



**CITY OF PORT WENTWORTH**  
**CITY COUNCIL**  
**FEBRUARY 19, 2026**

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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. ROLL CALL - CLERK OF COUNCIL**
- 3. PRAYER AND PLEDGE OF ALLEGIANCE**
- 4. APPROVAL OF AGENDA**
- 5. RECOGNITION OF SPECIAL GUESTS & ELECTIONS and APPOINTMENTS**
  - A. NLC Leadership Appointments Recognition- Mayor Pro-Tem Gabrielle Nelson**
    - Small Cities Council
    - Youth, Education, and Families Council
    - Finance, Administration, and Intergovernmental Relations Federal Advocacy Committee
    - Race, Equity, and Leadership Council
  - B. Port Wentworth Police Department-Employee Recognition**
  - C. Port Wentworth Youth Council Proclamation & Recognition**
- 6. COMMUNICATIONS & PETITIONS**
  - A. Black History Month Proclamation**
  - B. American Heart Month Proclamation**
  - C. City Manager Update**
- 7. PUBLIC COMMENTS - REGISTERED SPEAKERS**
- 8. ADOPTION OF MINUTES**
  - A. Regular Council Meeting Minutes - January 15, 2026**
  - B. Special Called Meeting Minutes - February 2, 2026**
- 9. CONSENT AGENDA**
- 10. UNFINISHED BUSINESS**
  - A. Consideration of the 2nd Reading for a Zoning Map Amendment Application, submitted by Timothy Jones, requesting to rezone 2.52 acres from R-1 to C-1, to allow for general office use. PIN # 70978 04001B, located in the 3rd Council District, at 630 Meinhard Road.**
- 11. NEW BUSINESS**

- A. A transfer of property between the City of Port Wentworth, and the Port Wentworth Development Authority (PWDA).

## **12. EXECUTIVE SESSION**

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

## **13. ADJOURNMENT**



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

Meeting: 02/19/26  
Department: Development Services  
Category: Ordinance  
Prepared By: Katie Dunnigan  
Department Head: Katie Dunnigan

**SCHEDULED**

**AGENDA ITEM (ID )**

DOC ID:

**Consideration of the 2nd Reading for a Zoning Map Amendment Application, submitted by Timothy Jones, requesting to rezone 2.52 acres from R-1 to C-1, to allow for general office use. PIN # 70978 04001B, located in the 3rd Council District, at 630 Meinhard Road.**

**Issue/Item:** A Zoning Map Amendment Application has been submitted by Timothy Jones, requesting to rezone 2.52 acres from R-1 to C-1, to allow for general office use. PIN # 70978 04001B, located in the 3rd Council District, at 630 Meinhard Road.

**Background:**

- The applicant requests C-1 zoning to convert an existing dwelling in to a leased office space.
- The proposed occupant/tenant would not have customers on site.
- The C-1 zoning district is described in Section 4.20.A of the City of Port Wentworth Code of Ordinances, Zoning Ordinances as: *"This district is intended to encourage and accommodate a walkable downtown area with storefronts on the ground story and upper story residential, local market retail, personal services, restaurants, entertainment, offices, and professional services. Characteristics of uses and land in C-1 include daytime and early evening operations, smaller-scale and mixed-use buildings, sidewalk sales, and on-street parking."*. Any future use would need to adhere to both the district intention as well as the Table 4.30.
- Neighboring property to the northwest is a railway, properties to the south are within the R-1 zoning district, the property to the west is zoned R-1 with a variance to operate a Contractor Facility.

**Facts and Finding:**

- The Future Land Use Map identifies this parcel as Mixed Use, which favors commercial uses "...lower intensity services and retail".
- The property is a walkable distance from Anchor Park and future R-5 development.
- No site improvement or expansion is proposed at this time.
- At the January 5, 2026 meeting, the Planning Commission voted to recommend approval, with conditions, of this application.

Staff Recommendations

The following conditions are recommended with approval:

1. Verification of the removal of the mobile home on site shall be conducted prior to approval of an Occupational Tax Certificate.

**Funding:** N/A

**Recommendation:**

APPLICATION TO AMEND THE ZONING MAP OF PORT WENTWORTH, GEORGIA

Applicant: Timothy Jones Phone # 912-433-0734

Mailing Address: PO Box 39 Pooler GA 31322

Property Owner: PTS, LLC Phone # 912-433-0734  
912-323-4006

Use back if more than one owner

Owner Address: 630 Weinhart Rd, Pt Went Worth GA 31907

PIN #(s): 70978 04001B # of Acres 2.52

Zoning Classification: Present R3 Requested C1

Use of Property: Present Residence Requested Office

\_\_\_\_\_ If the requested change is to extend an existing adjacent zoning district to include this property, explain below why the proposed change should be made.

X If the requested change is not to extend an adjacent zoning district, explain below why this property should be placed in a different zoning district than all adjoining properties. (How does it differ from adjoining properties and why should it be subject to different restrictions than those applying to adjoining properties?)

The proposed rezoning aligns with the City's future land use plans and supports the planned growth of the area. The property proximity to the new Park makes it an ideal location for low impact commercial use that will serve the residents and ensure a cohesive development and complement ongoing public and private investments.

**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 25 day of November, 2025

Rayanne Lee Hammond  
Notary Public



[Signature]  
Signature of Applicant

**DISCLOSURE OF CAMPAIGN CONTRIBUTIONS**

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

Reference: Application filed on December 2, 202025, to rezone real property described as follows:

630 Meinhard Rd, Port Wentworth GA 31407

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.

No Contributions made

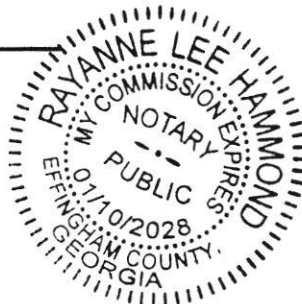
I hereby depose and say that all statements herein are true, correct and complete to the best of my knowledge and belief.

Sworn to and subscribed before me this 25 day of November, 2025.



Signature of Applicant

Rayanne Lee Hammond  
Notary Public



**DISCLOSURE OF FINANCIAL INTERESTS**

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

Reference: Application filed on December 2, 202025, to rezone real property described as follows: 630 Meinhard Rd from Residential to C1

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

n/a

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:

n/a

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:

n/a

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 25 day of November, 2025



Signature of Official

  
Notary Public



## 630 Meinhard Adjacent Property Owners

Name	Property Address	Mailing Address	PIN
Jules Paderewski	502 Meinhard Rd	21 Montgomery St, Savannah Ga 31401	70978 05006
WCE Enterterprises LLC	640 Meinhard Rd	640 Meinhard Rd, Savannah Ga 31407	70978 04001
Sylvia Eargle	639 Meinhard Rd	639 Meinhard Rd, Savannah Ga 31407	70978 01004
John David Mixon	635 Meinhard Rd	635 Meinhard Rd, Savannah Ga 31407	70978 01003
Ronald and Connie Brown	631 Meinhard Rd	631 Meinhard Rd, Savannah Ga 31407	70978 01002
William Elkins	121 Meinhard Rd	611 Meinhard Rd, Savannah Ga 31407	70978 01018

PG 9-P/103

NORTH



EDWIN B. KELLER  
P. B. H. P. 306

4.15 AC

323.0'

2.52 AC



N60°00'W

MONTEITH COUNTY ROAD

359.22'

60' R/W

659.78'



ADY  
PBB

9P-103 H

PROPERTY SURVEY  
FOR  
WILLIAM M. & MARGARET  
BOLTON  
LOCATION: AREA KNOWN AS  
MEINHARDT, 8TH G.M.D.  
CHATHAM COUNTY, GA.



SCALE 1" = 100'  
DATE: DEC. 9, 1987  
BY: *W. E. Poythress* 1987  
WARREN E. POYTHRESS  
EQUIPT. LIETZ SOMJE  
FIELD EOC 1/38,659  
ANG. " 257PT  
PLAY EOC 1/144,535  
COMPASS RULE  
CMS Concrete Mod. Set  
IPF Iron Pipe Found

SOUTHERN  
RAILROAD

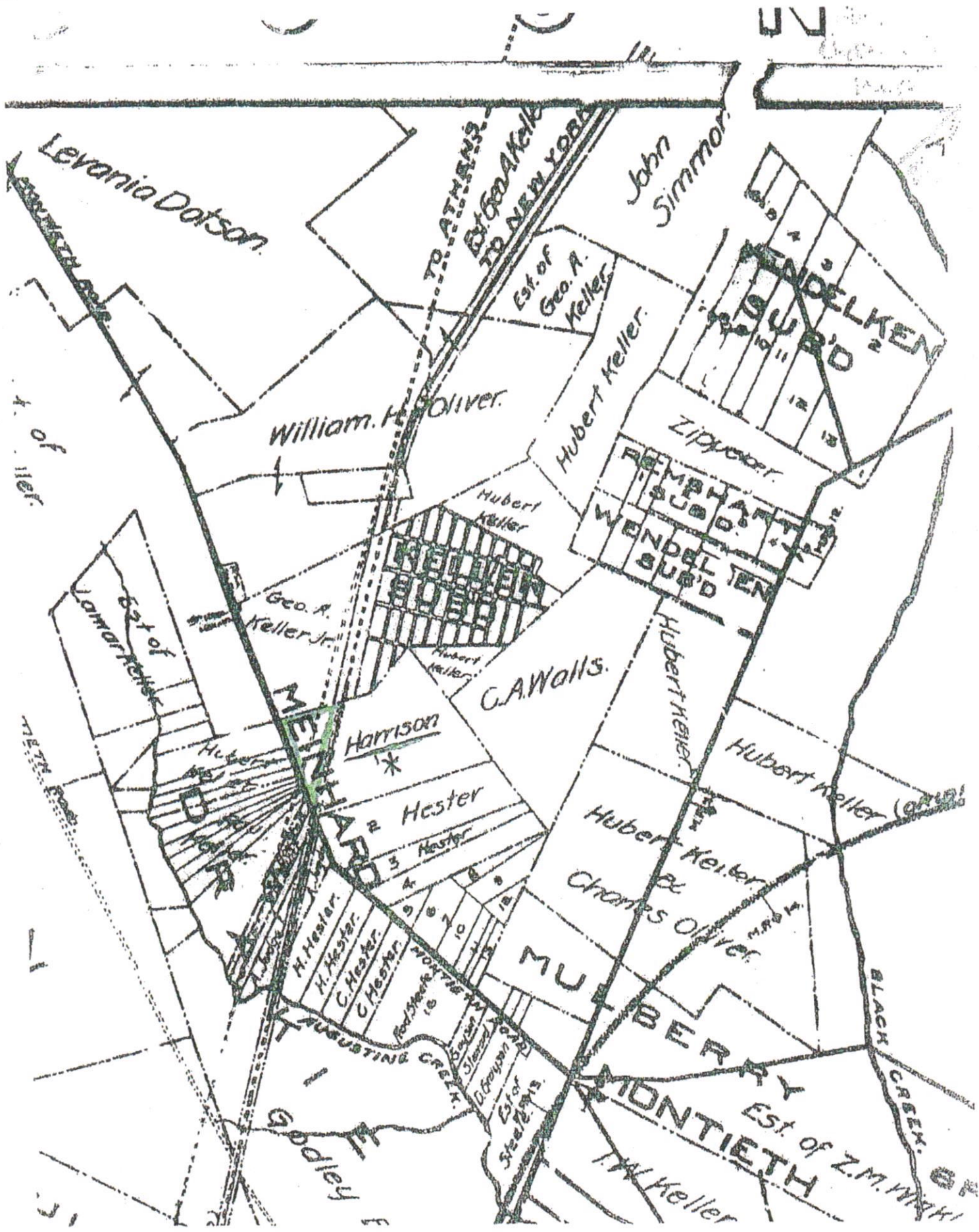
200' R/W

S23°26'58"E

(394.0)

N 34°15'E

6





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

Meeting: 02/19/26  
Department: Administration  
Category: Agreement  
Prepared By: Katie Dunnigan  
Department Head: James Touchton

**SCHEDULED**

**AGENDA ITEM (ID )**

DOC ID:

**A transfer of property between the City of Port Wentworth, and the Port Wentworth Development Authority (PWDA).**

**Issue/Item:** A transfer of property between the City of Port Wentworth, the Port Wentworth Development Authority (PWDA).

**Background:**

The City of Port Wentworth is developing a 150-acre sports and entertainment park, which has begun to cast a halo effect on the surrounding properties adjacent to the City and inside the park. The PWDA is pursuing a partnership for a proposed medical facility and surgical center within Anchor Park.

The location of the development is a 3.3-acre in the central portion of Anchor Park, PIN# 70978 05023, identified as "Parcel C" in the attached exhibit.

**Facts and Finding:**

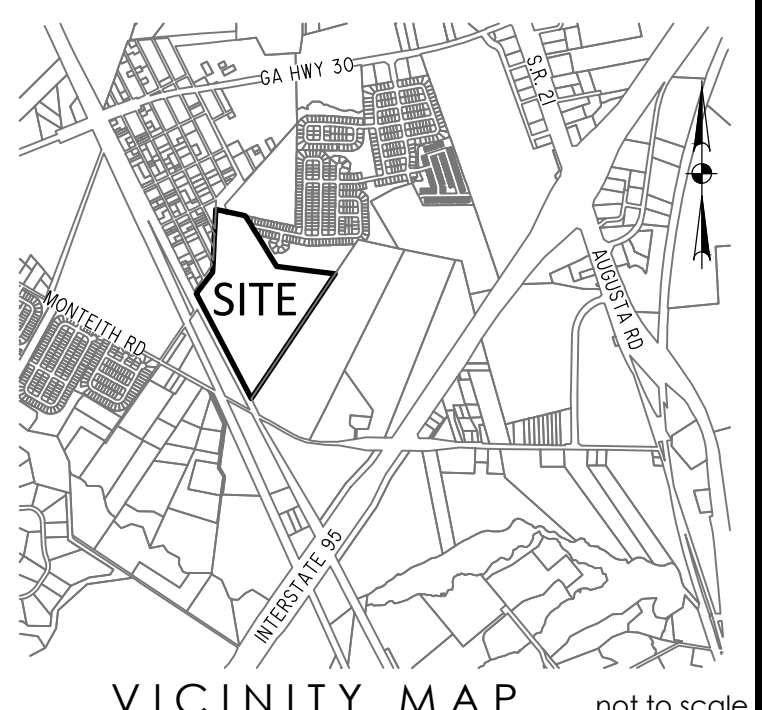
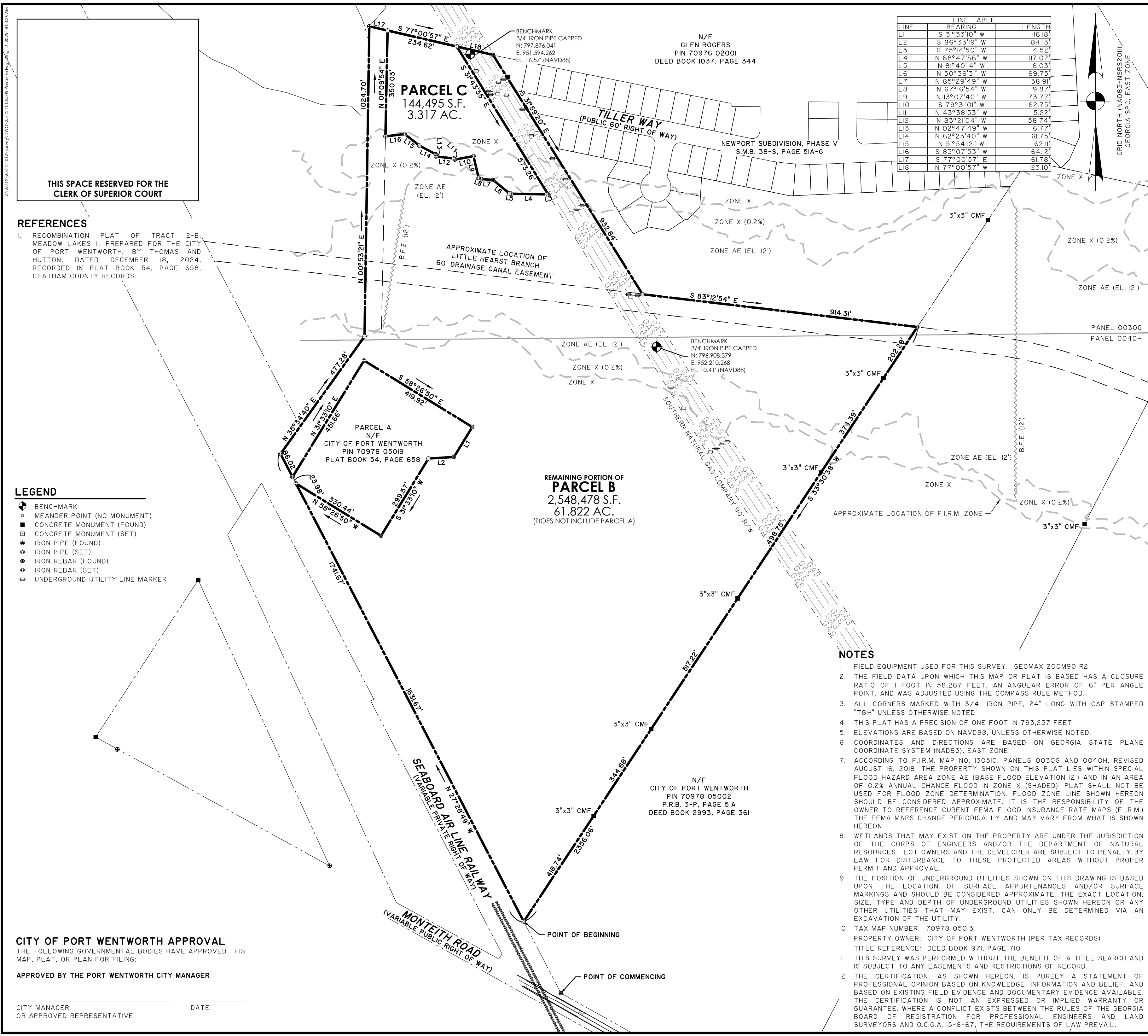
The City of Port Wentworth and the Port Wentworth Development Authority (PWDA) look to enter into a collaborative partnership with a well-known medical and surgical group to explore a transformative project within Anchor Park. The proposed development will provide local access to medical/surgical services and support local economic growth. While specific terms remain subject to final contracts, the partnership reflects a shared commitment to enhancing community assets and promoting strategic development opportunities.

Suggested Action

Approve

**Funding:** N/A

**Recommendation:**



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**SURVEYOR'S 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 HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY 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 SURVEYS 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.

**GEORGIA REGISTERED LAND SURVEYOR**  
 No. 3338  
 MATTHEW D. JONES  
 PRELIMINARY

MINOR SUBDIVISION OF  
**PARCEL B**  
 BEING A PORTION OF  
**TRACT 2B, MEADOW LAKES II**

8TH G.M. DISTRICT, CITY OF PORT WENTWORTH,  
 CHATHAM COUNTY, GEORGIA  
 prepared for  
 CITY OF PORT WENTWORTH

No.	Revision	By	Date

**THOMAS & HUTTON**  
 50 Park of Commerce Way  
 Savannah, GA 31405 • 912.234.5300  
 www.thomasandhutton.com

200 0 200 400  
 1 INCH = 200 FEET  
 plat drawn reviewed field crew  
 08/13/2025 MDJ MDJ 8/14/2023 BJ/JH  
 job 25412.1012 SHEET 1 OF 1

THIS SPACE RESERVED FOR THE CLERK OF SUPERIOR COURT

**REFERENCES**  
 I. RECOMBINATION PLAT OF TRACT 2-B, MEADOW LAKES II, PREPARED FOR THE CITY OF PORT WENTWORTH, BY THOMAS AND HUTTON, DATED DECEMBER 18, 2024, RECORDED IN PLAT BOOK 54, PAGE 658, CHATHAM COUNTY RECORDS.

- LEGEND**
- BENCHMARK
  - MEANDER POINT (NO MONUMENT)
  - CONCRETE MONUMENT (FOUND)
  - CONCRETE MONUMENT (SET)
  - IRON PIPE (FOUND)
  - IRON PIPE (SET)
  - IRON REBAR (FOUND)
  - IRON REBAR (SET)
  - UNDERGROUND UTILITY LINE MARKER

**CITY OF PORT WENTWORTH APPROVAL**  
 THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS MAP, PLAT, OR PLAN FOR FILING:  
 APPROVED BY THE PORT WENTWORTH CITY MANAGER  
 CITY MANAGER OR APPROVED REPRESENTATIVE \_\_\_\_\_ DATE \_\_\_\_\_

- NOTES**
- FIELD EQUIPMENT USED FOR THIS SURVEY: GEOMAX ZOOM90 R2
  - THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE RATIO OF 1 FOOT IN 58,287 FEET, AN ANGULAR ERROR OF 6" PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE METHOD.
  - ALL CORNERS MARKED WITH 3/4" IRON PIPE, 24" LONG WITH CAP STAMPED "T8H" UNLESS OTHERWISE NOTED.
  - THIS PLAT HAS A PRECISION OF ONE FOOT IN 793,237 FEET.
  - ELEVATIONS ARE BASED ON NAVD88, UNLESS OTHERWISE NOTED.
  - COORDINATES AND DIRECTIONS ARE BASED ON GEORGIA STATE PLANE COORDINATE SYSTEM (NAD83), EAST ZONE.
  - ACCORDING TO F.I.R.M. MAP NO. I3051C, PANELS 0030G AND 0040H, REVISED AUGUST 16, 2018, THE PROPERTY SHOWN ON THIS PLAT LIES WITHIN SPECIAL FLOOD HAZARD AREA ZONE AE (BASE FLOOD ELEVATION 12') AND IN AN AREA OF 0.2% ANNUAL CHANCE FLOOD IN ZONE X (SHADED). PLAT SHALL NOT BE USED FOR FLOOD ZONE DETERMINATION. FLOOD ZONE LINE SHOWN HEREON SHOULD BE CONSIDERED APPROXIMATE. IT IS THE RESPONSIBILITY OF THE OWNER TO REFERENCE CURRENT FEMA FLOOD INSURANCE RATE MAPS (F.I.R.M.) THE FEMA MAPS CHANGE PERIODICALLY AND MAY VARY FROM WHAT IS SHOWN HEREON.
  - WETLANDS THAT MAY EXIST ON THE PROPERTY ARE UNDER THE JURISDICTION OF THE CORPS OF ENGINEERS AND/OR THE DEPARTMENT OF NATURAL RESOURCES. LOT OWNERS AND THE DEVELOPER ARE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE PROTECTED AREAS WITHOUT PROPER PERMIT AND APPROVAL.
  - THE POSITION OF UNDERGROUND UTILITIES SHOWN ON THIS DRAWING IS BASED UPON THE LOCATION OF SURFACE APPURTENANCES AND/OR SURFACE MARKINGS AND SHOULD BE CONSIDERED APPROXIMATE. THE EXACT LOCATION, SIZE, TYPE AND DEPTH OF UNDERGROUND UTILITIES SHOWN HEREON OR ANY OTHER UTILITIES THAT MAY EXIST, CAN ONLY BE DETERMINED VIA AN EXCAVATION OF THE UTILITY.
  - TAX MAP NUMBER: 70978 05013  
 PROPERTY OWNER: CITY OF PORT WENTWORTH (PER TAX RECORDS)  
 TITLE REFERENCE: DEED BOOK 971, PAGE 710
  - THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH AND IS SUBJECT TO ANY EASEMENTS AND RESTRICTIONS OF RECORD.
  - THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE. WHERE A CONFLICT EXISTS BETWEEN THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND O.C.G.A. 15-6-67, THE REQUIREMENTS OF LAW PREVAIL.

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

**A RESOLUTION APPROVING THE TRANSFER OF LAND  
TO THE PORT WENTWORTH DEVELOPMENT AUTHORITY**

**WHEREAS**, the Mayor and City Council is to provide for the general health, safety and welfare of the city and its residents; and

**WHEREAS** the Mayor and City Council has the power to use, manage, and dispose of any property owned by the City; and

**WHEREAS**, the Mayor and City Council has the power to acquire, dispose of, convey, and transfer real property, in fee simple or lesser interest; and

**WHEREAS**, O.C.G.A. § 36-37-6(h) provides the City may grant or otherwise dispose of real property to any of its Authorities, with the Port Wentworth Development Authority being such an authority of the City of Port Wentworth;

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

1. The City desires to transfer the land, more particularly described in the accompanying Attachment, to the Port Wentworth Development Authority.
2. The Mayor is authorized to execute such necessary and proper paperwork to effectuate this Resolution.
3. City staff is directed to facilitate such transfer of property.
4. The proper officers and agents of the City are hereby authorized to take any and all actions as may be required in connection with this Resolution.
5. The preamble of this Resolution shall be considered to be and is hereby incorporated by reference as if fully set out herein.
6. This Resolution shall take effect immediately upon its adoption

**RESOLVED** this the 19th day of February, 2026.

Approved:

\_\_\_\_\_  
Tracy Saunders, Mayor

Attest:

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

