shall begin within three (3) years of receipt of all governmental approvals. The entire road shall be constructed in compliance with current City standards for a public road. Within one (1) year from the date Developer has completed One Million (1,000,000) square feet of buildings within the Project, Developer shall dedicate, and the City shall accept, the private portion of the road, at which time it shall be a public road. Prior to the dedication of the private portion of the road, Developer and the City shall work in good faith to allow reasonable use by the public of the road after events at Anchor Park.

E. Future Potential Sanitary Sewer Force Main

There is a potential that adjacent or nearby property owners or developers will want to construct a sanitary sewer force main through the Property to serve their property located in the City. Developer will make commercially reasonable efforts to reserve a thirty (30) foot wide pathway (not an easement) for the potential future force main and in a location that, in Developer's sole and absolute discretion, does not interfere with the Project.

### **Section 3. Water, Sewer, and Utility Improvements.**

- A. Developer has retained or will retain, subject to approval by the City, one or more competent professional engineers registered in the State of Georgia to design and oversee the construction of such improvements as are necessary to extend the City sewerage collection system and the City of Savannah water system to the Project and to distribute potable water within and from said property. The Improvements shall be constructed at Developer's sole expense. Developer shall ensure that the Improvements are of sufficient capacity to serve the Project but shall not be required to construct or design the Improvements larger than needed for the Project or reserve additional capacity to benefit properties outside of the Project.
- B. Subject to the satisfaction of the provisions of Section 10 herein, Developer shall ensure that the construction, materials, and installation of the fiber Optic Cable is compatible with the City's fiber optic system. The construction and installation of the Fiber Optic Cable throughout the Project shall be at Developer's sole expense.
- C. Developer shall provide for inspection of the Improvements by the design engineer during construction and shall ensure compliance with all City design and construction requirements. Developer shall provide to the City a statement from the design engineer certifying, based on the best of his/her information, knowledge, and belief based on periodic observation, that the materials and workmanship, including but not limited to pipes, bedding, thrust blocks, valves, fire hydrants, pumps, and other related material and work meet the City's

specifications and standards.

- D. Developer shall provide two (2) copies of “as built” drawings as well as providing necessary electronic format CAD of the Improvements signed by the design engineer and/or independent inspector. Upon request of the City, the certification shall be substantiated by material affidavits from suppliers and by applicable test results for inflow/infiltration, exfiltration, deflection, pressure, leaks, bacteria, compaction and fire flow tests required by the City. All design, construction, inspection, and other costs incurred to construct the Improvements and connect to the City sewerage collection system and City of Savannah water system shall be borne by Developer. Developer shall hold the City harmless for and indemnify the City against any and all claims for damages or personal injuries caused by or arising from the acts or omissions of Developer, its agents, employees, representatives or contractors in connection with the performance of the construction of the Improvements.
- E. Upon completion of the construction of each of the Improvements, certification by the design engineer, provision of the “as built” drawings, and compliance with any other requirements imposed by the City pursuant to Section 3 herein, the City shall, upon dedication of the Water Main, and, possibly, the Fiber Optic Cable, the Sewer Facilities, and the Roadway (“Public Improvements”), and subject to approval of the City, which approval shall not be unreasonably withheld, accept title to and assume responsibility for maintenance and operation of those portions of the Public Improvements if located within public easements or rights-of-ways, up to but not including individual water or other

metering points. This dedication shall include all rights, title, and interest that Developer has in the Public Improvements and also all easements and/or right-of-way required for the purpose of maintenance thereof.

- F. Upon completion of the Public Improvements, or, in the case of the Sewer Facilities or the Roadway, the donation of said private improvements as Public Improvements, Developer shall provide to the City a recordable plat(s) showing all public easements and/or rights-of-way that will contain Improvements that are to be owned and maintained by the City.
- G. Developer agrees to bear the cost of repairs to any Public Improvements accepted by the City for one (1) year following the date of acceptance, unless the repairs to the Public Improvements are the result of the negligent acts of the City, third parties, or improper maintenance by the City.

**Section 4. Aid-to-Construction Fees.**

- A. To assist in the payment of the cost of constructing the City’s sewage collection and treatment system and the aid-to-construction fee due to the City pursuant to the Savannah Water Agreement, Developer shall pay to the City aid-to-construction fees as established by the Mayor and Council, in the amount of \$\_\_\_\_\_ per ERU for sewer collection and treatment (the “Aid-To-Construction Fee”). The Aid-To- Construction fee shall apply to all connections made within the Project and shall be due and payable as provided by this Agreement. Developer agrees that the Aid-To- Construction fees charged by the City to connect the facility to the City’s sewage collection and treatment system and City of Savannah water system is reasonable.

B. The Project's expected \_\_\_\_ ERUs at \$7,415.85 per ERU shall cost \$\_\_\_\_\_. In consideration of the commitments made by Developer in this Agreement, the City should reserve \_\_\_\_\_ of ERU capacity for the Project. The ERUs may be assigned by Developer to any developer within the Project.

**Section 5. Payment of Aid-To-Construction Fees.**

Payment of Aid-To-Construction fees shall be made upon receipt of a building permit in accordance with Section 21-29(g) of the Code of the City of Port Wentworth.

**Section 6. Other Fees**

The provision of water and sewer services within the Project shall be subject to all other fees and charges established by ordinance or regulation of the Mayor and Council, including, but not limited to, tap and connection fees. Such fees and charges shall be due and payable as provided by the Mayor and Council. Such fees and charges may be changed from time-to-time by the Mayor and Council.

**Section 7. User Rates.**

The City shall charge Developer for water consumption and sewage collection and treatment as established by ordinance. Such fees and charges shall be due and payable as provided by the Mayor and Council. Such fees and charges may be changed from time-to-time by the Mayor and Council.

**Section 8. Term; Renewal.**

The initial term of this agreement shall be fifteen (15) years, commencing on \_\_\_\_\_, 2025 and ending on \_\_\_\_\_, 2040. Unless notice is provided to either party within six (6) months of this agreement's expiration, this agreement shall be renewed automatically on the same terms and conditions herein for an additional five (5) year period.

**Section 9. City’s Fiber Optic.**

Provided that the City offers fiber optic cable internet connection(s) at commercially reasonable rates, Developer shall use and encourage the developers within the Project to use the Fiber Optic Cable.

**Section 10. Port Wentworth Development Authority.**

The City has created the Port Wentworth Development Authority (“PWDA”) pursuant to Georgia state law. Provided that the PWDA has the right to use a sale-leaseback structure that results in up to one hundred percent (100%) abatement of ad valorem taxes, Developer shall utilize the PWDA whenever reasonably possible and shall encourage any other developers within the Project to do the same. With the exception of development opportunities referred to Developer by SEDA, Developer shall provide PWDA any proposed development agreement or other proposed agreements it receives from SEDA or any other development authorities, and shall allow PWDA the opportunity to equal or better the abatement of the other proposed agreement(s). This Section shall not prohibit or limit Developer from pursuing development partners outside of PWDA.

**Section 11. Multi-Use Trails.**

Where reasonable, Developer agrees to work with the City regarding the City’s multi-use trail plans. Developer recognizes the value and benefit of having a city-wide multi-use trail system and commits to cooperate with the City to realize this project as long as it does not, in Developer’s sole and absolute discretion, negatively impact the Project.

**Section 12. Wetlands Credits.**

To assist in the City’s development of Anchor Park, at such time as the City receives

its wetlands permit and is assigned a project number, Developer shall assure the City that forty-eight (48) approved wetlands credits, having a present cash value of Four Million Eighty Thousand Dollars (\$4,080,000.00), are donated by SPH Placements, LLC to the City, subject to approval of the transfer by the Army Corp of Engineers and the Georgia Alabama Land Trust. In consideration of the donation, should the City adopt an Impact Fee Ordinance, the City agrees to not charge Impact Fees to the Developer or SPH Placements, LLC for the Project.

**Section 13. Compliance with Laws.**

Developer shall comply with all existing City ordinances, rules, and regulations, and any State and Federal law, rules, and regulations at the Project.

**Section 14. Governing Law; Forum Selection.**

This Agreement shall be governed by, construed, and enforced in accordance with the laws of the State of Georgia. Venue for any action arising from this Agreement shall be filed in the Superior Court or State Court of Chatham County, Georgia.

**Section 15. Entire Agreement.**

This Agreement shall constitute the entire agreement between parties.

**Section 16. Modification of Agreement.**

Any modification or amendment to this Agreement shall be binding only if reduced to writing and approved and executed by both parties.

**Section 17. No Waiver.**

The failure of either party to this Agreement to insist upon the performance of any of the terms and conditions of this Agreement, or the waiver of any breach of any of the terms and conditions of this Agreement, shall not be construed as thereafter waiving any such terms

and conditions, but the same shall continue and remain in full force and effect as if no such forbearance or waiver had occurred

**Section 18. Effect of Partial Invalidity.**

In the event that any part or subpart of this Agreement is held to be invalid or unenforceable by any court of competent jurisdiction, the parties agree that the remaining provisions shall be deemed to be in full force and effect.

**Section 19. Paragraph Headings.**

The headings and subheadings within this Agreement are solely for the convenience of the parties and shall not be construed to modify, explain, or aid in the interpretation of this Agreement.

**Section 20. Notices.**

Any notice provided for or concerning this Agreement shall be made in writing and shall be deemed sufficiently given upon receipt by certified or registered mail or hand delivery or next day delivery by a nationally recognized overnight delivery service that provides evidence of delivery, as follows:

If to the City:           City Manager, City of Port Wentworth  
7224 GA Highway 21  
Port Wentworth, Georgia 31407

If to Developer:       PWCC LANDCO MAIN, LLC  
DaVinci Building  
3715 DaVinci Court – Suite 350  
Peachtree Corners, Georgia 30092  
Attn: Wes Hardy

**Section 21. Excusable Delay.**

Neither the City nor Developer shall be liable to the other or any successor in interest for any loss, cost, or damage arising out of, or resulting from, non-performance or delayed

performance of the terms of this Agreement where such non-performance of delayed performance is the result of circumstances or occurrences beyond the reasonable control of the responsible party (each, a “force majeure”), which, as used herein, shall be deemed to include, non-performance or delayed performance resulting from acts of God, strikes, lockouts, blockades, insurrections, riots, explosions, fire, floods, or any other cause not within the reasonable control of the responsible party.

**Section 22. Assignment.**

This Agreement may be assigned in whole or in part by Developer without the prior written approval of the City. Developer shall promptly notify the City in the event of any assignment. This Agreement shall bind and inure to the benefit of the parties hereto and their successors and assigns.

[INTENTIONALLY LEFT BLANK]

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF the Developer has executed these presents under seal, and the City has caused these presents to be executed by its proper officer under seal, affixed, this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

MAYOR AND COUNCIL OF  
THE CITY OF PORT WENTWORTH

BY: \_\_\_\_\_  
GARY NORTON, MAYOR

ATTEST: \_\_\_\_\_  
CLERK OF COUNCIL

EXECUTED IN THE PRESENCE OF:

\_\_\_\_\_  
WITNESS

PWCC LANDCO MAIN, LLC,  
a Delaware limited liability company

BY: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

EXECUTED IN THE PRESENCE OF:

\_\_\_\_\_  
WITNESS

EXHIBIT "A"  
Development