



**CITY OF PORT WENTWORTH**  
**ZONING BOARD OF APPEALS**  
**MAY 4, 2026**

---

**Council Meeting Room**

**Regular Session**

**3:00 PM**

---

**7224 GA HIGHWAY 21**  
**PORT WENTWORTH, GA 31407**

- 1. CALL MEETING TO ORDER**
- 2. PRAYER AND PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL - CLERK OF COUNCIL**
- 4. APPROVAL OF AGENDA**
- 5. ADOPTION OF MINUTES**
- 6. NEW BUSINESS**
  - A. Consideration of a Variance Application submitted by Massa Gaelle Fokou, to allow for a reduction of the rear building setback and to reduce the minimum required number of parking spaces. PIN # 70013 05019, located in the 4th Council District at 205 S Coastal Hwy, zoned C-1.
    - **PUBLIC HEARING**
- 7. ADJOURNMENT**



**Zoning Board of Appeals**  
7224 GA Highway 21  
Port Wentworth, GA 31407

Meeting: 05/04/26  
Department: Development Services  
Category: Ordinance  
Prepared By: Katie Dunnigan  
Department Head: Katie Dunnigan

**SCHEDULED**

**AGENDA ITEM (ID )**

DOC ID:

**Consideration of a Variance Application submitted by Massa Gaelle Fokou, to allow for a reduction of the rear building setback and to reduce the minimum required number of parking spaces. PIN # 70013 05019, located in the 4th Council District at 205 S Coastal Hwy, zoned C-1.**

- **PUBLIC HEARING**

**Issue/Item:** Consideration of a Variance Application submitted by Massa Gaelle Fokou, to allow for a reduction of the rear building setback and to reduce the minimum required number of parking spaces. PIN # 70013 05019, located in the 4th Council District at 205 S Coastal Hwy, zoned C-1.

- **PUBLIC HEARING**

**Background:**

- The applicant requests a variance from building setbacks and the required number of parking spaces in order to expand an existing commercial site in to a mixed use building .
- The applicant proposes to expand an existing building footprint by +/- 100'. The current required rear setback for the C-1 zoning district against residential use is 20'. (City of Port Wentworth Code of Ordinances, Appendix A - Zoning Ordinance, Table 4.40) The proposed expansion would have a 10' rear setback.
- The applicant wishes to redevelop the site without adding additional parking spaces. There are currently 10 parking spaces. The current requirement for the uses proposed at time of application is 22. (City of Port Wentworth Code of Ordinances, Appendix A - Zoning Ordinance, Table 8.40)
- It is the City of Port Wentworth's desire to support redevelopment of the downtown in a thoughtful and positive manner.

**Facts and Finding:** Findings for Rear Setback:

- The size, shape, and current configuration of the site make conforming expansion of the building footprint irremediable.
- The expansion of the footprint as presented keeps the same 10' rear setback as the existing building and does not represent lesser conformity.

Findings for Parking Spaces:

- The size, shape an current configuration of the site does not allow for additional parking.
- The City of Port Wentworth's adopted Downtown Vision Plan anticipates future on-street parking. The upcoming Downtown Overlay proposes surface lots and parallel parking for the downtown area; future implementation of the measures with aid with any overflow parking to this site.

Suggested Action

Staff recommends the approval of the requested variance(s).

**APPLICATION  
CITY OF PORT WENTWORTH ZONING BOARD OF APPEALS**

Date Filed: \_\_\_\_\_

Project #: \_\_\_\_\_

The APPLICATION and all SUPPORTING DOCUMENTS with the REQUIRED PLOT PLAN must be submitted to the Department of Development Services.

**PLEASE PRINT OR TYPE:**

Name of Applicant: MASSA GAELLE FOKOU

Property Owner (if different from applicant): \_\_\_\_\_

\*\*\* Authorization of Property Owner Form required if Applicant and property owner is not the same. \*\*\*

Property Location: 205 S COASTAL HWY LOT 3 & 4 BLK 10  
Address/Street Name Lot Number

Subdivision/Ward: CROSSGATE Zoning District: P-C-1

**NAMES, MAILING ADDRESSES** and **PIN #'S** of property owners within 300 feet of the property line. Include those directly across a public right-of-way. Use additional sheet if necessary.

NAME	ADDRESS	PIN #
<u>RIDULFO STEVEN M</u>	<u>203 S COASTAL HWY</u>	<u>70013 05020</u>
<u>SCOTT TERRY &amp; JESSICA G</u>	<u>201 S COASTAL HWY</u>	<u>70013 05021</u>
<u>REASONABLE SERVICES LLC</u>	<u>199 S COASTAL HWY</u>	<u>70013 05022</u>
<u>BARKER TONI W</u>	<u>197 S COASTAL HWY</u>	<u>70013 05024</u>
<u>WILLIAMSON FERRENCE JAMAL</u>	<u>209 S COASTAL HWY</u>	<u>70013 05018</u>
<u>211 COASTAL HWY LLC</u>	<u>211 S COASTAL HWY</u>	<u>70013 05017</u>
<u>213 COASTAL HWY LLC</u>	<u>213 S COASTAL HWY</u>	<u>70013 05016</u>
<u>VARGAS LEONARDO TORRES</u>	<u>215 S COASTAL HWY</u>	<u>70013 05015</u>

**REASON FOR APPEAL:** Check appropriate section(s).

- A decision of the Zoning Administrator which the applicant believes to be contrary to the meaning of the Zoning Ordinance.
- An application to establish a use which must be approved by the Board of Appeals.
- A request to vary:
  - \_\_\_ foot \_\_\_ yard variance
  - \_\_\_ lot area variance
  - Fence variance
  - \_\_\_ lot width variance
  - \_\_\_ setback variance <sup>at</sup> (Back Addition)
  - \_\_\_ % building coverage variance
- A request for extension of a non-conforming use.

Other: Parking

Describe those things you feel justify the action requested. List specific of the Zoning Ordinance which have a bearing on your request.

The property has an existing structure footprint located just approximately 8 feet from the property line at the back. The renovation concept includes an extension (addition) of that footprint in line with the existing wall at the back. If the extension follows that existing line, the new portion of the building would sit (on the back only) ~~within~~ beyond setback lines. Thus, we seek for a variance to allow a linear continuation of the existing back wall, which would keep the location at approx. 8ft from property line.

Additionally, we would like to request a variance on parking spaces, the restaurant square footage will be reduced, but additional commercial units and residential apts, will be added. number of spaces as provided on conceptual plan.

MASSA GAELLE FOKOU  
Signature of Applicant

22 TRASK CIR HINESVILLE GA 31313  
Mailing Address of Applicant

912 343 6454  
Telephone Number

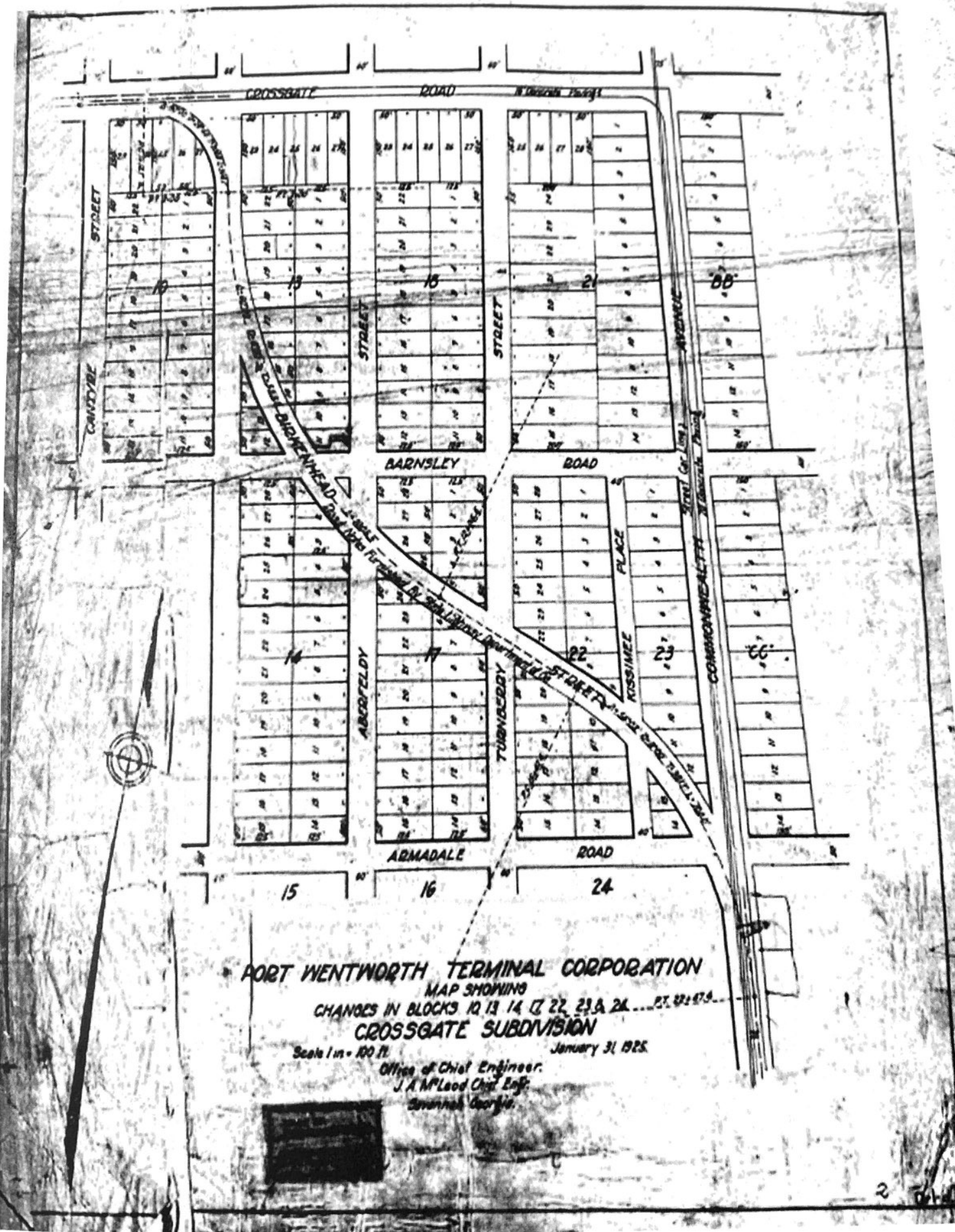
massa.gaelle@yahoo.com  
Email Address

**Total Fees:** Administrative Fee + Zoning Board of Appeals Application Fee = Total  
(Please refer to the current "Business User Fee Schedule")

84.56  
+ 338.25 = 422.81

Date Paid \_\_\_\_\_

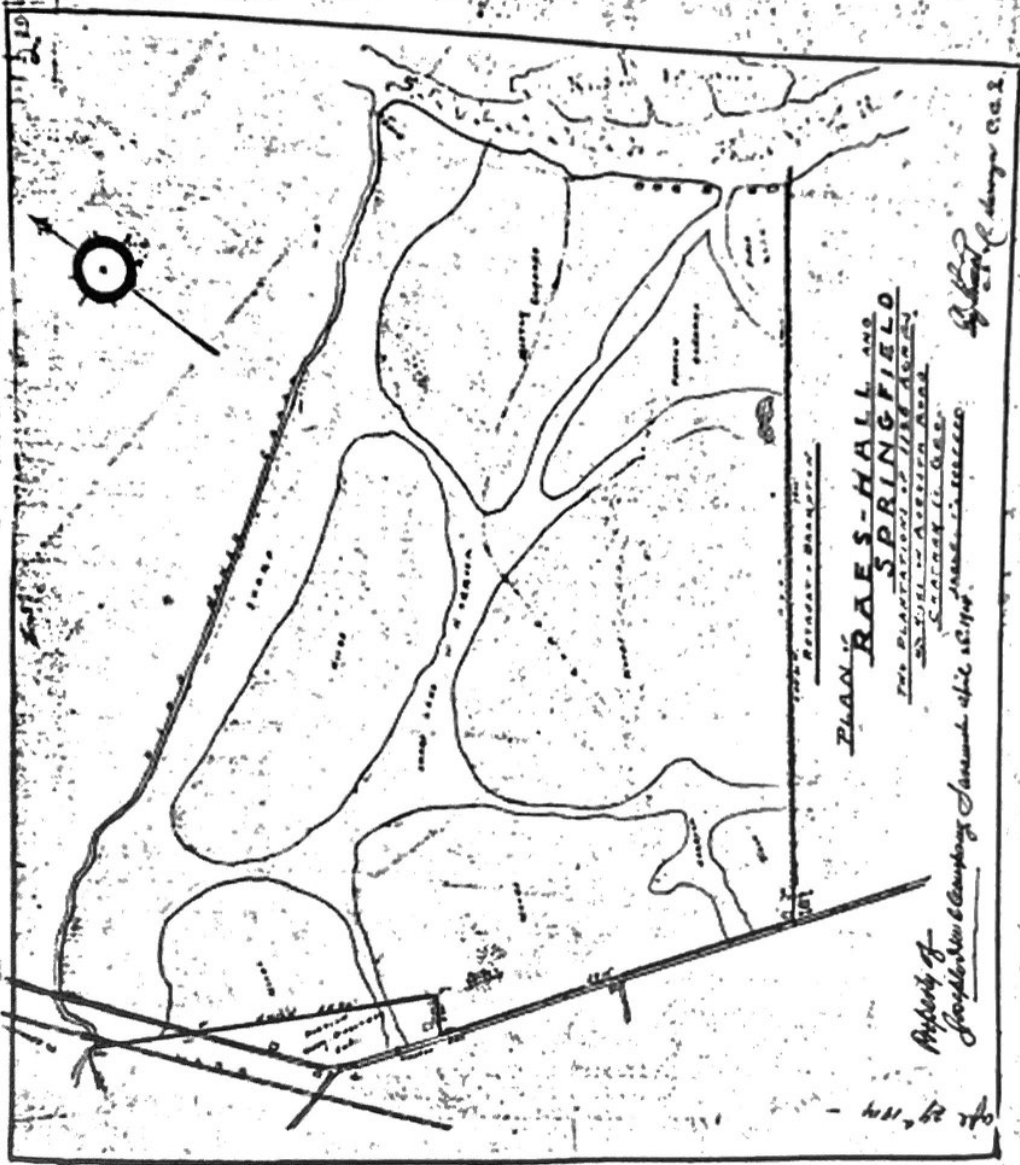
\*\*\* Any application not completed in full will not be processed \*\*\*



**PORT WENTWORTH TERMINAL CORPORATION**  
 MAP SHOWING  
 CHANGES IN BLOCKS 10, 13, 14, 17, 22, 23 & 24 ... 27, 32 & 33  
**CROSSGATE SUBDIVISION**

Scale 1 in. = 100 ft. January 31, 1925

Office of Chief Engineer.  
 J. A. McLeod, Chief Eng.  
 Savannah, Georgia.



# THE MASSA CENTER

A mixed occupancy center in historic Port Wentworth



Scan to learn more about leasing opportunities for businesses and short-stay rentals for visitors

(912) 343-6454  
205 South Coastal Highway  
Port Wentworth, GA

# THE SITE

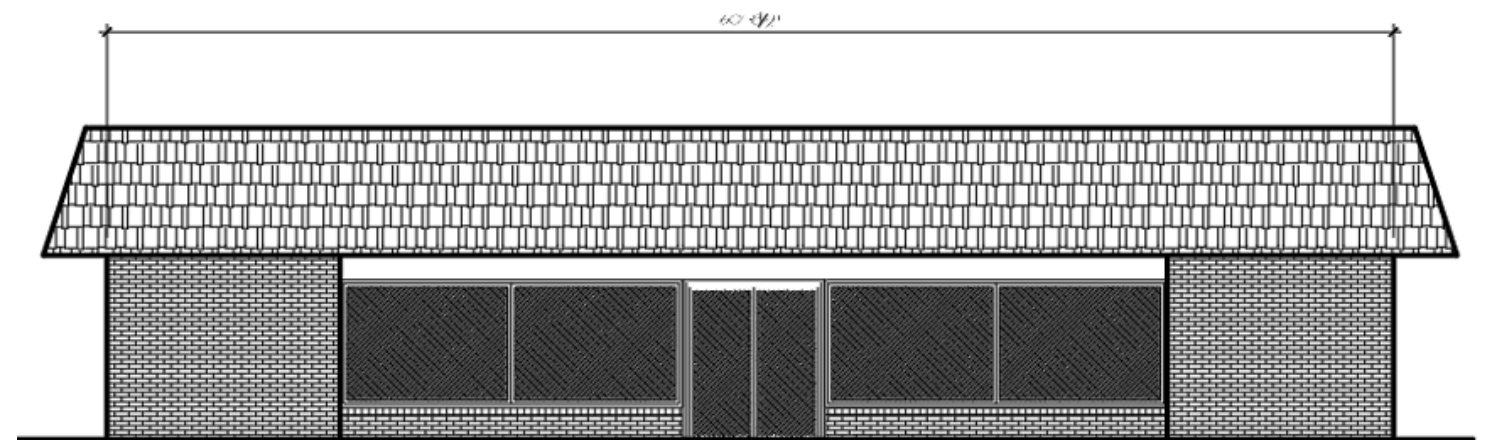
205 S. Coastal Highway  
Parcel ID: 7001305019  
Owner: Massa Gaelle Fokou



## Renovation Concept:

A mixed-use center that will support the Downtown Strategy for Port Wentworth.

A property that benefits from high visibility and increased traffic being along a key corridor, aims to contribute to the visual character of the envisioned main street redevelopment as well as to add value to the growing neighborhood with reuse for residential, commercial and dining.



### Existing:

A masonry building on a concrete foundation slab, with open web trusses, & wood-frame canopy.

### Addition:

New stick-built on an extended concrete slab, two-story structure for residential units.



# SITE PLAN

**Neighborhood:**

16700.00 P700 Port  
Wentworth

**Zoning:** P-C-1

**Class:** C-3 Commercial Lots

**Legal Description:**

Lots 3 & 4 BLK 10 Crossgate Sub

**Acres:** 0.287

**Deed Book:** 3530

**Deed Page:** 0658

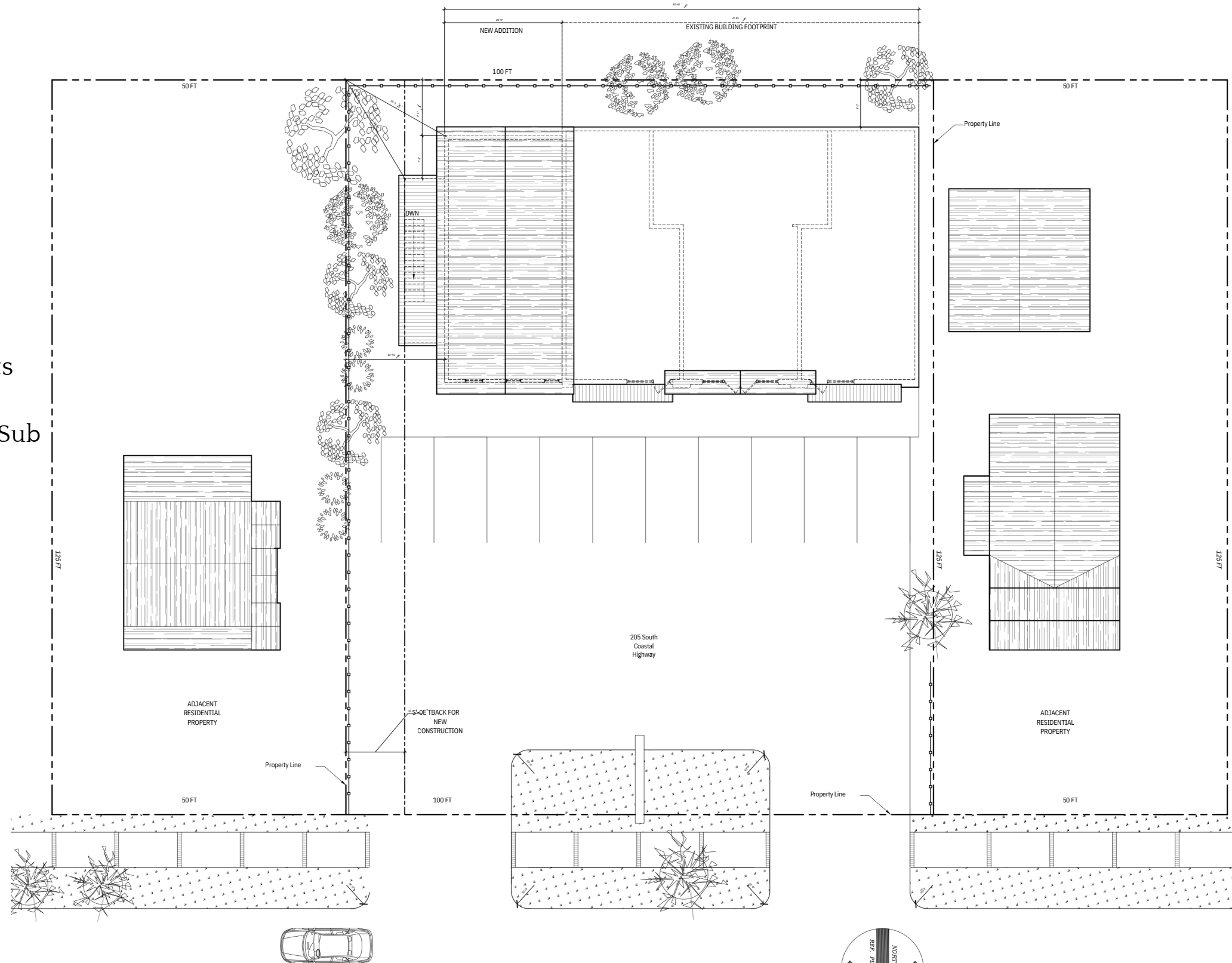
**Land Code:** G1-General  
Commercial 1

**Quality/Condition:** 2/A-  
Average

**Total Area:** 2,422

**Paving-Concrete:** 1,740

**Paving-Asphalt:** 4,500



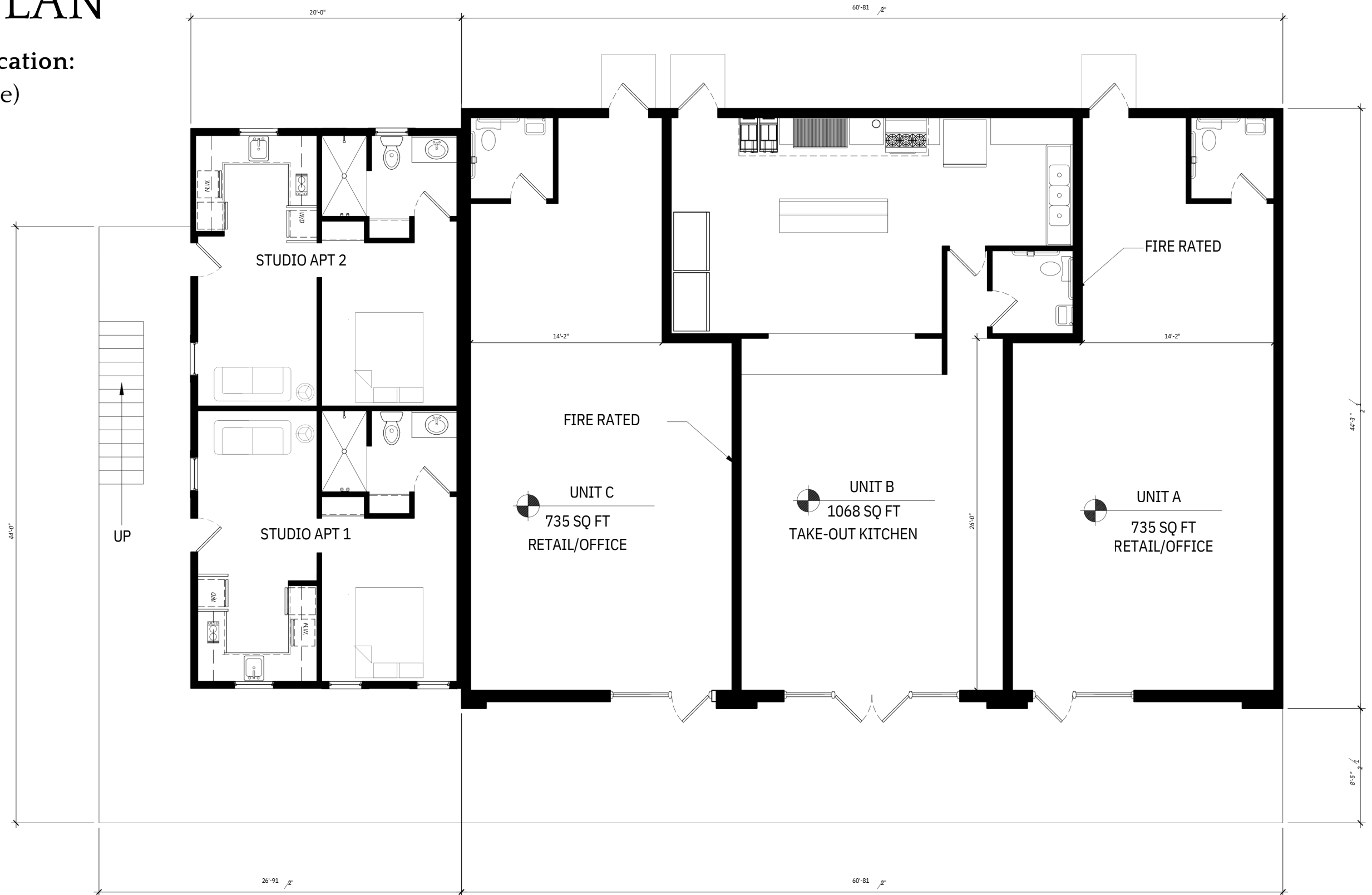
SOUTH COASTAL HIGHWAY

# FLOOR PLAN

**Occupancy Classification:**  
Group M (Mercantile)  
Group B (Business)

**Uses:**  
Retail,  
Office,  
Take-out  
Kitchen,  
Short-stay  
studios

**New Square  
Footage:**  
2,295  
(2-Story  
Addition,  
Slab, Deck  
and porch.





**MASSA CENTER**  
205 S COASTAL HWY

PRE-APPLICATION MEETING MARCH 25, 2026

NOTES:

---

---

---

---

---

---