



**CITY OF PORT WENTWORTH**  
**CITY COUNCIL**  
**SEPTEMBER 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**

**6. PUBLIC COMMENTS - REGISTERED SPEAKERS**

**7. ELECTIONS & APPOINTMENTS**

**8. ADOPTION OF MINUTES**

**A. Regular Council Meeting Minutes - August 21, 2025**

**9. COMMUNICATIONS & PETITIONS**

**A. National Hispanic Heritage Month (Sept 15–Oct 15)**

**B. Sickle Cell Awareness month**

**C. National Hunger Awareness**

**D. Patriot Day**

**E. National Literacy Month**

**10. COMMITTEE REPORTS**

**11. CONSENT AGENDA**

**12. UNFINISHED BUSINESS**

A. Update to the FY 2026 Fee Schedule- 2nd Reading

**13. NEW BUSINESS**

A. The Planning Commission recommends the approval of a Zoning Map Amendment Application submitted by the City of Port Wentworth, requesting to rezone 34 acres from R-4 to R-5, for the purpose of land use conformance. PIN # 70976 02021, located in the 3rd Council District, at 50 Newport Blvd.

• **PUBLIC HEARING**

B. The Planning Commission recommends the approval of a Zoning Map Amendment Application

submitted by the City of Port Wentworth, requesting to rezone 31 acres from R-4 to R-5, for the purpose of land use conformance. PIN # 70907 01003, located in the 1st Council District, at 7450 Highway 21.

- **PUBLIC HEARING**

C. The Planning Commission recommends the approval of a Zoning Map Amendment Application has been submitted by the City of Port Wentworth, requesting to rezone .4 acres from R-4 to C-1, for the purpose of land use conformance. PIN # 70010 04002 & 70010 04002L, located in the 4th Council District, at 3 Birkenhead St.

- **PUBLIC HEARING**

D. Tax Commissioner Intergovernmental Agreement

E. Contractor Awarded – Fields, Concession, Bleachers and Team Room Facilities

F. Budget Amendment For The Years Ending 6/30/2025

#### **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

Meeting: 09/18/25  
Department: Administration  
Category: Presentation  
Prepared By: Zahnay Smoak  
Department Head:

**SCHEDULED**

**AGENDA ITEM (ID )**

DOC ID:

**Update to the FY 2026 Fee Schedule- 2nd Reading**

**Issue/Item:** Update to the FY 2026 Fee Schedule.

**Background:** The FY 2026 Fee Schedule was adopted by City Council on 6/26/2025 and became effective 7/01/2025.

**Facts and Finding:** The FY 2026 Fee Schedule as adopted, has five different Aid to Construction fee districts (City of Port Wentworth / \$4,894.06, Georgia Highway 21/Crossgate / \$7,012.89, I-95 and Highway 21 / \$8,361.38, Rice Hope Service District / \$8,401.59, and Lake Shore / \$5,481.27). Due to new development and the added utility service areas along Highway 30, three new Aid to Construction service districts have been created to replace all existing districts. The districts are I-95 South / \$7,012.89, I-95 North / \$8,361.26 and Highway 30 West / \$10,706.38

**Funding:** N/A

**Recommendation:** Approve



# FY2026 Fee Schedule

*Adopted by the City Council on 06/26/2025*  
*Effective 07/01/2025*

## ALCOHOL BEVERAGE LICENSE FEES

Description	Rate	Fee
Distilled Spirits consumption on premises within the Central Business District	Annual	\$1,631.09
Distilled Spirits consumption on premises outside the Central Business District	Annual	\$4,349.59
Distilled Spirits – Wholesale	Annual	\$2,174.79
Distilled Spirits – Manufacturer	Annual	\$4,349.59
Distilled Spirits by the package Retail	Annual	\$5,436.99
Wine Package Retail	Annual	\$543.70
Wine consumption on premises	Annual	\$326.22
Wine – Wholesale	Annual	\$271.85
Wine – Manufacturer	Annual	\$271.85
Wine – Importer	Annual	\$217.48
Malt Beverage Package Retail	Annual	\$543.70
Malt Beverage consumption on premises	Annual	\$543.70
Malt Beverage – Wholesale	Annual	\$ 271.85
Malt Beverage – Manufacturer	Annual	\$815.55
Advertisement Fee	Initial Fee	<b>Varies (contact clerk)</b>
Returned Check	Each	\$50.00
Administrative Fee	Flat	\$50.00



# FY2026 Fee Schedule

*Adopted by the City Council on 06/26/2025*  
*Effective 07/01/2025*

## OCCUPATIONAL TAXES

Number of Employees	Rate Calendar Year 2026 Paid Before January 31,2026 <i>\$50.00 Administrative Fee included</i>	Rate Calendar Year 2026 paid After January 31,2026 <i>20% penalty included</i>
1	\$201.77	\$242.13
2	\$247.58	\$297.10
3	\$293.20	\$351.84
4	\$347.67	\$417.21
5	\$356.99	\$428.38
6	\$403.14	\$483.77
7	\$430.76	\$516.91
8	\$441.59	\$529.90
9	\$458.28	\$549.93
10 to 99	\$458.28 +46.61 per employee in excess of 9	\$549.93 +46.61 per employee in excess of 9
100 to 499	\$4,656.96 +36.66 per employee in excess of 99	\$5,588.36 +36.66 per employee in excess of 99
500 and over	\$19327.09 +29.50 per employee in excess of 499	\$23,192.51 +29.50 per employee in excess of 499
Unrestricted	Insurance Company (Flat)	\$76.88



# FY2026 Fee Schedule

*Adopted by the City Council on 06/26/2025  
Effective 07/01/2025*

## SPECIAL EVENT FEES

Description	Rate	Fee
Permit Filing Fee	Flat	\$25.63
Beverage Caterers - Beer & Wine	Flat	\$30.75
Beverage Caterers – Distilled Spirits	Flat	\$51.25
Temporary for Special Event with sales	Each	\$51.25 per day up to \$2050.00 Max
Temporary for Special Event without sales	Each	\$51.25 per day up to \$2050.00 Max
*Certification of Liability must be provided along with application.		

## FILM PRODUCTION FEES

Description	Rate	Fee
Film Permit – Professional	Flat	\$25.63
Film Permit - Student	Flat	\$0.00
*Professional Productions Registration Form must be complete with the Savannah Regional Film Commission		



# FY2026 Fee Schedule

*Adopted by the City Council on 06/26/2025*  
*Effective 07/01/2025*

## LEISURE SERVICES

FACILITY RENTAL FEES			
Description	Current Resident	Non-Resident	Deposit
Community House	\$159.13 Full Day	N/A	\$53.04
P.B. Edwards, JR. Gym	\$68.96 per hour	\$90.18	\$53.04(resident)/ \$106.88 (non-resident)
	\$530.44 Full Day	\$721.40 Full Day	\$53.04(resident)/ \$106.88 (non-resident)
Houston Church	\$159.13 Full Day	\$265.22 Full Day	\$53.04
Lewis Mobley Park	\$63.65 per hour includes lights (2- hr minimum)	\$90.18 per hour (2-hr minimum)	\$53.04(resident)/ \$106.88 (non-resident)
	\$1,007.83 Full Day	\$1,166.96 Full Day	\$212.18
	\$1,962.62 Weekend	\$2,333.93 Weekend	\$212.18
	\$106.09 Concessions Full Day	\$159.13 Concessions Full Day	\$212.18
Lions Ball Park / Sonny Dixon Field	\$68.96 per hour (2- hr minimum)	\$90.18 per hour (2- hr minimum)	\$53.04
	\$530.44 Full Day	\$689.57 Full Day	\$265.22
	\$106.09 Full Day Concessions	\$159.13 Full Day Concessions	\$265.22
	\$79.57 club house only (2-hr minimum)	\$100.78 per hour (2-hr minimum)	\$265.22
	\$106.09 per hour to rent Park & Club	\$185.66 per hour to rent Park & Club	\$265.22
	\$1,166.96 Weekend Tournament Rental	\$1,591.31 Weekend Tournament Rental	\$265.22
HEALTH WELLNESS & RECREATION SESSIONS			
Yoga, Fitness, Aerobics & Zumba etc.	Prices determined by Director	Prices determined by Director	N/A
<i>Continued next page</i>			



# FY2026 Fee Schedule

*Adopted by the City Council on 06/26/2025*  
*Effective 07/01/2025*

CURRENT SPORTS AND LEISURE PROGRAMS			
Basketball, Baseball, Softball, T-Ball Football, Cheerleading, Volleyball, Soccer	\$68.96 per season	\$90.18 per season	N/A
INDIVIDUAL AND DUAL SPORTS & ACTIVITIES			
Gymnastics, Dance and Camps	Prices determined by Director	Prices determined by Director	Prices determined by Director
Summer Clinics and Camps	Prices determined by Director	Prices determined by Director	Prices determined by Director



# FY2026 Fee Schedule

*Adopted by the City Council on 06/26/2025*  
*Effective 07/01/2025*

## DEVELOPMENT SERVICES

DEVELOPMENT SERVICES		
Description		Rate
Administrative Fee		\$84.56
Re-inspection Fee – Building Inspector	First	\$55.00
	Second	\$84.56
	Third	\$112.75
Re-Inspection Fee – Fire Marshal		\$56.38
Permits not completed by original applicant	Per inspection	\$56.38
CDM		\$112.75
Expired Permit Re-approval		\$112.75
Development Fees		
Master Plan Review	(Major Subdivision)	\$338.25
Preliminary Plat	(Major Subdivision)	\$563.75
	Plus, per lot	\$56.38
Preliminary Plat	(Minor Subdivision and “Exempt”)	\$451.00
Final Plat	(Major or Minor Subdivision)	\$451.00
	per page	\$11.28
	per lot	\$56.38
Site Plan	Revision to PUD Specific Development	\$1127.50
Site Plan	General/Concept	\$338.25
Zoning Board of Appeals		338.25
Zoning Map Amendment		\$563.75
	Plus, per acre	\$56.38
Special Use Permit		\$338.25
Copy of Zoning Ordinance		\$112.75
Copy of Zoning Ordinance Map	Per Page	\$112.75
Engineering Fees	Varies by Bill	
BUILDING PERMIT FEES (Vertical Construction)		
Permit fees		
Project Valuation \$1.00 - \$200,000		\$11.28 per thousand
Project Valuation \$200,001 - \$500,000	First 200,000	\$2,255.00 Plus \$10.15 for each additional



# FY2026 Fee Schedule

*Adopted by the City Council on 06/26/2025*  
*Effective 07/01/2025*

		thousand
<i>Continued next page</i>		

Project Valuation \$500,001 and up	First 500,000	\$5,299.25 Plus \$3.95 for each additional thousand
Plan Check Fee		One half of building fee
Residential pools	(Single-family)	\$112.75
Multifamily or public pools		\$225.50
Docks	Single Family	\$112.75
Docks	Multifamily and Commercial	\$197.31
Permanent Sign	Per square foot	\$7.89 per square foot or 200 minimum
Billboard Sign		\$1,691.25
Temporary Sign		\$225.50
Sign Electrical Fee		\$112.75
Moving of building or structures		\$338.25
Demolition of building or structures	Less than 400 square feet	\$112.75
Demolition of building or structures	Greater than 400 square feet	\$225.50
Well installation	Shallow well less than 44 ft	\$112.75
Well installation	Deep Well	\$112.75
Landfills, mining, ponds		\$225.50
Fence		\$112.75
Driveway Pipe Application		\$56.38
	Plus, per square foot for pipe	\$28.19
Electrical		\$112.75
Plumbing		\$112.75
Mechanical		\$112.75
New Underground tank installation per tank inspection	Per tank inspection	\$56.38
Leak detection system installation, per inspection	Per inspection	\$56.38
New integral piping system installation,	Per inspection	\$56.38
Zoning Verification Letter		\$112.75



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*Effective 07/01/2025*

Permit Contractor Change		\$84.56
Stop work order fee		\$563.75

<b><i>Continued Building Permit Fees</i></b>		
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Work with no permit fee		\$563.75
Extend permit for (6) six months fee		\$281.88
Occupancy Change Permit		\$338.25
Fire Marshal Review	All Projects	\$281.88
Occupy Building without a Certification of Occupancy fee		\$563.75
¾ inch water meters from public works	Each	\$873.81
Zoning Board of Appeals Application		\$338.25
Public Hearing schedule change request		\$281.88

<b>TAP FEES</b>		
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Hotel, Motels, Inns	Initial Connection Expansion	\$7,610.63
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<b>Office, retail shops, commercial, and industrial</b>		
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Three-fourths inch by five-eighths inch meter		\$507.38
One-inch meter		\$633.66
Two-inch meter		\$845.63
Three-inch meter		\$2,113.55
Four-inch meter		\$4,228.13
Six-inch meter		\$7,948.88



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Eight-inch meter		\$9,809.25
<b>FIRE PROTECTION TAP</b> – Any residential, commercial, institutional/industrial structure		
Three-inch meter		\$2,114.06



# FY2026 Fee Schedule

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<i>Continued Fire Protection Tap</i>		
Four-inch meter		\$4,228.13
Six-inch meter		\$7,948.88
Eight-inch meter		\$9,809.25
Locate, initial open trench and final		\$87.64
Omni Marker		\$14.09
AID TO CONSTRUCTION		
I-95 South	Per ERU	\$7,012.89
I-95 North	Per ERU	\$8,361.26
Highway 30 West	Per ERU	\$10,706.38



# FY2026 Fee Schedule

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<b>LIFE AND SAFETY INSPECTIONS</b>		
Description	Rate	Fee
Inspection	Annual	\$102.50
Apartment and Hotel Room Inspections	TBD	\$102.50
Single Family Home Inspections	TBD	\$102.50
Apartment Transition Inspection	TBD	\$51.25
<b>FIRE OPERATION FEES</b>		
Description	Rate	Fee
Vehicle Fires	TBD	\$768.75
Commercial Vehicle Fires	TBD	\$1,537.50
Accidents/Vehicle Clean Up	TBD	\$768.75



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## TECHNOLOGY DEPARTMENT

CLIC – CONFERENCE SPACE		
Description		Rate
CLIC – Conference Room 2600 sq ft. Up to 32 guests 16 computers (2) 4k Projector w/Screens Wireless Internet Coffee Bar Available (must supply coffee)	Public Government Entities Full Day	\$153.75 (3-hr minimum) \$102.50 \$615.00 + 76.88 per hour (afterhours)
Cleaning Fee	Full Day Booking Only	\$287.00



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

Meeting: 09/18/25  
Department: Development Services  
Category: Ordinance  
Prepared By: Katie Dunnigan  
Department Head: Katie Dunnigan

**SCHEDULED**

**AGENDA ITEM (ID )**

DOC ID:

**The Planning Commission recommends the approval of a Zoning Map Amendment Application submitted by the City of Port Wentworth, requesting to rezone 34 acres from R-4 to R-5, for the purpose of land use conformance. PIN # 70976 02021, located in the 3rd Council District, at 50 Newport Blvd.**

**Issue/Item:** A Zoning Map Amendment Application has been submitted by the City of Port Wentworth, requesting to rezone 34 acres from R-4 to R-5, for the purpose of land use conformance. PIN # 70976 02021, located in the 3rd Council District, at 50 Newport Blvd.

- **PUBLIC HEARING**

**Background:**

- The City of Port Wentworth seeks to bring existing operations of an Apartment Complex in to zoning compliance.
- The existing Point Grand apartment community is within the R-4 zoning district which does not include multi-family residential as a permitted use.
- Pursuant to the City of Port Wentworth Code of Ordinances, Zoning Ordinances, Article 3, Section 3.30, Multifamily Residential use is limited to the R-5 zoning district.
- The Future Land Use Map identifies this parcel as being in the Residential use category.

**Facts and Finding:** Recommendation:

Staff recommends the approval the request to rezone 34 acres from R-4 to R-5. At the September 2, 2025 meeting, the Planning Commission voted to recommend approval.

**Funding:** N/A

**Recommendation:**

# RE-ZONING, VARIANCES, AND SPECIAL USE PERMIT APPLICATION



## Applicant Information:

Name City of Port Wentworth  
Phone 912-999-2084 Email: KDunnigan@portwentworth  
Mailing Address 7224 Hwy 21, Port Wentworth, GA 31407  
ga.gov

## Property Information:

Site Address 50 Newport Blvd  
Pin/ Parcel # 70976 02021  
Total Acreage/ Square Feet 34

## Description of Project Rezone from R-4 to R-5

Existing apartment community - Point Grand  
R-5 zoning is needed for compliance with  
contemporary zoning ordinances.

## Explanation of Variance Request

No variance requested.

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**Applicant Name/Title** Omar Senati - Martinez, Deputy City Manager

**Authorized City Official Signature:** Omar Senati - Martinez

40 TRANSOM RD LLC  
4397 BEAVER POND COURT  
LOGANVILLE, GA 30052

AMERICAN HOMES 4 RENT PROPERTIE  
23975 PARK SORRENTO  
SUITE 300  
CALABASAS, CA 91302

AMERICAN HOMES 4 RENT PROPERTIE  
23975 PARK SORRENTO STE 300  
CALABASAS, CA 91302

AMH 2014-2 BORROWER LP  
23975 PARK SORRENTO  
SUITE 300  
CALABASAS, CA 91302

ANDERSON TAMARA H  
10 TRANSOM RD  
PORT WENTWORTH, GA 31407

ARMSTRONG SEEDRA  
32 TILLER WAY  
PORT WENTWORTH, GA 31407

AVALON COVE INVESTMENTS LLC  
120 COMMERCE CT  
POOLER, GA 31322

BEARING PUTTER LLC  
195 SPANTON CRES  
POOLER, GA 31322

BRIGHTON BLUFF INVESTMENTS LLC  
120 COMMERCE CT  
POOLER, GA 31322

BRISBON PATRICIA ANN  
4 STEMSON WAY  
PORT WENTWORTH, GA 31407

BROWN CINDY L  
9 TILLER WY  
PORT WENTWORTH, GA 31407

BROWN MICHAEL A  
44 TRANSOM RD  
PT WENTWORTH, GA 31407

CAPITAL AVENUE INVESTMENTS LLC  
120 COMMERCE CT  
POOLER, GA 31322

CASABLANCA LUIS, CASABLANCA JANI  
47 HAWSER WAY  
PORT WENTWORTH, GA 31407

CASSELL JOHN  
26 TRANSOM RD  
PORT WENTWORTH, GA 31407

CASTILLO PHILLIP LEE  
25 A NEWPORT BLVD  
PORT WENTWORTH, GA 31407

CITY OF PORT WENTWORTH, GEORGIA  
7224 GEORGIA HIGHWAY 21  
PORT WENTWORTH, GA 31407

CITY OF PORT WENTWORTH  
305 S COASTAL HWY  
PORT WENTWORTH, GA 31407

COLEMAN MALICIA L  
7 STEMSON WAY  
PORT WENTWORTH, GA 31407

CORLEY & CORLEY JUSTIN D & ELISHA  
117 BEARING CIR  
PT WENTWORTH, GA 31407

COVE AT NEWPORT TOWNHOME ASSO  
100 COMMERCE CT  
POOLER, GA 31322

CURTIS DEIDRE D  
2 TRANSOM ROAD  
PT WENTWORTH, GA 31407

DENG XIAOCHEN  
24 STEMSON WAY  
FORT WENTWORTH, GA 31407

DENNIS R FORD PROPERTIES LLC  
135 AQUINNAH DR  
POOLER, GA 31322

DIAZ VILLALBA VALERIA A.  
30 TRANSOME ROAD  
PORT WENTWORTH, GA 31407

DILBERT-EAGLE STEPHANIE  
24 TRANSOM ROAD  
PORT WENTWORTH, GA 31407

DILLARD PARK INVESTMENTS LLC  
120 COMMERCE CT  
POOLER, GA 31322

DZURILLA DEAN M., DZURILLA NICOLE  
8414 LA PLATA LOOP  
AUSTIN, TX 78737

EDEN LAKE INVESTMENTS LLC  
120 COMMERCE CT  
POOLER, GA 31322

EILAND JERRELL T., EILAND CAROLYN  
121 BEARING CIRCLE  
PORT WENTWORTH, GA 31407

FILLINGIM JUSTIN W & ANGHARAD S\*  
27 NEWPORT BLVD  
PORT WENTWORTH, GA 31407

FRAZIER MARLENA  
16 TRANSOM RD  
PT WENTWORTH, GA 31407

GREEN ARDESHIA C  
18 TILLER WAY  
PORT WENTWORTH, GA 31407

HAMPTON FIELDS LLC  
106 RIVERBROOK CIR  
SAVANNAH, GA 31404

HARGETT CHRISTOPHER C  
26 TILLER WAY  
PT WENTWORTH, GA 31407

HEATH FRED J & STARLA WICKS\*  
32 TRANSOM RD  
PORT WENTWORTH, GA 31407

HESTER ROBERT L  
8 NANNY COVE CT  
BLUFFTON, SC 29910

HESTER ROBERT LEE  
8 NANNY COVE CT  
BLUFFTON, SC 29910

HOUFAID OTHMANE  
50 TRANSOM RD  
PORT WENTWORTH, GA 31407

HUNTER RAY S & SALAYTHIA Y\*  
20 TILLER WAY  
PORT WENTWORTH, GA 31407

JALIL JULIO & GLADYS\*  
7 HAMILTON GROVE DR  
POOLER, GA 31322

JOHNSON-BRUNNER MARY ETAL\*  
55 RIVER DRIVE SOUTH  
209  
JERSEY CITY, NJ 07310

JOHNSON-GREENE DEBBIE  
18 STEMSON WY  
PORT WENTWORTH, GA 31407

JONES JAMES BRIAN  
4 TRANSOM ROAD  
PORT WENTWORTH, GA 31407

JONES NATASCHA D  
127 BEARING CIR  
PORT WENTWORTH, GA 31407

JONES RAQUISHA SHANTORIA  
54 TRANSOM RD  
PORT WENTWORTH, GA 31407

KENNEDY CLARISSA  
8 STEMSON WAY  
PORT WENTWORTH, GA 31407

LAWSON JENNIFER A  
42 TRANSOM RD  
PORT WENTWORTH, GA 31407

LEWIS ERICKA  
7 TILLER WAY  
PORT WENTWORTH, GA 31407

LITTEN JILL L & TIMOTHY R\*  
8 TILLER WAY  
PORT WENTWORTH, GA 31407

LUANGCO TRUST DATED 03/11/2024  
12 STEMSON WAY  
PORT WENTWORTH, GA 31407

MANLEY WARREN  
117 POLK LN  
FITZGERALD, GA 31750

MAYERS IRIS P  
16 STEMSON WY  
PORT WENTWORTH, GA 31407

MAZO SANDRA G  
34 TRANSOM RD  
PT WENTWORTH, GA 31407

MEREDITH TRACEY  
16 TILLER WAY  
PORT WENTWORTH, GA 31407

MILES & WALKER-MILES JAMES E & CH  
123 BEARING CIR  
PORT WENTWORTH, GA 31407

MOBLEY ASHLEY S  
56 TRANSOM RD  
PORT WENTWORTH, GA 31407

MOORE JAMESHA & JASON\*  
28 TILLER WAY  
PORT WENTWORTH, GA 31407

MYDELL FRANCES A  
14 TRANSOM ROAD  
PT WENTWORTH, GA 31407

NEWPORT HOMEOWNERS ASSOCIATIC  
7160 HODGSON MEMORIAL DR.  
STE 101  
SAVANNAH, GA 31406

NEWPORT HOMEOWNERS ASSOCIATION  
100 COMMERCE CT  
POOLER, GA 31322

NUNN CHARLES K II  
66 TRANSOM RD  
PORT WENTWORTH, GA 31407

OGHAGBON OSASUMWEN FAITH & MAE  
12 TRANSOM RD  
PORT WENTWORTH, GA 31407

OLYMPIC HOME INVESTORS, LLC, A GE  
P.O. BOX 14026  
SAVANNAH, GA 31416

OREI POINTE GRAND PROPERTY OWNERS  
1200 BRICKELL AVE, PH 2020  
MIAMI, FL 33131

PAGE MARY TONEITHA  
46 TRANSOM ROAD  
PORT WENTWORTH, GA 31407

PAYNE-HEADEN SHIRLEY J  
2 STEMSON WY  
PT WENTWORTH, GA 31407

PEBBLESTONE LAKE LLC  
106 RIVERBROOK CIRCLE  
SAVANNAH, GA 31404

POINTE GRAND SAVANNAH , LLC  
1031 WEST MORSE BLVD  
STE 240  
WINTER PARK, FL 32789

PRITCHARD MATTHEW  
9 STEMSON WAY  
PORT WENTWORTH, GA 31407

REDBROOK MANOR LLC  
120 COMMERCE CT  
POOLER, GA 31322

RICE SHAUNA N  
10 STEMSON WAY  
PT WENTWORTH, GA 31407

RILEY-HOWLETT SANDRA E  
62 TRANSOM ROAD  
PORT WENTWORTH, GA 31407

ROBERTS KAYLA  
18 TRANSOM ROAD  
PORT WENTWORTH, GA 31407

SAVANNAH ECONOMIC DEVELOPMENT  
906 DRAYTON STREET  
SAVANNAH, GA 31401

SAYLER KENNETH JAMES & LORENA, Y  
1865 DENTRO DE LOMAS RD  
BONSALL, CA 92003

SCHOFIELD ZACHARY SCOTT  
417 WHITAKER STREET  
SAVANNAH, GA 31401

SCHOFIELD ZACHARY  
5488 SADDLER LN  
WOODBIDGE, VA 22193

SEAGATE BLUFF LLC  
120 COMMERCE CT  
POOLER, GA 31322

SHORT NAKIA A  
36 TILLER WY  
PT WENTWORTH, GA 31407

SIMMONS TAMISHA L  
64 TRANSOM RD  
PORT WENTWORTH, GA 31407

SOUTHERN WOOD COMPANY, LLC  
118 PIPEMAKERS CIRCLE, SUITE 100  
POOLER, GA 31322

SPARKS SHENGHUA  
412 E MCDONOUGH ST  
SAVANNAH, GA 31401

STARLING ERNESTINE M.  
318 LAUREL OAK LANE  
SAVANNAH, GA 31404

STEELE CHRISTOPHER D  
1 STEMSON WAY  
PORT WENTWORTH, GA 31407

STEPHENS JR JAMES E, STEPHENS KIM  
14 STEMSON WAY  
PORT WENTWORTH, GA 31407

SULLIVAN ASHLEY  
58 TRANSOM RD  
PORT WENTWORTH, GA 31407

THOMAS CHIQUIA M.  
9 GALLEY LN.  
PORT WENTWORTH, GA 31407

THOMPSON CHE J  
34 TILLER WY  
PT WENTWORTH, GA 31407

VIERS & HUGHES TERESA & KAREN A\*  
22 TILLER WAY  
PORT WENTWORTH, GA 31407

WEBBER MORGHAN, WEBBER ANTONIO  
48 TRANSOM ROAD  
PORT WENTWORTH, GA 31407

WESTOVER BLUFF LLC  
106 RIVERBROOK CIRCLE  
SAVANNAH, GA 31404

WILLIAMS DESTINY LAUTRELLE  
119 BEARING CIRCLE  
PORT WENTWORTH, GA 31407

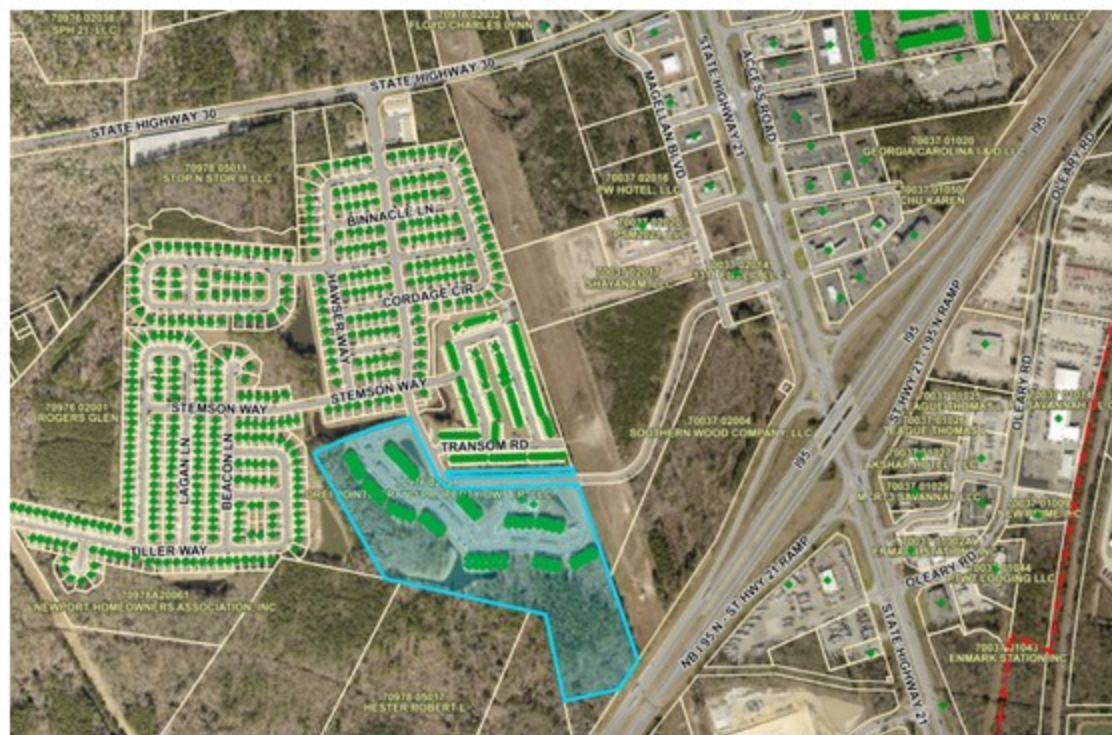
WILSON KENISHA E  
24 TILLER WAY  
PORT WENTWORTH, GA 31407

WINDSOR GARDENS LLC  
120 COMMERCE CT  
POOLER, GA 31322

WOOD ANAGEN DUMANDAN  
36 TRANSOM RD  
PT WENTWORTH, GA 31407

WORTHINGTON MEGAN  
28 TRANSOM ROAD  
PORT WENTWORTH, GA 31407

WRIGHT RONNELL ARKEEM  
25-B NEWPORT BLVD  
SAVANNAH, GA 31408







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

Meeting: 09/18/25  
Department: Development Services  
Category: Ordinance  
Prepared By: Katie Dunnigan  
Department Head: Katie Dunnigan

**SCHEDULED**

**AGENDA ITEM (ID )**

**DOC ID:**

**The Planning Commission recommends the approval of a Zoning Map Amendment Application submitted by the City of Port Wentworth, requesting to rezone 31 acres from R-4 to R-5, for the purpose of land use conformance. PIN # 70907 01003, located in the 1st Council District, at 7450 Highway 21.**

**Issue/Item:** A Zoning Map Amendment Application has been submitted by the City of Port Wentworth, requesting to rezone 31 acres from R-4 to R-5, for the purpose of land use conformance. PIN # 70907 01003, located in the 1st Council District, at 7450 Highway 21

- **PUBLIC HEARING**

**Background:**

- The City of Port Wentworth seeks to bring existing operations of an Apartment Complex in to zoning compliance.
- The existing Wentworth Park apartment community is within the R-4 zoning district which does not include multi-family residential as a permitted use.
- Pursuant to the City of Port Wentworth Code of Ordinances, Zoning Ordinances, Article 3, Section 3.30, Multifamily Residential use is limited to the R-5 zoning district.
- The Future Land Use Map identifies this parcel as being in the Residential use category.

**Facts and Finding:** Recommendations:

Staff recommends the approval of the request to rezone 31 acres from R-4 to R-5. At the September 2, 2025 meeting, the Planning Commission voted to recommend approval.

**Funding:** N/A

**Recommendation:**

# RE-ZONING, VARIANCES, AND SPECIAL USE PERMIT APPLICATION



## Applicant Information:

Name City of Port Wentworth  
Phone 912-999-2084 Email: KDunnigan@portwentworthga.gov  
Mailing Address 7224 Hwy 21, Port Wentworth, GA 31407

## Property Information:

Site Address 7450 Hwy 21  
Pin/ Parcel # 20907 01003  
Total Acreage/ Square Feet 31 acres

## Description of Project Rezone from R-4 to R-5

Existing apartment community - Wentworth Park  
R-5 zoning is needed for compliance with  
Contemporary zoning ordinances.

## Explanation of Variance Request

No variance requested

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**Applicant Name/Title** Omar Senati-Martinez, Deputy City Manager

**Authorized City Official Signature:** *Omar Senati-Martinez*

ALVIAREZ DULCE LEONOR CARRENO, (
18 TREADWAY STREET
PORT WENTWORTH, GA 31407

ANDERSON KAREN F
PO BOX 15353
SAVANNAH, GA 31416

BEP RICE HOPE LLC
100 LAKESIDE BLVD
PORT WENTWORTH, GA 31407

BRUNSON JAMES S & CINDY
5 TREADWAY ST
SAVANNAH, GA 31407

BRYANT RICHARD
40 COTTINGHAM WAY
POOLER, GA 31322

CHISHOLM PAMELA R
19 TREADWAY ST
PORT WENTWORTH, GA 31407

EDGE MELISSA G
102 RILEY CT
SPRINGFIELD, GA 31329

FIELDSTONE GROUP LLC
204 WILEY BOTTOM RD
SAVANNAH, GA 31411

GALLETTA SR JOHN LANGDON L/T
15 TREADWAY ST
PORT WENTWORTH, GA 31407

GOVEA RAUL HUERTA
6 TREADWAY ST
PORT WENTWORTH, GA 31407

GRAHAM GREGORY, GRAHAM STAYCEI
112 BLACK CREEK ROAD
PORT WENTWORTH, GA 31407

GRANT MICHAEL
14 TREADWAY ST
PT WENTWORTH, GA 31407

HARDEN & REED PRISCILLA INDV &ANC
7411 US HWY 21
PORT WENTWORTH, GA 31407

HARDEN JOHN L & PRISCILLA HAWL
7411 HWY 21
PORT WENTWORTH, GA 31407

HEATH JAMES, BRITTANY DANIELLE BA
6 PONDEROSA DR
PORT WENTWORTH, GA 31407

HICKS ALEXANDER III
7425 HIGHWAY 21
PORT WENTWORTH, GA 31407

HICKS ALEXANDER
7425 HWY 21
PORT WENTWORTH, GA 31407

HICKS VIOLA ET AL\*
8613 GATESHEAD ROAD \*
ALEXANDRIA, VA 22309

HOLT TIMOTHY G
16 TREADWAY
PT WENTWORTH, GA 31407

JACKSON BOSTICK
362 SAUSSY RD
SAVANNAH, GA 31407

JAMES CATHLEEN DAWN
22 PONDEROSA DRIVE
PORT WENTWORTH, GA 31407

JOHNSON DEVENEY A
22 TREADWAY ST
PORT WENTWORTH, GA 31407

JOHNSTON RANDY D & TONI S
12 TREADWAY ST
SAVANNAH, GA 31407

LANDING DAVID
3072 GOLDEN POND BLVD
ORANGE PARK, FL 32073

MACK EVON
216 BLACK CREEK RD
PORT WENTWORTH, GA 31407

MAMIE JEAN W WOODLIEF IRREVOCAE
205 PROVIDENCE DR
SAVANNAH, GA 31407

MCREAL LLC
200 LITTLE MCCALL RD
GUYTON, GA 31312

MOORE LORRI A
20 PONDEROSA DR
PORT WENTWORTH, GA 31407

MORANT SAIVON TRESHAUN
204 TREADWAY STREET
PORT WENTWORTH, GA 31407

MORGAN JANICE L
203 PROVIDENCE DR
PORT WENTWORTH, GA 31407

MOSS REALTY & INVESTMENT INC  
412 CLIFF DRIVE  
POOLER, GA 31322

NISBETH DANOVA  
2800 CAPITAL STREET  
PORT WENTWORTH, GA 31407

OSWELL CHERYL A  
4 PONDEROSA DR  
SAVANNAH, GA 31407

OTTO JAMES PAUL  
322 CONAWAY RD  
BLOOMINGDALE, GA 31302

PORT WENTWORTH APARTMENT RESII  
1545 PEACHTREE STREET NE  
SUITE 245  
ATLANTA, GA 30303

PORT WENTWORTH SFR LLC  
100 LAKESIDE BLVD  
PORT WENTWORTH, GA 31407

RANDERWALA ROSHNI  
112 PARKSIDE BLVD  
PORT WENTWORTH, GA 31407

REARDON MATTHEW DAVID, REARDON  
4 TREADWAY STREET  
PORT WENTWORTH, GA 31407

RICHMOND BAPTIST CHURCH  
7351 GA HWY. 21  
PORT WENTWORTH, GA 31407

RICHMOND BAPTIST CHURCH  
7351 GEORGIA HIGHWAY 21  
PORT WENTWORTH, GA 31407

RODRIGUEZ RAUL  
17 TREADWAY ST  
PORT WENTWORTH, GA 31407

SCRUGGS NICHOLE L.  
24 PONDEROSA DRIVE  
PORT WENTWORTH, GA 31407

SECOND STREET HOLDINGS SAVANNA  
P.O. BOX 16134  
SAVANNAH, GA 31416

SIMMONS MARY  
PO BOX 1705  
SAVANNAH, GA 31402

SMITH MARK LEMUEL & DEBRA L\*  
9 TREADWAY ST  
PORT WENTWORTH, GA 31407

SPH 21, LLC  
6 CONCOURSE PARKWAY, SUITE 200  
ATLANTA, GA 30328

TABERNACLE OF FAITH MISSIONARY, B  
726 W 9TH ST  
RINCON, GA 31326

THORNTON MICHAEL JAMES PERRY, TI  
11 TREADWAY STREET  
PORT WENTWORTH, GA 31407

WOODARD & DEMPSEY RONALD & LOF  
105 SHUFF DR # \*  
RED LION, PA 17356

WRIGHT DEBORAH  
2 TREADWAY ST  
PORT WENTWORTH, GA 31407







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

Meeting: 09/18/25  
Department: Development Services  
Category: Ordinance  
Prepared By: Katie Dunnigan  
Department Head: Katie Dunnigan

**SCHEDULED**

**AGENDA ITEM (ID )**

DOC ID:

**The Planning Commission recommends the approval of a Zoning Map Amendment Application has been submitted by the City of Port Wentworth, requesting to rezone .4 acres from R-4 to C-1, for the purpose of land use conformance. PIN # 70010 04002 & 70010 04002L, located in the 4th Council District, at 3 Birkenhead St.**

**Issue/Item:** A Zoning Map Amendment Application has been submitted by the City of Port Wentworth, requesting to rezone .4 acres from R-4 to C-1, for the purpose of land use conformance. PIN # 70010 04002 & 70010 04002L, located in the 4th Council District, at 3 Birkenhead St.

- **PUBLIC HEARING**

**Background:**

- The City of Port Wentworth seeks to bring existing operations of an inflatable rentals operation in to zoning compliance.
- The description of use for inflatable rentals best falls under General Offices and Services, which is not permitted in the Mixed Residential zoning district.
- Pursuant to the City of Port Wentworth Code of Ordinances, Zoning Ordinances, Article 4, Section 4.30, General Offices and Services are permitted uses within the C-1 zoning district.
- The Future Land Use Map identifies this parcel as being in the Mixed Use category, in which C-1 is a listed zoning district.
- An application for PIN# 70010 04002 was heard at the May 5, 2025 Planning Commission meeting, no action was taken.

**Facts and Finding: Recommendations:**

Staff recommends approval off the request to rezone .4 acres from R-4 to C-1. At the September 2, 2025 meeting, the Planning Commission voted to recommend approval.

**Funding:** N/A

**Recommendation:**

# RE-ZONING, VARIANCES, AND SPECIAL USE PERMIT APPLICATION



## Applicant Information:

Name City of Port Wentworth  
Phone 912-999-2084 Email: KDunnigan@portwentworthga.gov  
Mailing Address 7224 Hwy 21, Port Wentworth, GA 31407

## Property Information:

Site Address Birkenhead Street  
Pin/ Parcel # 76010 04002 + 76010 04003L  
Total Acreage/ Square Feet .4 acres

Description of Project Rezone from R-4 to C-1

Existing commercial use (inflatable rentals) is incompatible with Mixed Residential zoning. Property requires C-1 zoning to conform with contemporary zoning ordinances.


## Explanation of Variance Request

No variance requested.

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**Applicant Name/Title** Omar Senati-Martinez, Deputy City Manager

**Authorized City Official Signature:** 

BELMONT GATE LLC  
120 COMMERCE CT  
POOLER, GA 31322

BLUE MOUNTAIN HOLDINGS, LLC  
8375 SW BEAVERTON HILLSDALE HWY  
PORTLAND, OR 97225

CATES PAUL  
PO BOX 7601  
SAVANNAH, GA 31418

DSI REALTY COMPANY II LLC  
1 BIRKENHEAD RD  
PORT WENTWORTH, GA 31407

GRIESEMER MARK O.  
6 DIXIE STREET  
PORT WENTWORTH, GA 31407

HARLEY LESLIE R  
P O BOX 8755  
SAVANNAH, GA 31412

JOHNSON DUANE  
PO BOX 1294  
SAVANNAH, GA 31407

LEE JUDITH DIANNE  
PO BOX 4084  
PT WENTWORTH, GA 31407

LEONARD JOHN  
PO BOX 235  
POOLER, GA 31322

LTB FRAZIER PROPERTIES LLC  
7281 KELTER DRIVE  
WEST CHESTER, OH 45069

NORFOLK SOUTHERN COPR, TAXATION  
650 WEST PEACHTREE STREET NW  
ATLANTA, GA 30308

OWENS SIEGLINDE & JOSEPH N\*  
8 DIXIE ST  
PT WENTWORTH, GA 31407

PORT WENTWORTH CITY OF  
7224 GA HIGHWAY 21  
PORT WENTWORTH, GA 31407

SOUTHERN REGION INDUSTRIAL REAL  
650 W PEACHTREE ST NW  
ATLANTA, GA 30308

SOUTHERN REGION INDUSTRIAL REAL  
650 W PEACHTREE ST., NW  
ATLANTA, GA 30308

WALTER ROSS MINISTRIES INC  
844 SAGEWOOD DR  
HINESVILLE, GA 31313

ZAMORA VALERIE L  
111 CANTYRE ST  
PORT WENTWORTH, GA 31407

ZAMORA VALERIE L  
111 CANTYRE STREET  
PORT WENTWORTH, GA 31407

ZAMORA VALERIE LYNN  
111 CANTYRE STREET  
PORT WENTWORTH, GA 31407







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

Meeting: 09/18/25  
Department: Administration  
Category: Agreement  
Prepared By: Zahnay Smoak  
Department Head:

**SCHEDULED**

**AGENDA ITEM (ID )**

DOC ID:

**Tax Commissioner Intergovernmental Agreement**

**Issue/Item:**

Intergovernmental Agreement

**Background:**

Chatham County has provided property tax billing and collection services for the city of Port Wentworth in accordance with Georgia State Law.

OCGA 48-5-359.1. Contract with county tax commissioner to assess and collect municipal taxes and prepare tax digest.

The Intergovernmental Agreement presented formalizes this service and provides service and billing clarity in accordance with § 48-5-359.1 (a)(2)(B).

**Facts and Finding:**

1. These services have been provided for and billed by Chatham County Tax Commissioner.
2. The services have been paid for in full by the City of Port Wentworth.
3. There is no fee increase for this service.

**Funding:** Provided for in the FY26 Operating Budget – No additional Impact.

**Recommendation:** Approve

STATE OF GEORGIA

COUNTY OF CHATHAM

**INTERGOVERNMENTAL AGREEMENT AND CONTRACT**

This Intergovernmental Agreement is made and entered into on the day written below on said signature page by and between City of Port Wentworth, Georgia, (hereinafter referred to as "City"), Chatham County, a political subdivision of the State of Georgia, (hereinafter referred to as "County") said parties being collectively referred to as "Parties."

**WITNESSETH**

**WHEREAS**, City desires to enter into a contract with the County to oversee and provide the collection of tax monies on behalf of the City; and

**WHEREAS**, O.C.G.A. §48-5-359.1 (a)(2)(B) provides that the City may contract with the County for the Tax Commissioner, to prepare the tax digest for the City, to assess and collect municipal taxes in the same manner as county taxes, and for the purpose of collecting such municipal taxes, to invoke any remedy permitted for the collection of municipal taxes; and

**WHEREAS**, the County, desires to assist the City in the collection of taxes to allow for a more efficient tax collection process; and

**WHEREAS**, entering into this Agreement would benefit the tax payers of the City and would result in less expenditures by the City for purposes of tax collections and would assist the County in efficiencies of its operation.

**NOW, THEREFORE**, the County and the City enter into this Agreement in consideration of the mutual covenants herein set forth and other good and valuable consideration as is more particularly agreed as follows:

1.

Upon the millage rate being set each year by the City, the Tax Commissioner shall prepare the tax digest for the City, based upon the millage rate as fixed and determined by the governing body of the City, levy, assess and collect all taxes for the City in the same manner as taxes for the County are levied, assessed, and collected, apply and invoke any remedies, methods, and procedures authorized or permitted by law for collection of City taxes, account for and remit to City all taxes collected in a reasonable and timely manner after the date of collection, oversee all City tax collection, billing, delinquent collections, and all other matters regarding the collection of City taxes, and perform such supervisory duties as required in connection with this Agreement of even date herewith between the County and the City regarding the collection of City taxes.

2.

In consideration of the County's assistance, and the additional tax collection, supervision, duties, and obligations in addition to the duties of the Tax Commissioner's office required by law, the City shall pay the County \$4.00 for each parcel of real estate or bill of personalty issued by the Tax Commissioner. The Parties agree the per parcel amount is the substantially approximate cost for the County to provide services related to the collection of City taxes.

3.

The County shall ensure the following reports are prepared and timely submitted to the City:

(a) TO BE FURNISHED ANNUALLY:

- (i) Preliminary tax digest totals; and
- (ii) Exempt list by name;

(b) TO BE FURNISHED MONTHLY (BREAKDOWN BY CATEGORY OF TAX MONEY COLLECTED BY TAX YEAR FOR):

- (i) Revenue disbursement by authority report which will contain a listing of the funds collected, interest and refunds; and a recap sheet listing the breakdown of funds distributed.

4.

As part of this Agreement, the County shall accept all Homestead applications for and on behalf of the City.

5.

All payments required by the above paragraph two (2) shall be paid by the City on or before September 15, 2025, for the purposes of collecting 2025 City taxes. Subsequent payments shall be paid on or before September 15, 2026, for purposes of collecting 2026 City taxes, and on said date of each successive year in which this Contract remains in force.

6.

This Agreement shall commence upon the signatures of all parties and shall remain in effect until December 31, 2025. However, this Agreement shall be automatically renewed on an annual basis unless any of the Parties wishes to terminate this Agreement. Any Party desiring to terminate this Agreement must notify the other Party not less than sixty (60) days prior to December 31, 2025, or any subsequent year in which the contract is in effect. Such written notices shall be mailed, Certified Mail, Return Receipt Requested, to the following:

As to the City of Port Wentworth:  
Gary Norton  
Mayor  
7224 GA Highway 21  
Port Wentworth, GA 31407

As to Chatham County:  
Chester Ellis, Chairman  
Chatham County Board of Commissioners  
Post Office Box 8161  
Savannah, GA 31412

6.

It is the intention of the Parties that the laws of Georgia shall govern the validity of this Agreement, the construction of its terms and the interpretation of the rights or duties of the Parties.

7.

In the event any provision or portion of this Agreement is held by any court of competent jurisdiction to be invalid or unenforceable, such holding shall not affect the remainder hereof and the remaining provisions shall continue in full force and effect to the same extent as would have been the case had such invalid or unenforceable provision or portion had never been a part hereof.

8.

On and after the date of this Agreement, all parties shall, at the request of the other, make, execute, and deliver or obtain delivery all instruments and documents and shall do or cause to be done all such other things which either party may reasonably require to effectuate the provisions and intentions of this Agreement.

9.

Time is and shall be of the essence of this Agreement.

10.

The Parties signing this Agreement hereby state that they have the authority to bind the entity on whose behalf they are signing.

11.

This Agreement supersedes all prior discussions and agreements between the parties. This Agreement contains the sole and entire understanding between the parties with respect to the transactions contemplated by this Agreement and all promises, inducements, offers, solicitations, agreements, representations and warranties heretofore made between the parties, if any, are merged into this Agreement. This Agreement shall not be modified or amended except by written instrument executed by or on behalf of the parties in the same manner in which this Agreement is executed.

12.

This Agreement shall be binding upon the parties hereto unless otherwise terminated in accordance with this Agreement. Should the City elect to terminate this Agreement during a calendar year, and if the Tax/Billing and/or Collection process for the calendar year has started, the County shall be entitled to receive compensation as contemplated for that calendar year with the City having no additional obligation thereafter.

13.

Words of any gender used in this Agreement shall be held and construed to include any other gender, and words of a singular number shall be held to include the plural, and vice-versa, unless the context requires otherwise.

14.

Each and every exhibit referenced to or otherwise mentioned in this Agreement is attached to this Agreement and is and shall be construed to be made a part of this Agreement by such reference or other mention at each point at which such reference or other mention occurs, in the same manner and with the same effect as if each exhibit were set forth in full at length every time it is referred to or otherwise mentioned.

15.

All references to paragraphs or subparagraphs shall be deemed to refer to the appropriate paragraphs or subparagraphs of this Agreement. Unless otherwise specified in this Agreement, the terms "herein", "hereof", "hereinafter", "hereunder" and other terms of like or similar import, shall be deemed to refer to this Agreement, as a whole, and not to any particular paragraph or subparagraph hereof:

16.

Except as expressly limited by the terms of this Agreement, all rights, powers and privileges conferred hereunder shall be cumulative and not restrictive of those provided at law or in equity.

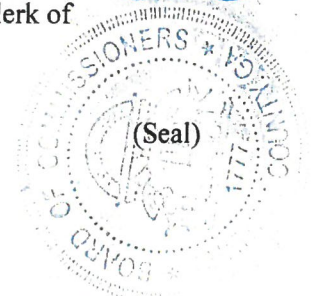
This \_\_\_\_\_ day of \_\_\_\_\_, 2025

[SIGNATURE PAGE FOLLOWS:]

CHATHAM COUNTY, GEORGIA

By: *Chester A. Ellis*  
Chester A. Ellis, Chairman

Attest: *Janice E. Bocook*  
Janice Bocook, Clerk of  
Commission



MAYOR AND COUNCIL OF THE  
CITY OF PORT WENTWORTH,  
GEORGIA

By: \_\_\_\_\_  
Gary Norton, Mayor

Attest: \_\_\_\_\_  
Clerk of Council

(Seal)



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

Meeting: 09/18/25  
Department: Administration  
Category: Agreement  
Prepared By: Zahnay Smoak  
Department Head:

**SCHEDULED**

**AGENDA ITEM (ID )**

DOC ID:

**Contractor Awarded – Fields, Concession, Bleachers and Team Room Facilities**

**Issue/Item:** Anchor Park Phase 2 addresses the need for expanded recreational infrastructure through the construction of football and soccer fields, team rooms, concessions, and lighting. This phase aims to increase community access to organized sports, improve facility quality, and support long-term growth in youth and adult athletic participation.

**Background:** The City of Port Wentworth’s leadership has expressed strong enthusiasm for advancing Anchor Park Phase 2 as part of the broader vision for the Anchor Park Sports Complex. Building on the momentum of Phase 1, which established the foundation for a premier regional destination, city officials view the addition of football and soccer fields, team rooms, concessions, and lighting as a vital next step in expanding recreational opportunities. Leaders have emphasized that this project reflects a commitment to meeting community needs, strengthening youth development, and positioning Port Wentworth as a hub for sports and family-oriented activities. By investing in these facilities, the city is not only improving quality of life for residents but also enhancing its ability to host larger tournaments and events that will generate economic and social benefits for the community.

**Facts and Finding:** [Intentionally Left Blank for GC Selection]

**Funding:** [Intentionally Left Blank for GC Selection]

**Recommendation:** Approve



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

Meeting: 09/18/25  
Department: Administration  
Category: Presentation  
Prepared By: Zahnay Smoak  
Department Head:

**SCHEDULED**

**AGENDA ITEM (ID )**

DOC ID:

**Budget Amendment For The Years Ending 6/30/2025**

**Issue/Item:** Budget Amendment For The Years Ending 6/30/2025

**Background:**

The City approved the FY 25 budget on June 20, 2024. Since the adoption of the authorized budget adjustments to various fund revenue and expenditure accounts are required as detailed at the close of the Fiscal Year:

1. Fund 100: Expansion of City Hall, roll forward unexpended encumbered fund balance of \$925,438.
2. Fund 100: Construction of Fire Headquarters, roll forward unexpended encumbered fund balance of \$801,630.
3. Fund 100: LMIG/LRA FY24 and FY25 Grant funds roll forward unexpended encumbered fund balance of \$444,823 in GDOT funds and \$46,207 local share match totaling \$491,029.
4. Fund 100: Park related Revenue Bonds and related expenses roll forward unexpended fund balance \$8.4 million which includes bond debt service.
5. Fund 210: Confiscated Assets in the amount of \$14,763 refund of seized monies as agreed to on 5/29/2025 relating to an arrest 12/12/2021.
6. Fund 275: Hotel Motel Sales Tax Revenue and Expense budget increased by \$80,014.25 in revenue and expense distribution, new total \$2,213,347.25. Roll forward unexpended expense distribution of \$807,070.67.

**Facts and Finding:**

- a. City Hall Construction expansion costs were projected to be completed in FY25, and this authorizes that the unexpended funds to be completed in FY26.
- b. Fire Department Construction Costs were projected to be completed in FY25, and this authorizes that the unexpended funds to be used to complete projected in FY26 and all remaining funds will be used to offset loan debt service in FY26.
- c. FY24 and FY25 GDOT LMIG/LRA grant funds were projected to be completed in FY25 and planned for use in FY26.
- d. FY 25 Anchor Park Revenue Bond borrowing and related unexpended funds planned for use in FY26.
- e. Confiscated Asset refund as required by the Court.
- f. Hotel Motel Sales Tax Revenue Collected was higher than projected.

**Funding:**

1. Authorizes the use of previously approved funds unexpended in FY25 and encumbered for multi-year funding through the end of FY26.
2. Authorizes the use of Confiscated Assets in FY25.
3. Authorizes the increase in Hotel Motel Tax Revenue and related distributions in FY25.

**Recommendation:** Approve