



CITY OF PORT WENTWORTH
PLANNING COMMISSION
JULY 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 SCI General Contracting, requesting to rezone 1.5 acres from R-1 to C-2, to allow for a commercial plaza. PIN #s 70978 02004 and 70978 02007, located in the 3rd Council District, on Meinhard Road.

- **PUBLIC HEARING**

- B. A request for approval of a Concept Site Plan has been submitted by Massa Gaelle Fokou, for "Massa Center". PIN # 70013 05019, located in the 4th Council District at 205 S Coastal Hwy, zoned C-1.

7. ADJOURNMENT



Planning Commission
7224 GA Highway 21
Port Wentworth, GA 31407

Meeting: 07/06/26
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 SCI General Contracting, requesting to rezone 1.5 acres from R-1 to C-2, to allow for a commercial plaza. PIN #s 70978 02004 and 70978 02007, located in the 3rd Council District, on Meinhard Road.

•

PUBLIC HEARING

Issue/Item: A Zoning Map Amendment Application has been submitted by SCI General Contracting, requesting to rezone 1.5 acres from R-1 to C-2, to allow for a commercial plaza. PIN #s 70978 02004 and 70978 02007, located in the 3rd Council District, on Meinhard Road.

Background:

- The applicant requests C-2 zoning for the development of a commercial plaza.
- Proposed uses for the plaza are restaurants, retail, and general services.
- The site is adjacent to C-1 zoning to the north, Benton Blvd to the east, Meinhard Rd to the south, and R-1 zoning to the west.

Facts and Finding:

- The site is located in the immediate vicinity of the intersection of a collector and major arterial road in a developing area.
- The Future Land Use map identifies these parcels as Mixed Use. Desire Commercial use in the Mixed Use category is retail and neighborhood services which are beneficial and accessible to surrounding communities.
- Approval of this rezoning would represent a shift of approximately .02% from R-1 to C-2.

Funding: N/A

Recommendation:

APPLICATION TO AMEND THE ZONING MAP OF PORT WENTWORTH, GEORGIA

Applicant: Gregory Alfonso / SCI General Contracting Phone # 912 547 5597

Mailing Address: 130 Canal St Ste 404

Property Owner: ANJPK Property, LLC Phone # 813-420-0224
Use back if more than one owner

Owner Address: 906 Meinhard Rd

PIN #(s): 70978 02004 & 70978 02007 # of Acres 1.5
908

Zoning Classification: Present R-1 Requested C-2
 Use of Property: Present Residential Requested Retail/Commercial

N/A 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 property is located at a newly constructed roundabout at the intersection of Meinhard Rd and Benton Blvd ext. The improvements to the intersection and traffic patterns as well as the residential communities opens the area up for small retail stores to serve residents


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 20 day of May

Ashley Hunter Rushing
 Notary Public


 Signature of Applicant

DISCLOSURE OF FINANCIAL INTERESTS

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

Reference: Application filed on MAY 28, 20 26 to rezone real property described as follows:

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

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

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

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

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

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

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

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

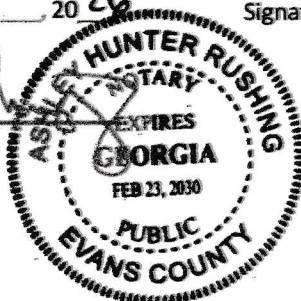
Sworn to and subscribed before me this

20 day of May, 2026

Signature of Official

Ashtley Hunter Rushing
Notary Public

Updated 8/25/2023



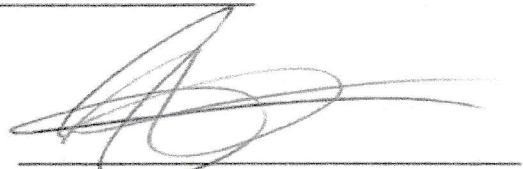
AUTHORIZATION OF PROPERTY OWNER

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.

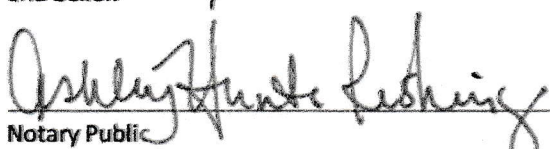
Name of Applicant: SCI General Contracting / Greg Alfonso
Address: 130 Canal St Ste 404
Pooler GA 31322
Telephone Number: 912 547 5597



Signature of Owner

Personally appeared before me
Neel Patel

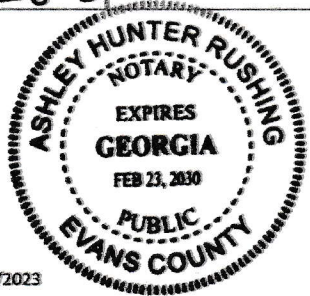
who swears that the information contained in this authorization is true and correct to the best of his or her knowledge and belief.



Notary Public

5-28-20

Date



Updated 8/25/2023

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

Reference: Application filed on May 28, 2026, to rezone real property described as follows:

906 Meinhard Rd - current zoning R-A
Proposed zoning C-2

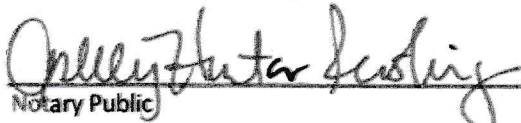
Within the two years preceding the above filing date, the applicant has made campaign contributions aggregating \$250.00 or more to each member of the City Council of the City of Port Wentworth who will consider the application and is listed below. List (1) the name and official position of the local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

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

Sworn to and subscribed before me this 28 day of May, 2026



Signature of Applicant



Notary Public



Updated 8/25/2023



Return To:
Jeffrey W. Rubnitz
Rubnitz Thompson Ziblut, LLC
617 Stephenson Avenue Suite 202
Savannah, GA 31405
File 211253

Type: WD
Kind: WARRANTY DEED
Recorded: 7/19/2021 8:02:00 AM
Fee Amt: \$325.00 Page 1 of 3
Transfer Tax: \$300.00
Chatham, Ga. Clerk Superior Court
Tammie Mosley Clerk Superior Court

Participant ID(s): 1205083031,
7067927936

BK 2453 PG 603 - 605

STATE OF GEORGIA

COUNTY OF CHATHAM

LIMITED WARRANTY DEED

THIS INDENTURE is made this **13th** day of **July, 2021**, by and between **TALMADGE L. BENNETT, JR. AND TINA L. BENNETT**, ("Grantor") and **ANJPK PROPERTY LLC** ("Grantee") ("Grantor" and "Grantee" to include their respective successors, legal representatives and/or assigns where the context requires or permits).

WITNESSETH:

Grantor, in consideration of the sum of Ten Dollars (\$10) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and does hereby grant, bargain, sell, alien, convey and confirm unto Grantee, the following described Property (the "Property") to wit:

All that lot or parcel of land situate and being in Chatham County, Georgia, near Meinhard Station containing Four Tenths (0.4) acres and being more particularly described as follows: Commencing at a point at the center line of the Savannah and Atlanta Railway right of way, where said right of way intersects with the North side of Route 30 in Chatham County, Georgia and running thence North Fifty-eight degrees Forty-seven minutes West (N 58° 47' W) a distance of Two Thousand Five Hundred Thirty-five (2,535) feet to a point on the North side of Route 30, said point being the point of beginning; thence North Fifty-eight degrees Forty-seven minutes West (N 58° 47' W) a distance of One Hundred Five (105) feet to a stake; thence North Thirty-two degrees Thirty minutes East (N 32° 30' E) a distance of One Hundred Seventy-eight and Six Tenths (178.6) feet to a stake; thence South Forty-four degrees Twenty-six minutes East (S 44° 26' E) a distance of One Hundred Seven and Eight Tenths (107.8) feet; thence South Thirty-two degrees Thirty minutes West (S 32° 30' W) a distance of One Hundred Fifty-one and Three Tenths (151.3) feet to the point of beginning and being bounded on the North by lands of Kellar Oliver, on the East by the remaining property of Gladys Mason, on the South by Route 30 and on the West by the lands of Laura Lee Wells, all of which will more fully appear by reference to a map or plat surveyed for J. F. Wells, by Robert D. Gignilliat, Jr., Chatham County Surveyor, on January 29, 1968.

AND, ALSO:

All that lot, tract or parcel of land situate and being in Chatham County, Georgia, near Meinhard Station containing Six Tenths (0.6) acres and being a portion of

the lands of Gladys Mason and being more particularly described as follows: Commencing at a point at the center of the Savannah and Atlanta Railway right-of-way, where said right-of-way intersects with the North side of Route 30 in Chatham County, Georgia, and running thence North Fifty-eight degrees Forty-seven minutes West (N 58° 47' W) a distance of Two Thousand Six Hundred Forty (2,640) feet to a point on the North side of Route 30, said point being the point of beginning; thence North Fifty-eight degrees Forty-seven minutes West (N 58° 47' W) a distance of One Hundred Thirty (130) feet to a stake; thence North Thirty-three degrees Twenty-five minutes East (N 33° 25' E) a distance of Two Hundred Eleven (211) feet to an iron pipe; thence South Forty-four degrees Twenty-six minutes East (S 44° 26' E) a distance of One Hundred Thirty (130) feet to a stake; thence South Thirty-two degrees Thirty minutes West (S 32° 30' W) a distance of One Hundred Seventy-eight and Six Tenths (178.6) feet to the point of beginning and being bounded on the North by the lands of Kellar Oliver, on the East by the remaining property of Gladys Mason, on the South by Route 30, and on the West by the lands of J. S. McGrath; all of which will more fully appear by reference to a map or plat surveyed for Laura Lee Wells by Robert D. Gignilliet, Jr. Chatham County Surveyor, on December 9, 1965.

AND, ALSO;

All that certain lot, tract or parcel of land situate, lying and being in the Town of Port Wentworth, 8th G.M. District, Chatham County, Georgia, containing 0.53 of an acre, more or less, that is shown and more particularly described by the plat of survey made by Warren E. Poythress, Surveyor, dated February 15, 1994, recorded in the Office of the Clerk of the Superior Court of Chatham County, Georgia in Plat Record Book 13-P, Page 22 (n/l/a Plat Record Book 13-P, Page 22A), which is incorporated into this description by specific reference thereto.

Said property having addresses of 906 Meinhard Road and 0 Montith Road, Port Wentworth, GA 31407, and property tax numbers of 7-0978-02-004 and 7-0978-02-007.

This being the same property conveyed to Talmadge L. Bennett, Jr. and Tina L. Bennett by Executrix's Deed from Diane Wexel, Individually and as Executrix under the Last Will and Testament of James F. Wells, dated September 11, 2002, and recorded in Deed Book 240-D, Page 486, Chatham County records.

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

TO HAVE AND TO HOLD the Property together with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the Grantee, forever in Fee Simple.

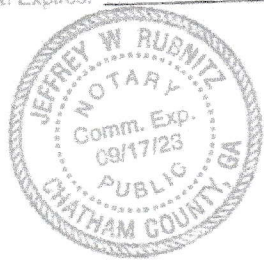
AND Grantor will warrant and forever defend the right and title to the Property unto Grantee against the claims of any persons owning, holding or claiming by, through or under Grantor.

IN WITNESS WHEREOF, the Grantor has executed, or has caused its duly authorized representative to execute, this Limited Warranty Deed under seal, and deliver this Limited Warranty Deed, all as of the day and year first above written.

Signed, sealed and delivered in the presence of:

Katherine K. Chaney
Witness

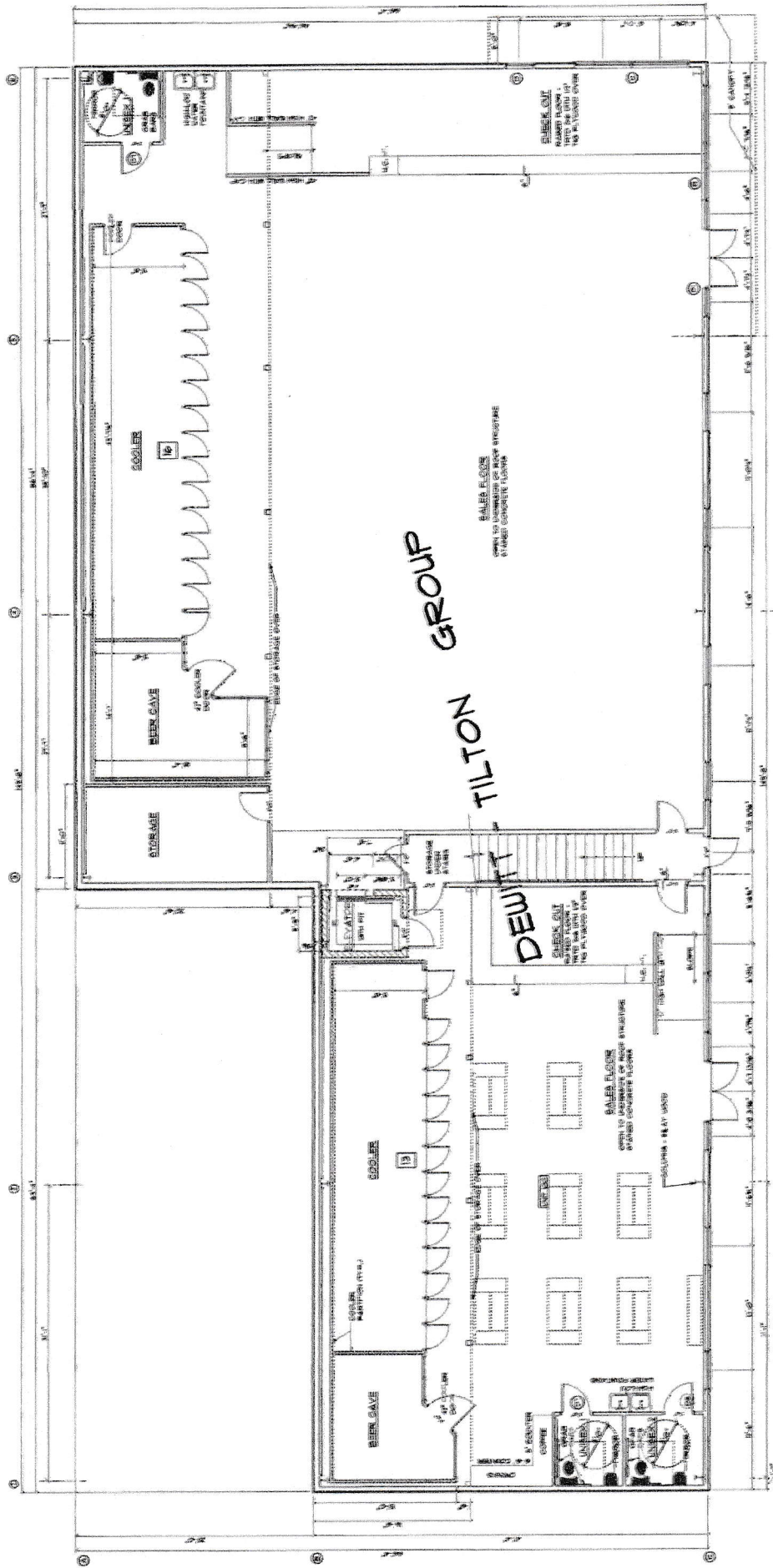
[Signature]
Notary Public
My Commission Expires: _____
[notarial seal]



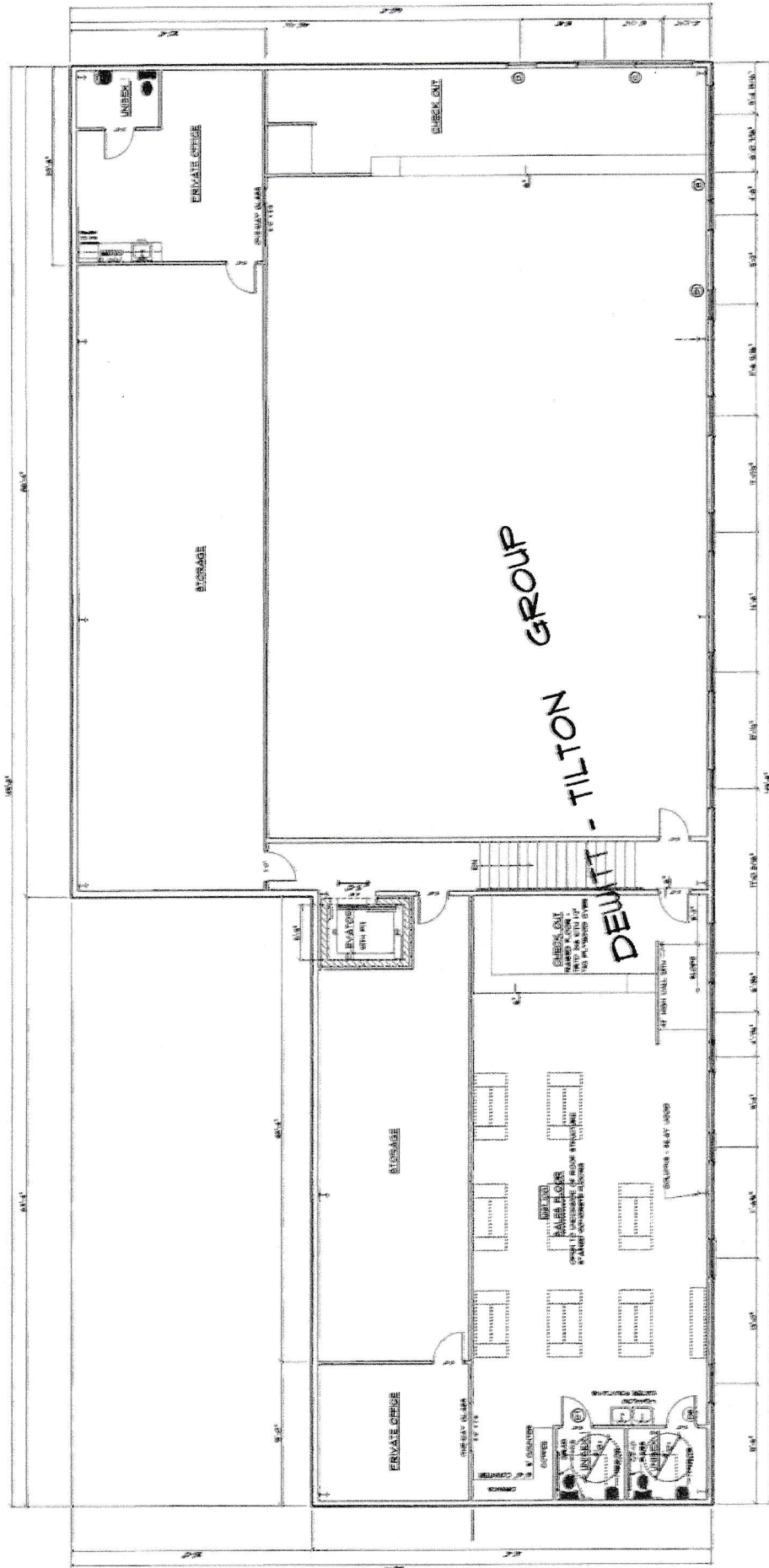
Talmadge L. Bennett, Jr.
Talmadge L. Bennett, Jr.

Tina L. Bennett
Tina L. Bennett

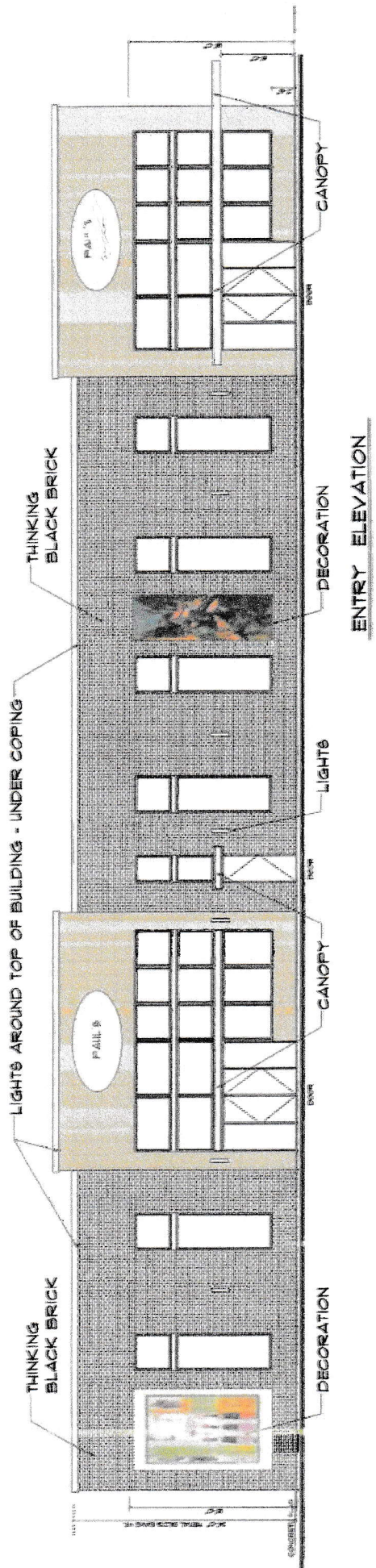
(seal)



FIRST FLOOR PLAN



SECOND FLOOR PLAN





Planning Commission
 7224 GA Highway 21
 Port Wentworth, GA 31407

Meeting: 07/06/26
 Department: Development Services
 Category: Ordinance
 Prepared By: Katie Dunnigan
 Department Head: Katie Dunnigan

SCHEDULED

AGENDA ITEM (ID)

DOC ID:

A request for approval of a Concept Site Plan has been submitted by Massa Gaelle Fokou, for "Massa Center". PIN # 70013 05019, located in the 4th Council District at 205 S Coastal Hwy, zoned C-1.

Issue/Item: A request for approval of a Concept Site Plan has been submitted by Massa Gaelle Fokou, for "Massa Center". PIN # 70013 05019, located in the 4th Council District at 205 S Coastal Hwy, zoned C-1.

Background:

- The applicant requests approval for the Concept Site Plan for "Massa Center" a mixed use building which will be the redevelopment of a vacant restaurant.
- The submitted site plan shows a take-out style restaurant, two retail/office spaces, four studio apartments, and a rooftop for future use.

Facts and Finding:

- The Concept Site Plan has been evaluated by Staff and developed by the applicant to reflect Staff input.
- A variance for the reduction of parking spaces and rear building setbacks was approved by the Zoning Board of Appeals on June 1, 2026, the submitted Concept Site plan reflects these approvals.
- A requisite neighborhood meeting was held June 29th, on site. No members of the community attended.

Funding: N/A

Recommendation:


Site Plan Review Application

Site Plan Type (Check One): General / Concept Specific Development
Site Plan Address: 205 S Coastal Hwy, Savannah GA
PIN #(s): 70013 05019
Zoning: C2 Estimated Cost of Construction: \$ 500000
Type of Construction: Renovation and adding apartment
Project Name: MASSA CENTER

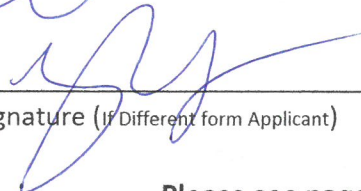
Applicant's Name: Gaëlle Nasson
Mailing Address: 22 TRASK CIR Winesville GA 31313
Phone #: 912 343 6454 Email: massa.ga@pdsystems.com

Owner's Name (if Different from Applicant): _____
Mailing Address: _____
Phone #: _____ Email: _____

I hereby acknowledge that the above information is true and correct.


Applicant's Signature

16 June 2026
Date


Owner's Signature (if Different from Applicant)

16 June 2026
Date

Please see page 2 for required submittal checklist

Type: WD
Kind: WARRANTY DEED
Recorded: 12/2/2025 10:16:00 AM
Fee Amt: \$290.00 Page 1 of 3
Transfer Tax: \$265.00
Chatham, Ga. Clerk Superior Court
Tammie Mosley Clerk Superior Court

BK 3843 PG 221 - 223

THIS INSTRUMENT PREPARED BY AND TO BE RETURNED TO:
C. JOEL OSTEN - OSTEN LAW GROUP, LLC
101 FRASER STREET
HINESVILLE, GEORGIA 31313- (912) 877-2211
FILE NO.: 2025-1359
Parcel ID: 7001305019

STATE OF GEORGIA
COUNTY OF CHATHAM

§

LIMITED WARRANTY DEED

THIS INDENTURE made this 14th day of November, 2025, between **ROVING HOLDINGS LLC, A SOUTH CAROLINA LIMITED LIABILITY COMPANY**, with a principal mailing address of 92 Summit Drive, Hilton Head Island, South Carolina 29926, as party or parties of the first part, hereinafter referred to as Grantor, and **GAELE FOKOU MASSA**, with a principal mailing address of 22 Trask Circle, Hinesville, Georgia 31313, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH

That the Grantor, for and in consideration of the sum of **TEN AND NO/100 DOLLARS (\$10.00)** and other good and valuable considerations in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee the following described property, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

THE MASSA CENTER

A mixed occupancy center in historic Port Wentworth



Scan to learn more about leasing opportunities for businesses and residential rentals

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

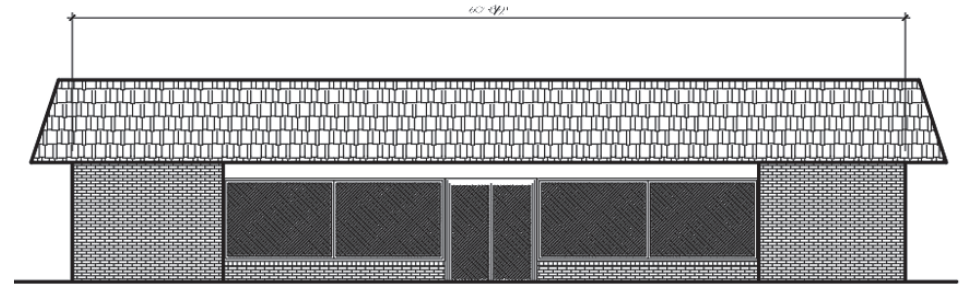
THE SITE

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

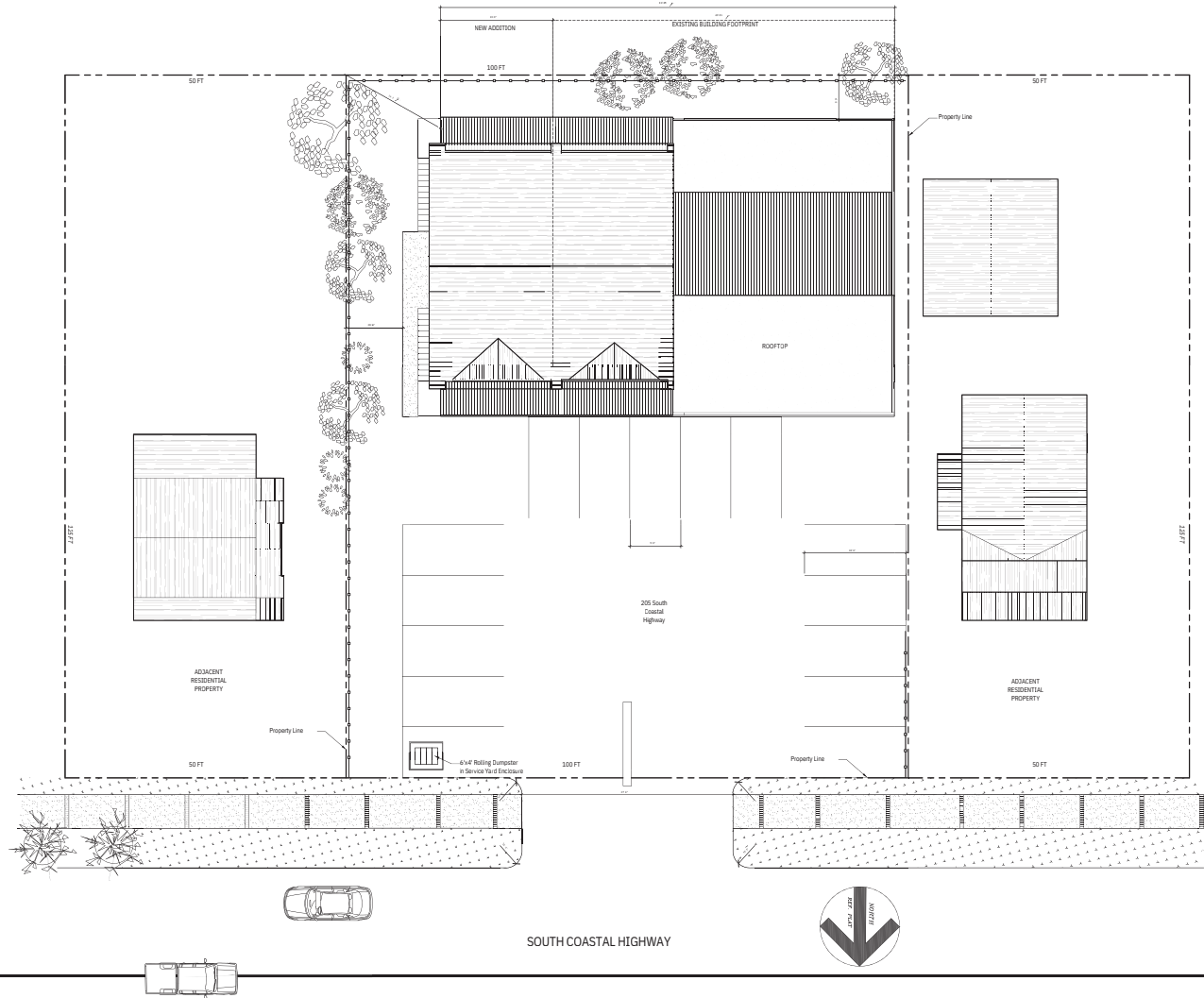
Land Code: G1-General
Commercial 1

Quality/Condition: 2/A-
Average

Total Area: 2,422

Paving-Concrete: 1,740

Paving-Asphalt: 4,500



1ST FLOOR PLAN

Occupancy Classification:

Group M (Mercantile)

Group B (Business)

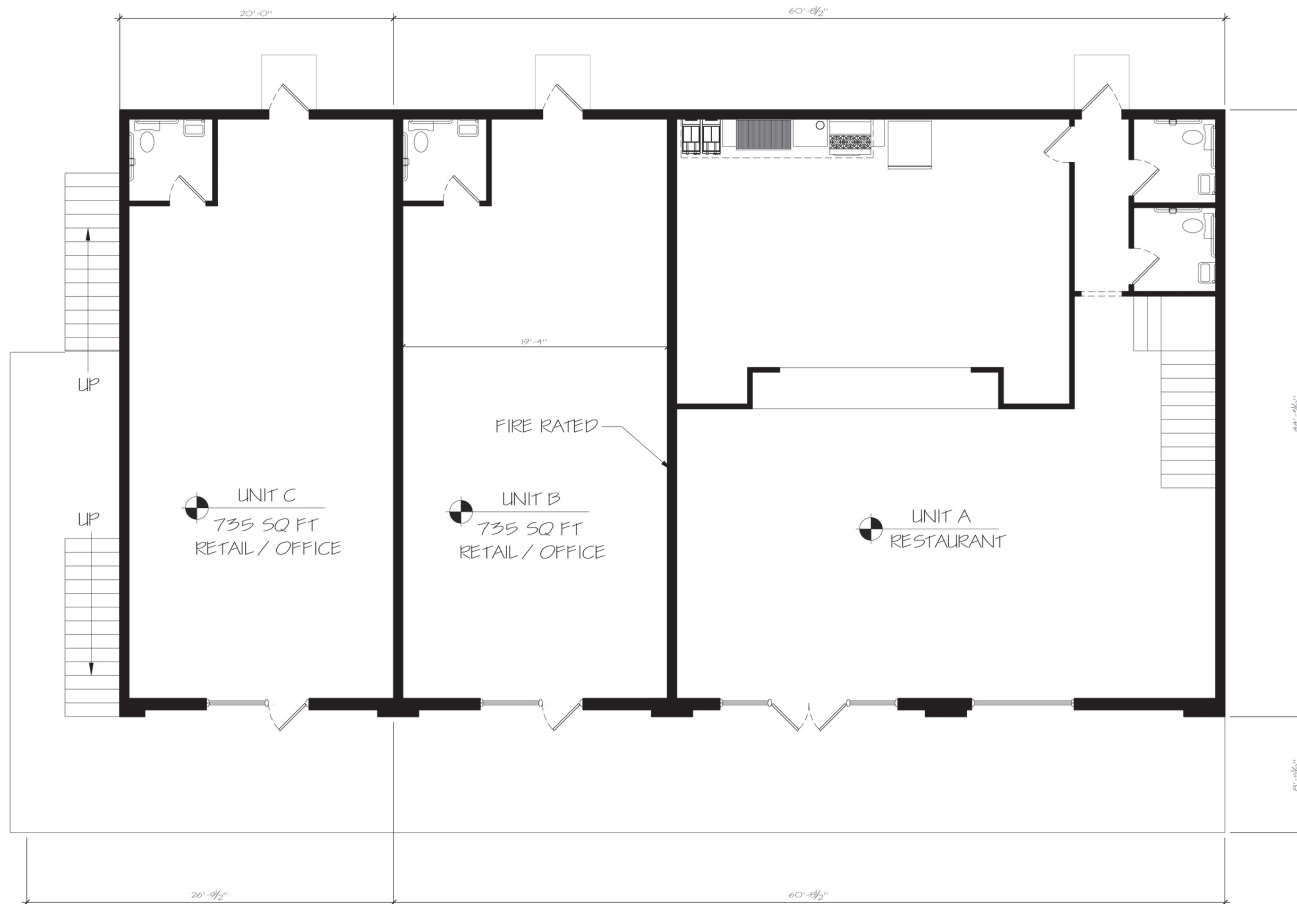
Uses:

Retail,
Office,
Take-out
Kitchen,
Short-stay
studios

New Square

Footage:

2,295
(2-Story
Addition,
Slab, Deck
and porch.



2ND 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.

