



CITY OF PORT WENTWORTH
PLANNING COMMISSION
APRIL 6, 2026

Council Meeting Room

Regular Session

3:30 PM

7224 GA HIGHWAY 21
PORT WENTWORTH, GA 31407

1. CALL MEETING TO ORDER

2. PRAYER AND PLEDGE OF ALLEGIANCE

3. ROLL CALL - CLERK OF COUNCIL

4. APPROVAL OF AGENDA

5. ADOPTION OF MINUTES

6. NEW BUSINESS

- A. A Zoning Map Amendment Application has been submitted by Phillip R. McCorkle as Agent for PWCC Landco Main, LLC, requesting to rezone 18.58 of 33.91 acres from R-1 to I-1, to allow for industrial use. PIN #s 70976 02014, 70975 01013, 70975 01014 , located in the 1st Council District, off Wentworth Parkway.
 - **PUBLIC HEARING**

- B. A Zoning Map Amendment Application has been submitted by City of Port Wentworth, requesting to rezone 3.317 of 61.82 acres from R-4 to C-1, to allow for a medical center. PIN # 70978 05013, located in the 3rd Council District, on Anchor Park Boulevard.
 - **PUBLIC HEARING**

- C. A Zoning Map Amendment Application has been submitted by Whitney L. Williams, requesting to rezone 2.73 acres from R-1 to C-1, to allow for office use. PIN # 70978 04001, located in the 3rd Council District, at 640 Meinhard Road.
 - **PUBLIC HEARING**

7. ADJOURNMENT



Planning Commission
7224 GA Highway 21
Port Wentworth, GA 31407

Meeting: 04/06/26
Department: Development Services
Category: Ordinance
Prepared By: Katie Dunnigan
Department Head: Katie Dunnigan

SCHEDULED

AGENDA ITEM (ID)

DOC ID:

A Zoning Map Amendment Application has been submitted by Phillip R. McCorkle as Agent for PWCC Landco Main, LLC, requesting to rezone 18.58 of 33.91 acres from R-1 to I-1, to allow for industrial use. PIN #s 70976 02014, 70975 01013, 70975 01014 , located in the 1st Council District, off Wentworth Parkway.

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PUBLIC HEARING

Issue/Item: A Zoning Map Amendment Application has been submitted by Phillip R. McCorkle as Agent for PWCC Landco Main, LLC, requesting to rezone 18.58 of 33.91 acres from R-1 to I-1, to allow for industrial use. PIN #s 70976 02014, 70975 01013, 70975 01014 , located in the 1st Council District, off Wentworth Parkway.

Background:

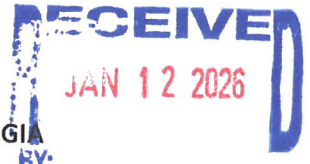
- The applicant requests I-1 zoning to "enhance access and development" of an approved industrial park.
- Adjacent properties are within the R-1 and I-1 zoning districts.

Facts and Finding:

- In order for these parcels to act as buffering between the industrial park and adjacent residential properties they must be considered as part of the developable site. For inclusion in to the developable site, the parcels must first have harmonious zoning with the existing industrial property.
- The Future Land Use map identifies these parcels as residential. However, it should be considered that no specific industrial development is proposed for these parcels.
- Approval of this rezoning would represent a shift of approximately .2% from R-1 to I-1

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: PWCC Landco Main, LLC Phone # (404) 358-1178

Use back if more than one owner

Owner Address: 5500 Equity Avenue, Reno, Nevada 89502

PIN #(s): 7-0976-02-014 & portions of 7-0975-01-014 & 7-0975-01-013 # of Acres 18.58

Zoning Classification: Present R-1 Requested I-I

Use of Property: Present Vacant Requested Addition to Industrial Development

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?)

Both the Jeffers Road Parcel and the Thomas Parcel are adjacent to property being developed as the Port Wentworth Commerce Center. The additional land will enhance access and development of the Center without interfering with established neighborhoods.

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 7 day of January, 2026.

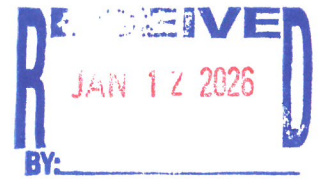
[Handwritten Signature]

Signature of Applicant

[Handwritten Signature]
Notary Public



260026

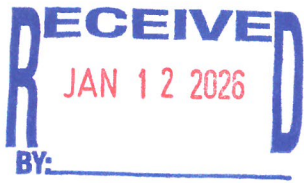


FORMER THOMAS TRACT

LEGAL DESCRIPTION

ALL THAT CERTAIN LOT, PARCEL, OR TRACT OF LAND, LYING AND BEING IN THE 8TH G.M.D. OF CHATHAM COUNTY, GEORGIA, AND BEING IN 6.49 ACRE PORTION OF THE LAND NEAR THE BERRIEN ROAD, WEST OF AUGUST ROAD NEAR MONTIETH. SAID 6.49 ACRE TRACT IS MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON REBAR SET WITH CAP, BEARING THE HORIZONTAL COORDINATES OF NORTH:800,460.814', EAST:949,899.219'; THENCE N 15°31'35" E A DISTANCE OF 865.47' TO A 3X3" CONCRETE MONUMENT FOUND DISTURBED; THENCE N 86°44'28" E A DISTANCE OF 220.17' TO A 3X3" CONCRETE MONUMENT FOUND; THENCE N 44°44'58" E A DISTANCE OF 675.06' TO A 3X3" CONCRETE MONUMENT FOUND; THENCE S 30°17'01" W A DISTANCE OF 1516.53' TO A 3X3" CONCRETE MONUMENT FOUND; THENCE S 84°08'25" W A DISTANCE OF 22.33' TO A 3X3" CONCRETE MONUMENT FOUND; THENCE S 84°17'52" W A DISTANCE OF 140.45' TO A 5/8" IRON REBAR SET WITH CAP; WHICH IS THE POINT OF BEGINNING, HAVING AN AREA OF 282,952.6 SQUARE FEET, 6.496 ACRES.



NEW PARCEL JONES

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF CHATHAM, STATE OF GEORGIA, 8TH G.M.D., AND IS DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" REBAR FOUND W/CAP (P.O.B.), BEARING THE GEORGIA STATE PLANE EAST HORIZONTAL COORDINATES OF NORTH: 806,796.04', EAST:952,758.69';

THENCE S 56°16'46" E A DISTANCE OF 433.96' TO A 5/8" REBAR FOUND W/CAP;

THENCE S 12°43'02" E A DISTANCE OF 5.97' TO A 1.5" OPEN TOP PIPE;

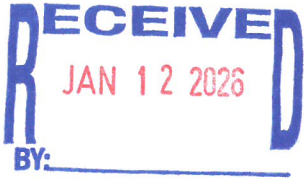
THENCE S 12°43'02" E A DISTANCE OF 294.56' TO A CALCULATED POINT;

THENCE S 76°48'35" W A DISTANCE OF 299.92' TO A CALCULATED POINT;

THENCE N 12°38'19" W A DISTANCE OF 617.47' TO A 5/8" REBAR FOUND W/CAP;

WHICH IS THE POINT OF BEGINNING,

HAVING AN AREA OF 137531.4 SQUARE FEET, 3.157 ACRES



NEW PARCEL BOWERS

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF CHATHAM, STATE OF GEORGIA, 8TH G.M.D., AND IS DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" REBAR FOUND W/CAP (P.O.B.), BEARING THE GEORGIA STATE PLANE EAST HORIZONTAL COORDINATES OF NORTH: 806,796.04', EAST:952,758.69';

THENCE S 12°38'19" E A DISTANCE OF 617.47' TO A CALCULATED POINT;

THENCE S 76°48'35" W A DISTANCE OF 448.23' TO A CALCULATED POINT;

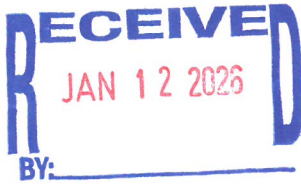
THENCE N 13°11'25" W A DISTANCE OF 372.41' TO A 5/8" REBAR FOUND;

THENCE N 13°11'25" W A DISTANCE OF 730.56' TO A 6X6" CONCRETE MONUMENT FOUND DISTURBED (AXLE FOUND ADJACENT);

THENCE S 56°16'46" E A DISTANCE OF 664.84' TO A 5/8" REBAR FOUND W/CAP (P.O.B.);

WHICH IS THE POINT OF BEGINNING,

HAVING AN AREA OF 388851.2 SQUARE FEET, 8.927 ACRES



Properties Within 300 Feet

Former Thomas Parcels

3rd St

Pin # 70976D03003

Property Address:

3rd St

Port Wentworth, Georgia 31407

Mailing Address:

Hines Frank & Irene

18 Fluke St

Savannah, Georgia 31405

3rd St

Pin # 70976D04005

Property Address:

3rd St

Port Wentworth, Georgia 31407

Mailing Address:

SPH 21, LLC

5 Concourse Parkway Ste 200

Atlanta, Georgia 30328

Punkin Bridge Rd

Pin # 70976 02007

Property Address:

Punkin Bridge Rd

Port Wentworth, Georgia 31407

Mailing Address:

Willie Steele Place, LLC

4 Marsh Harbor Dr N

Savannah, Georgia 31401

4th St

Pin # 70976D05001 & 70976D06001

Property Address:

4th St

Port Wentworth, Georgia 31407

Mailing Address:

Gaulden Charmel & Chacana

2402 AP Tureaud Avenue

New Orleans, Louisiana 70119

Saussy Rd

Pin # 70976 02014A

Property Address:

Saussy Rd

Port Wentworth, Georgia 31407

Mailing Address:

Jackson Matthew Jerome Sr

3 Winoka Dr

Garden City, Georgia 31408

Jeffers Road Parcels

206 Grant Rd

Pin # 70975 01012C

Property Address:

206 Grant Rd

Port Wentworth, Georgia 31407

Mailing Address:

Steele Willie Lee

206 Grant Rd

Savannah, Georgia 31407

202 Grant Rd

Pin # 70975 01012

Property Address:

202 Grant Rd

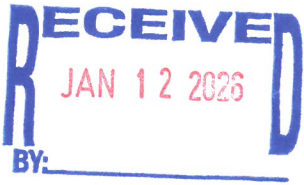
Port Wentworth, 31407

Mailing Address:

Steele Fred Jr

202 Grant Rd

Savannah, Georgia 31407



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 Tattnall Street, Savannah, Georgia 31401

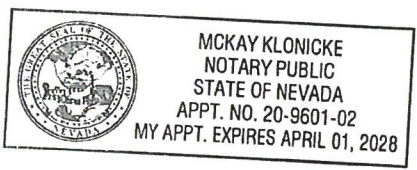
Telephone Number: **(912) 232-7416**

PWCC Landco Main, LLC
By: [Signature]
Signature of Owner
Its: **C. Douglas Lanning**
Chief Financial Officer

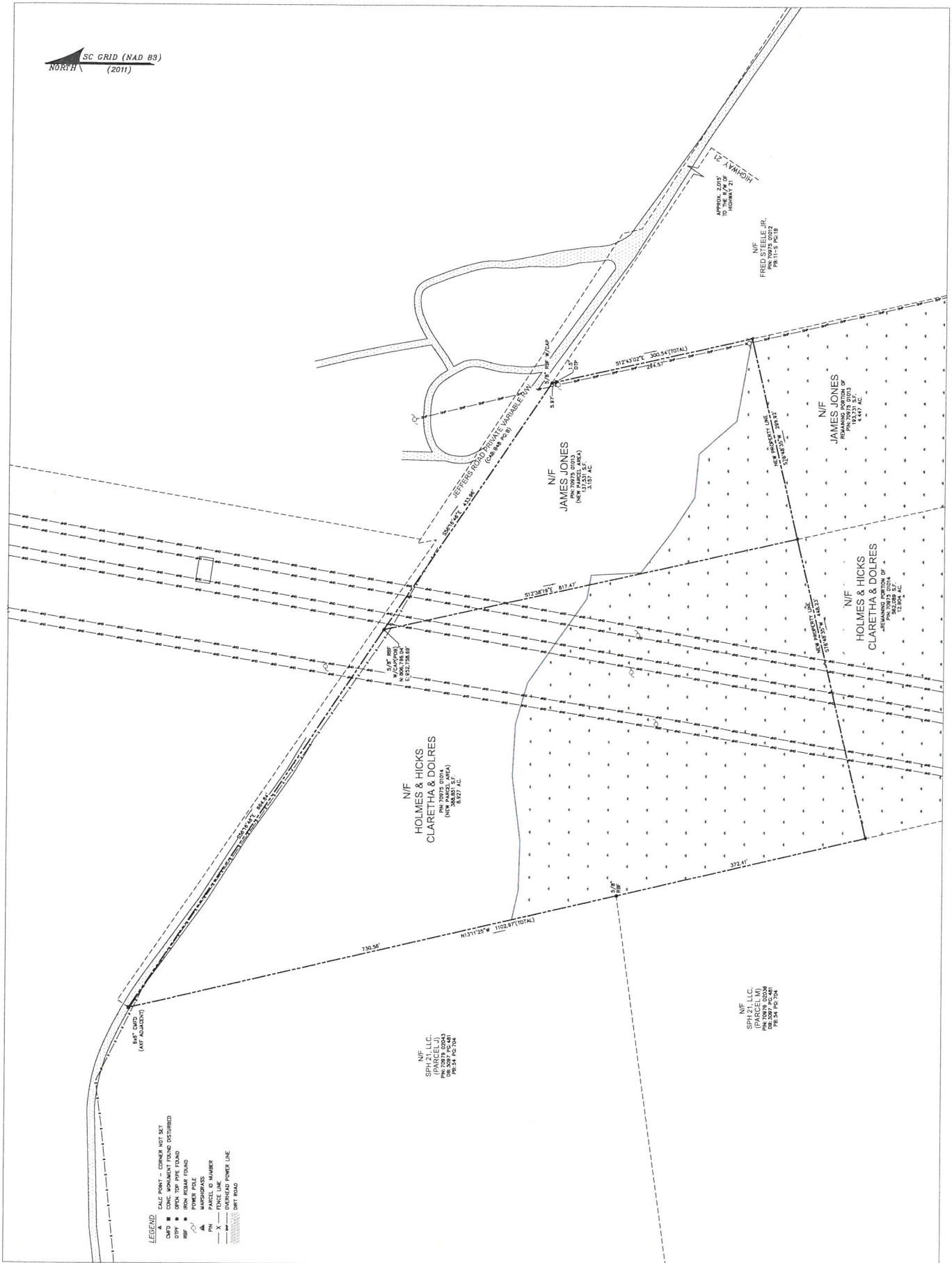
Personally appeared before me
MCKAY KLONICKE

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
01/05/2026
Date



SC GRID (NAD 83)
 NORTH (2011)





Planning Commission
7224 GA Highway 21
Port Wentworth, GA 31407

Meeting: 04/06/26
Department: Development Services
Category: Ordinance
Prepared By: Katie Dunnigan
Department Head: Katie Dunnigan

SCHEDULED

AGENDA ITEM (ID)

DOC ID:

A Zoning Map Amendment Application has been submitted by City of Port Wentworth, requesting to rezone 3.317 of 61.82 acres from R-4 to C-1, to allow for a medical center. PIN # 70978 05013, located in the 3rd Council District, on Anchor Park Boulevard.

•

PUBLIC HEARING

Issue/Item: A Zoning Map Amendment Application has been submitted by City of Port Wentworth, requesting to rezone 3.317 of 61.82 acres from R-4 to C-1, to allow for a medical center. PIN # 70978 05013, located in the 3rd Council District, on Anchor Park Boulevard.

Background:

- The parcel is within Anchor Park; a City-owned development proposing a variety of recreational, entertainment, institutional, and commercial uses.
- Port Wentworth City Council voted to approve the transfer of this property to the Port Wentworth Development Authority on February 19, 2026.
- Adjacent properties are within the R-1 and R-4 zoning districts.
- The current R-4 (mixed residential) zoning of the parcel does not permit commercial medical uses.

Facts and Finding:

- Section 25.70.F(4) of the City of Port Wentworth Code of Ordinances, Zoning Ordinances describes outpatient medical facilities as a use which falls under General Offices and Services.
- Table 4.30 of the City of Port Wentworth Code of Ordinances, Zoning Ordinances shows that General Office and Services are permitted uses within the C-1 (Neighborhood Commercial) zoning district.
- Approval of this rezoning would represent a shift of approximately .035% of land use from R-4 to I-1.

Funding: N/A

Recommendation:

APPLICATION TO AMEND THE ZONING MAP OF PORT WENTWORTH, GEORGIA

Applicant: City of Port Wentworth Phone # 912-999-2084

Mailing Address: 7224 Hwy 21, Port Wentworth GA, 31407

Property Owner: Same as Applicant Phone # _____
Use back if more than one owner

Owner Address: _____

PIN #(s): 70978 05013 # of Acres 3.32 of 61.82

Zoning Classification: Present R-4 Requested C-1

Use of Property: Present vacant Requested medical/surgical center

_____ 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?)

Anchor Park is a dynamic, mixed use destination with current R-1, R-4, and C-2 zoning. As the park becomes defined by a variety of uses, the zoning must be changed appropriate to use. C-1 allows for a medical center.

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 26th day of January, 2026

[Signature]
Signature of Applicant

[Signature]
Notary Public



25412.1012 Survey DWG 0412 1012045 Parcel Easement Feb 11, 2024 2:15:53 PM

THIS SPACE RESERVED FOR THE CLERK OF SUPERIOR COURT

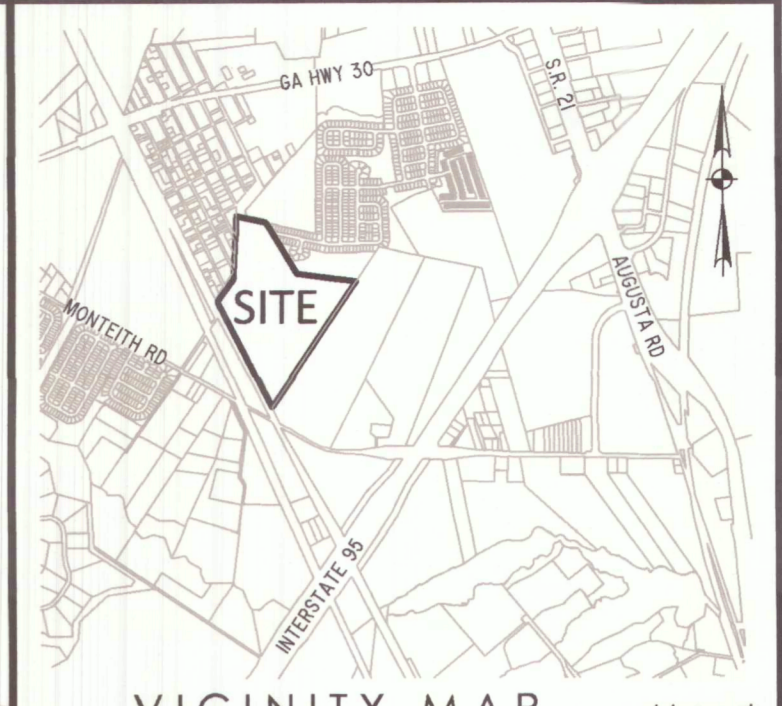
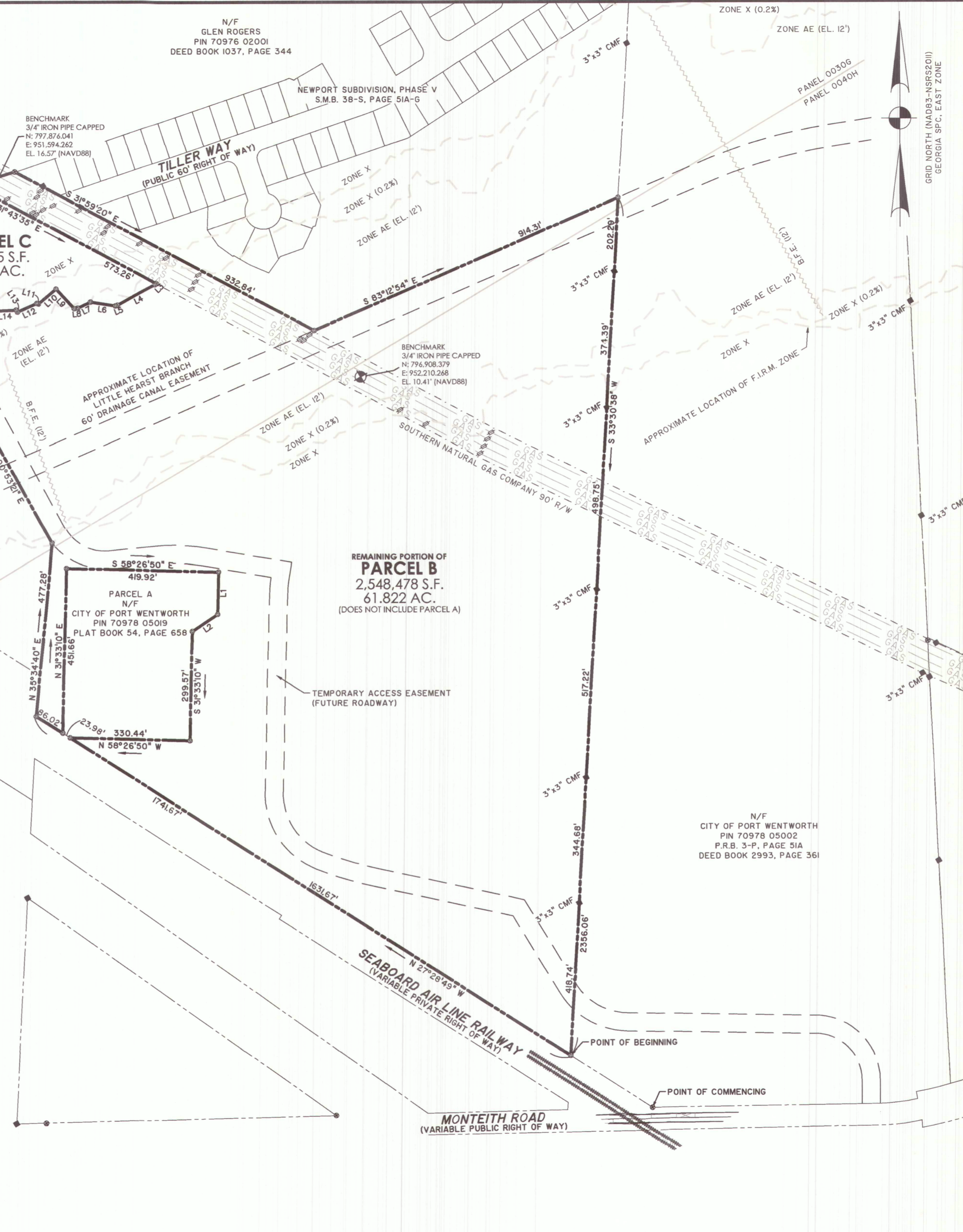
REFERENCES
1. RECOMBINATION PLAT OF TRACT 2-B, MEADOW LAKES II, PREPARED FOR THE CITY OF PORT WENTWORTH, BY THOMAS AND HUTTON, DATED DECEMBER 18, 2024, RECORDED IN PLAT BOOK 54, PAGE 658, CHATHAM COUNTY RECORDS.

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

LINE TABLE

LINE	BEARING	LENGTH
L1	S 31°33'10" W	116.18'
L2	S 86°33'19" W	84.13'
L3	S 75°14'50" W	4.52'
L4	N 88°47'56" W	117.07'
L5	N 81°40'14" W	6.03'
L6	N 50°36'31" W	69.75'
L7	N 85°29'49" W	38.91'
L8	N 67°16'54" W	9.87'
L9	N 13°07'40" W	73.77'
L10	S 79°31'01" W	62.75'
L11	N 43°38'53" W	5.22'
L12	N 83°21'04" W	58.74'
L13	N 02°47'49" W	6.77'
L14	N 62°23'40" W	61.75'
L15	N 51°54'12" W	62.11'
L16	S 83°07'53" W	64.12'
L17	S 77°00'57" E	61.78'
L18	N 77°00'57" W	123.10'

NOTES
1. FIELD EQUIPMENT USED FOR THIS SURVEY: GEOMAX ZOOM90 R2
2. 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.
3. ALL CORNERS MARKED WITH 3/4" IRON PIPE, 24" LONG WITH CAP STAMPED "T&H" UNLESS OTHERWISE NOTED.
4. THIS PLAT HAS A PRECISION OF ONE FOOT IN 793,237 FEET.
5. ELEVATIONS ARE BASED ON NAVD88, UNLESS OTHERWISE NOTED.
6. COORDINATES AND DIRECTIONS ARE BASED ON GEORGIA STATE PLANE COORDINATE SYSTEM (NAD83), EAST ZONE.
7. ACCORDING TO F.I.R.M. MAP NO. 13051C, 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.
8. 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.
9. 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.
10. TAX MAP NUMBER: 70978 05013
PROPERTY OWNER: CITY OF PORT WENTWORTH (PER TAX RECORDS)
TITLE REFERENCE: DEED BOOK 971, PAGE 710
11. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH AND IS SUBJECT TO ANY EASEMENTS AND RESTRICTIONS OF RECORD.
12. 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.



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
Oliver Scott Murray 2/19/2024
CITY MANAGER DATE
OR APPROVED REPRESENTATIVE

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
2/11/2020 No. 3338
MATTHEW D. JONES
MATTHEW D. JONES
GEORGIA REGISTERED LAND SURVEYOR
RLS #3338 / LSF #145
jones.m@thomasandhutton.com

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

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

Scale: 1 INCH = 200 FEET
200 0 200 400
plot drawn reviewed field crew
02/11/2026 MDJ MDJ 8/14/2023 BJ/JH
job 25412.1012 SHEET 1 OF 1



Planning Commission
7224 GA Highway 21
Port Wentworth, GA 31407

Meeting: 04/06/26
Department: Development Services
Category: Ordinance
Prepared By: Katie Dunnigan
Department Head: Katie Dunnigan

SCHEDULED

AGENDA ITEM (ID)

DOC ID:

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•

PUBLIC HEARING

Issue/Item: A Zoning Map Amendment Application has been submitted by Whitney L. Williams, requesting to rezone 2.73 acres from R-1 to C-1, to allow for office use. PIN # 70978 04001, located in the 3rd Council District, at 640 Meinhard Road.

Background:

- The applicant wishes to rent the existing dwelling as office and to allow for future sale of the property as commercial.
- The adjacent property at 630 Meinhard Rd was approved for rezoning to C-1 on February 19, 2026.
- 640 Meinhard Rd was granted a variance by the Zoning Board of Appeals on May 5, 2025 to operate WCE, a Contractor Facility on site. WCE has since discontinued operations at this location and the proposed office represents a lower intensity use than allowed under the variance.

Facts and Finding:

- Table 4.30 of the City of Port Wentworth Code of Ordinances, Zoning Ordinances shows that General Office and Services are permitted uses within the C-1 (Neighborhood Commercial) zoning district.
- The Future Land Use Map identifies this parcel as "Mixed Use" which promotes: "... *lower intensity services and retail which support them. Emphasis is placed on interconnectivity, multi-use buildings, or walkability between uses and, ideally, mixed use areas. Additional amenities for passive or active recreation and greenspace should be strongly considered.*"
- Adjacent properties are zoned C-1 to the East, R-1 to the West. There is a railway along the Northern boundary and the property is within close proximity to the Meinhard Road entrance of Anchor Park.
- Approval of this rezoning would represent a shift of .029% from R-1 to C-1 zoning.

Funding: N/A

Recommendation:

APPLICATION TO AMEND THE ZONING MAP OF PORT WENTWORTH, GEORGIA

Applicant: Whitney L. Williams Phone # 912.677.2402

Mailing Address: 640 Meinhard Rd, Port Wentworth, GA 31407

Property Owner: WCE ENTERPRISES, INC, Phone # 912.677.2402

Use back if more than one owner

Owner Address: 640 Meinhard Rd, Port Wentworth, GA 31407

PIN #(s): 7097804001 # of Acres 2.73

Zoning Classification: Present R-1 Single Family Residential Requested C-1 Commerical

Residential with Variance Office/Retail/Multi-

Use of Property: Present Construction & Trucking Requested Family/Restaurant

 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 adjacent property (630 Meinhard Rd) is being zoned Commercial with the same usage.

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. 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 12th day of February, 2026

James W. Ring II
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: Whitney L. Williams

Address: 640 Meinhard Rd, Port Wentworth, GA 31407

Telephone Number: 912.677.2402



Signature of Owner

Personally appeared before me

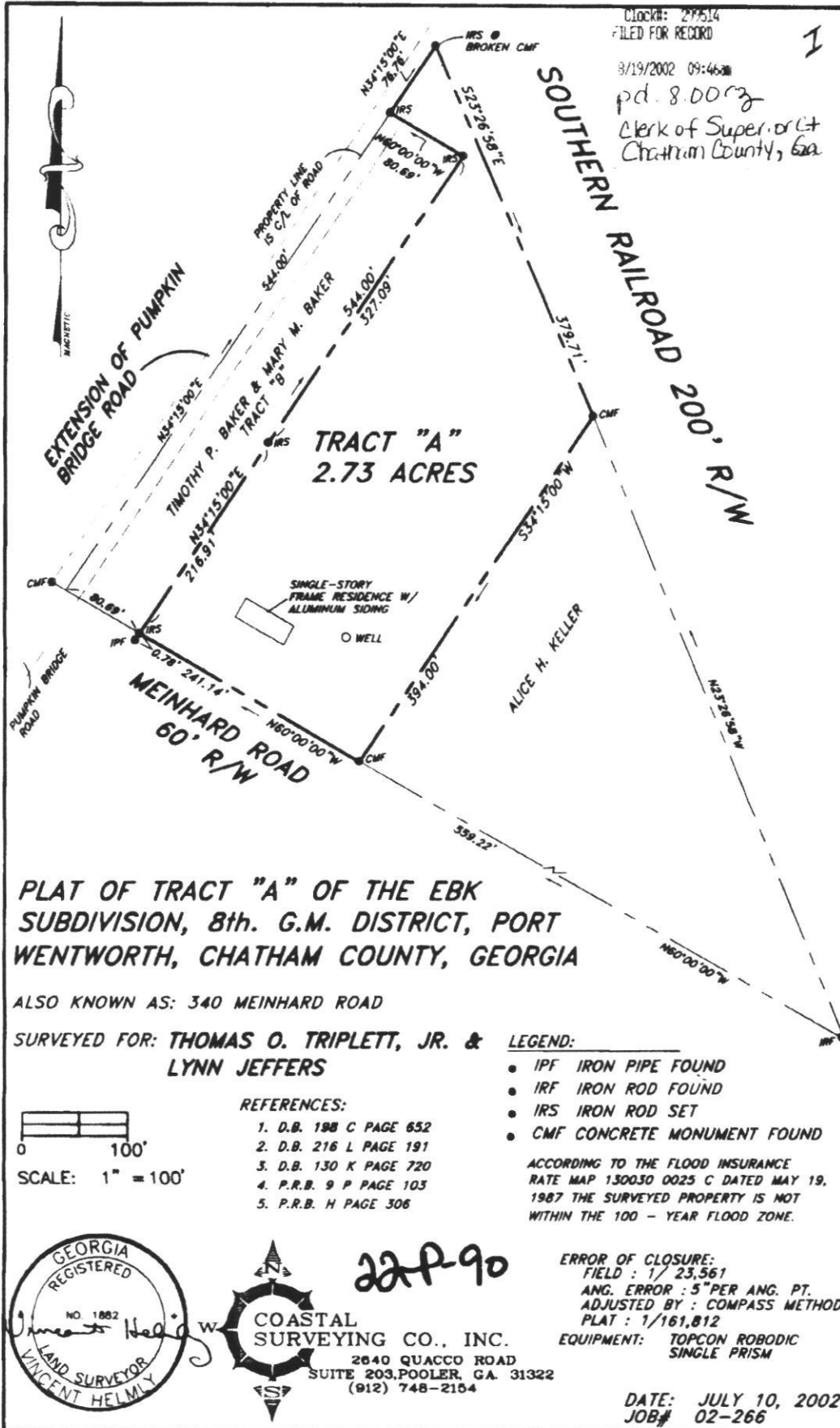
Whitney L. Williams

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

James W. Ring II
Notary Public

2/12/26
Date







Green Space

Office

Parking

Office