



Planning Commission
7224 GA Highway 21
Port Wentworth, GA 31407

Meeting: 10/05/26
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 SPH 21, LLC, requesting to rezone 5.9 acres from R-5 to C-1, to allow for future commercial development. PIN #s 70975A 01028 and 70975A 01029, located in the 1st Council District, on Highway 21.

- **PUBLIC HEARING**

Issue/Item: A Zoning Map Amendment Application has been submitted by Phillip R. McCorkle as Agent for SPH 21, LLC, requesting to rezone 5.9 acres from R-5 to C-1, to allow for future commercial development. PIN #s 70975A 01028 and 70975A 01029, located in the 1st Council District, on Highway 21.

- **PUBLIC HEARING**

Background:

- The applicant requests C-1 zoning for the future commercial development.
- Proposed uses for the rezoned parcels are a City Fire Station and adjacent commercial development.
- These properties were previously rezoned to R-5 during the June 20, 2024 City Council meeting, as part of a rezoning the allow for the development of NOVO Wentworth, currently under construction.
- At the time of the R-5 rezoning, the applicant stated future intent to rezone property remaining from the multi-family development to zoning districts appropriate for a Fire Station and commercial use.
- Surrounding zoning is R-5 to the north west, R-1 to the south, Highway 21 is adjacent to the east.

Facts and Finding:

- The parcels have frontage on an arterial road (Hwy 21).
- The Future Land Use map identifies these parcels as being located within a commercial corridor. The proposed Fire Station location is identified as Civic/Institutional.
- Approval of this rezoning would represent a shift of approximately .06% of land use from R-4 to C-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: SPH 21, LLC

Phone # (404) 358-1178

Use back if more than one owner

Owner Address: 5 Concourse Parkway, Suite 200, Atlanta, Georgia 30328

PIN #(s): 7-0975A-01-029 and 7-0975A-01-028

of Acres 5.903

Zoning Classification: Present R-1 Requested C-2

Use of Property: Present Vacant Requested Retail & Fire Station

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 four acres (lot 7-0795A-01-029) with frontage on Highway 21 is an ideal retail location. The 1.903 acre lot (7-0975A-01-028) is intended for a Port Wentworth fire station.

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

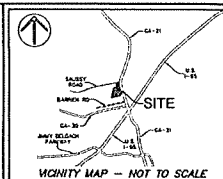
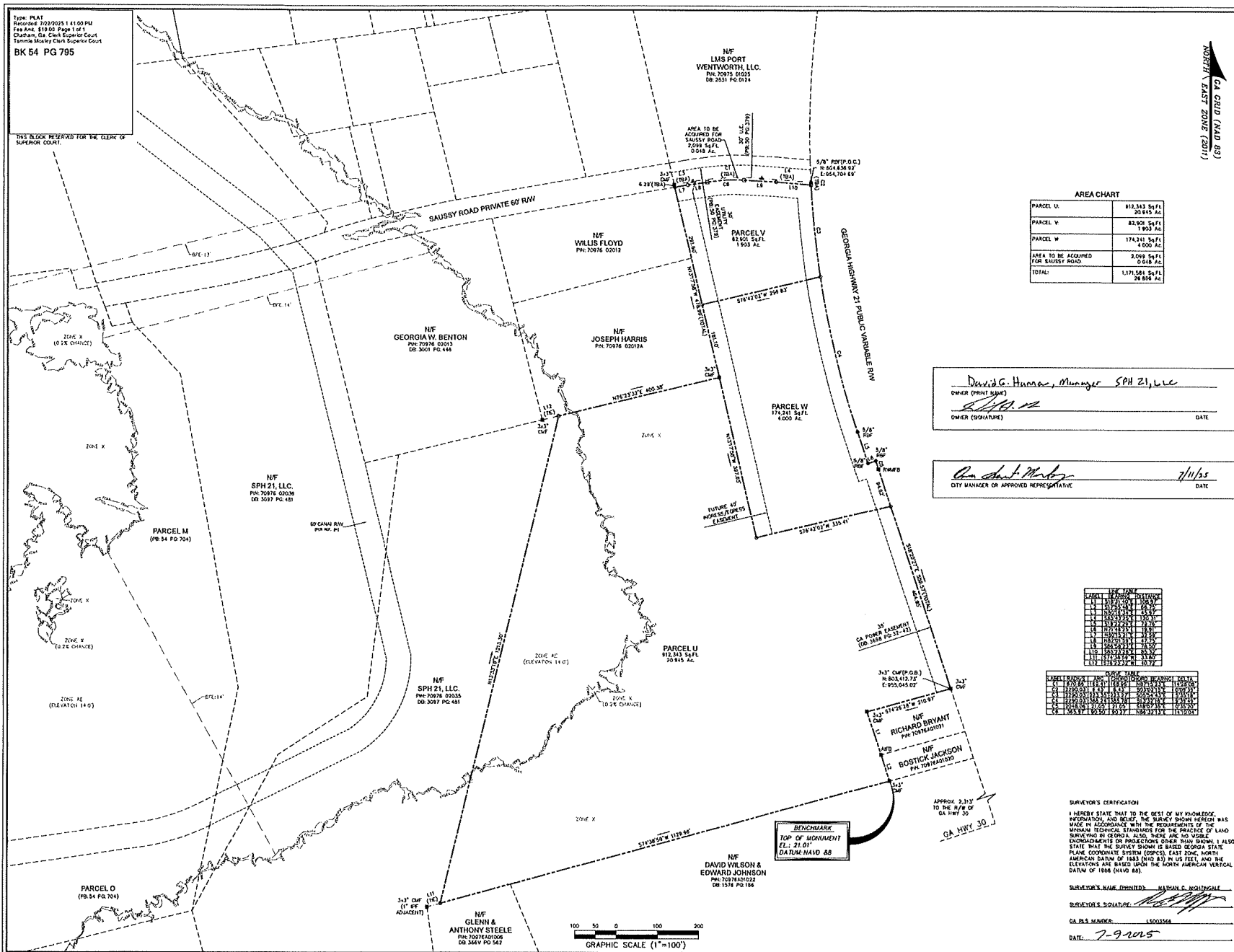
10th day of September, 2020

Ph

Signature of Applicant

Notary Public





LEGEND

- A/C C/ALE POINT - CORNER NOT SET
 ASD IRON NAIL FOUND DISTURBED
 CHF CON. MORTARMENT FOUND
 H/F IRON PIPE FOUND
 REF IRON REBAR FOUND
 ROS 5/8" IRON REBAR SET WITH CAP
 R/WMB RIGHT-OF-WAY CONC. MON. FOUND BROKEN
 RWMS RIGHT-OF-WAY CONC. MON. SET
 F.BE BASE FLOOD ELEVATION
 P.O.B POINT OF BEGINNING
 P.O.C POINT OF COMMENCEMENT
 TBA TO BE ABANDONED
 --- ADJ --- ADJACENT PROPERTY LINE
 --- FEMA --- FEMA FLOOD LINE
 --- PROP --- PROPERTY LINE
 --- ABAND --- PROPERTY LINE TO BE ABANDONED
 --- T.LINE --- TIE LINE

NOTES

3. THESE PARCELS ARE LOCATED IN LEE AND MULTIPLE FLOOD ZONES, E & (0.2M CHANGE) & AZ (ELEVATION 160), COUNCIL 1500000, MAP NUMBER 1500000000.
4. THE SURVEY WAS CONDUCTED BY THE SURVEYOR ON 01/08/2018.
5. VERTICAL DATUM IS NAVD 83 (CEOID 18)
6. THE SURVEY WAS CONDUCTED BY THE SURVEYOR ON 01/08/2018. THIS SURVEY ARE BASED ON GEORGIA LAST STATE PLANE COORDINATE SYSTEM (NAD 83), DISTANCE SURVEYED BY THE SURVEYOR.
7. THE PARCEL LINES SHOWN OUTSIDE OF THE SURVEYED AREA ARE NOT PART OF THIS SURVEY AND ARE NOT TO BE USED FOR DESCRIPTIVE PURPOSES ONLY.
8. THE SURVEYED PLAT IS 1:125000. THE SURVEYED PLAT IS 1:125000. PRECISION OF PLAT GEORGIA NEW LINE STATE PLAT (N): 1:125000. PRECISION OF PLAT GEORGIA NEW LINE STATE PLAT (N): 1:125000.
9. THE SURVEYED PLAT IS 1:125000. THE SURVEYED PLAT IS 1:125000. PRECISION OF PLAT GEORGIA NEW LINE STATE PLAT (N): 1:125000.
10. THE SURVEYED PLAT IS 1:125000. THE SURVEYED PLAT IS 1:125000. PRECISION OF PLAT GEORGIA NEW LINE STATE PLAT (N): 1:125000.
11. ALL SET BEARS ARE CAPTURED WITH ATRAS SURVEYING.
12. A REAL TIME KINEMATIC SURVEY USING THE GPS SYSTEM IS USED TO DETERMINE THE COORDINATE REFERENCE BASE FOR THE FIELD.
13. BUILDING SECTIONS SHOULD BE DETERMINED BY THE PROPER AUTHORITY, AND MUST BE VERIFIED FOR CONSTRUCTION.

REFERENCES

1. PLAT C&B 848 PAGE B (EFFINGHAM COUNTY)
2. DEED BOOK 698 PAGE 376
3. A PLAT BY SHARPE SURVEYING DATED 04/27/2021.
4. PLAT BOOK 2M PAGE 280
5. PLAT BOOK W PAGE 218
6. PLAT BOOK 379 PAGE 88
7. PLAT BOOK 54 PAGE 704

PREPARED FOR:
SPH 21, LLC.
A SUBDIVISION PLAT OF
26.898 ACRES
TAX PARCEL No. 70978 02035
A PORTION OF REVELLYN PLANTATION

8TH QMD.
THE CITY OF PORT MONTWORTH
CHATHAM COUNTY, GEORGIA

FIELD WORK	N/A
FIELD CHECK	NON
DRAWN BY	HW
DATE	03-06-2009
SCALE	1"=100'
PROJECT No.:	W1-2127
FILE	W1-2127 (012009)

ATLAS
SURVEYING, INC.

168 BOARDWALK DRIVE, SUITE A
RIDGELAND, SC 29936
PHONE: (843) 645-9277
WEBSITE: WWW.ATLASSURVEYING.COM



(2) As required by subsection (4) of O.C.G.A. section 15-8-67, this plat has been prepared by a Land Surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures and seals of the jurisdiction. Such approvals or affirmations shall be confirmed with the appropriate governmental bodies by any purchase or user of this plat as to intended use. Any person who purchases or uses this 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 Professional Land Surveyors, Professional Engineers and Land Surveyors or as set forth in O.C.G.A. section 15-8-67.


NATHAN C. NOYTNGALE
S.P.S. No. 168

BEGINNING AT A 3X3" CONCRETE MONUMENT SET(POB #1);

THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 223.35', WITH A RADIUS OF 2290.03', WITH A CHORD BEARING OF S 05°54'43" E, WITH A CHORD LENGTH OF 223.27';THENCE WITH A CURVE TO A 5/8" REBAR SET W/CAP;

THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 386.24', WITH A RADIUS OF 2290.03', WITH A CHORD BEARING OF S 13°32'16" E, WITH A CHORD LENGTH OF 385.78';THENCE WITH A CURVE TO A 5/8" REBAR FOUND;

THENCE S 18°22'29" E A DISTANCE OF 79.76' TO A 5/8" REBAR FOUND;

THENCE N 71°48'25" E A DISTANCE OF 19.91' TO A 5/8" REBAR FOUND;

THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 21.05', WITH A RADIUS OF 2048.06', WITH A CHORD BEARING OF S 18°07'35" E, WITH A CHORD LENGTH OF 21.05';THENCE WITH A CURVE TO A RIGHT-OF-WAY MONUMENT FOUND (BROKEN);

THENCE S 18°20'27" E A DISTANCE OF 94.62' TO A 5/8" REBAR SET W/CAP;

THENCE S 76°42'02" W A DISTANCE OF 335.41' TO A 5/8" REBAR SET W/CAP;

THENCE N 13°17'58" W A DISTANCE OF 397.65' TO A 3X3" CONCRETE MONUMENT FOUND;

THENCE N 13°17'58" W A DISTANCE OF 181.10' TO A 5/8" REBAR SET W/CAP;

THENCE N 13°17'58" W A DISTANCE OF 291.60' TO A 5/8" REBAR SET W/CAP;

THENCE N 80°15'21" E A DISTANCE OF 32.59' TO A 5/8" REBAR SET W/CAP;

THENCE N 82°01'59" E A DISTANCE OF 47.75' TO A 3X3" CONCRETE MONUMENT SET;

THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 90.50', WITH A RADIUS OF 365.97', WITH A CHORD BEARING OF N 86°32'13" E, WITH A CHORD LENGTH OF 90.27';THENCE WITH A CURVE TO A 3X3" CONCRETE MONUMENT SET;

THENCE S 86°58'23" E A DISTANCE OF 78.50' TO A 5/8" REBAR SET W/CAP;

THENCE S 85°23'28" E A DISTANCE OF 85.32' TO A 3X3" CONCRETE MONUMENT SET(POB #1);

WHICH IS THE POINT OF BEGINNING,

HAVING AN AREA OF 257,142 SQUARE FEET, 5.903 ACRES

SUMMARY

TOTAL ACREAGE:	4 ACRES
PROPOSED ZONING:	C-2
PROPOSED USE:	COMMERCIAL
TOTAL PROPOSED BUILDING AREA:	19,200 SF
REQUIRED PARKING (1 SPACE/250 SF):	77
PROVIDED PARKING:	77

GEORGIA HIGHWAY 21

PROPOSED RIGHT IN/RIGHT OUT
(GDOT APPROVAL REQUIRED)

25' SETBACK

35' POWER EASEMENT

FIRE STATION PARCEL

DUMPSTER
ENCLOSURE

BUILDING 1
160' X 60'
(9,600 SF)

BUILDING 2
160' X 60'
(9,600 SF)

STORMWATER

PUMP
STATION

STORMWATER

BETA ROAD (FUTURE)

ALPHA ROAD (FUTURE)

COMMERCIAL CONCEPT VERNEDOE TRACT

PORT WENTWORTH, GA

PREPARED FOR:
SPH 21, LLC

PREPARED BY:

**THOMAS
HUTTON**

30 Parkside Company Road
Savannah, GA 31405 • 912.248.5000

www.thomashutton.com



DATE:	06.06.2020	DATE:	06.06.2020
DESIGNER:	SPH	DRAWN:	SPH
CHECKED:	SPH	DATE:	06.06.2020