CITY OF PORT WENTWORTH

PLANNING COMMISSION

NOVEMBER 2, 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 SPH 21, LLC, requesting to rezone 5.9 acres from R-5 to C-2, to allow for future commercial development. PIN #s 70975A 01028 and 70975A 01029, located in the 1st Council District, on Highway 21.

- **PUBLIC HEARING**

B. Approval of Planning Commission meeting dates for calendar year 2027.

7. ADJOURNMENT

Planning Commission
7224 GA Highway 21
Port Wentworth, GA 31407

SCHEDULED

Meeting: 11/02/26
Department: Development Services
Category: Ordinance
Prepared By: Katie Dunnigan
Department Head: Katie Dunnigan

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-2, 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-2, 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-2 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-2.

Funding:

N/A

Recommendation:

APPLICATION TO AMEND THE ZONING MAP OF PORT WENTWORTH, GEORGIA

Applicant: Phillip R. McCorkle Phone # [redacted]

Mailing Address: [redacted]

Property Owner: SPH 21, LLC Phone # [redacted]

Use back if more than one owner

Owner Address: [redacted]

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, 2024

Signature of Applicant

Notary Public

LAUREN JOHNSON NOTARY PUBLIC EXPIRES GEORGIA 06/01/2029 CAMDEN COUNTY

V 07.15.24

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 Tatnall Street, Savannah, Georgia 31401

Telephone Number: (912) 232-7416

SPH ~~Placements~~ 21, LLC

By: _____

Signature of Owner

Its: Manager

Personally appeared before me

_____

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

September 10, 2024

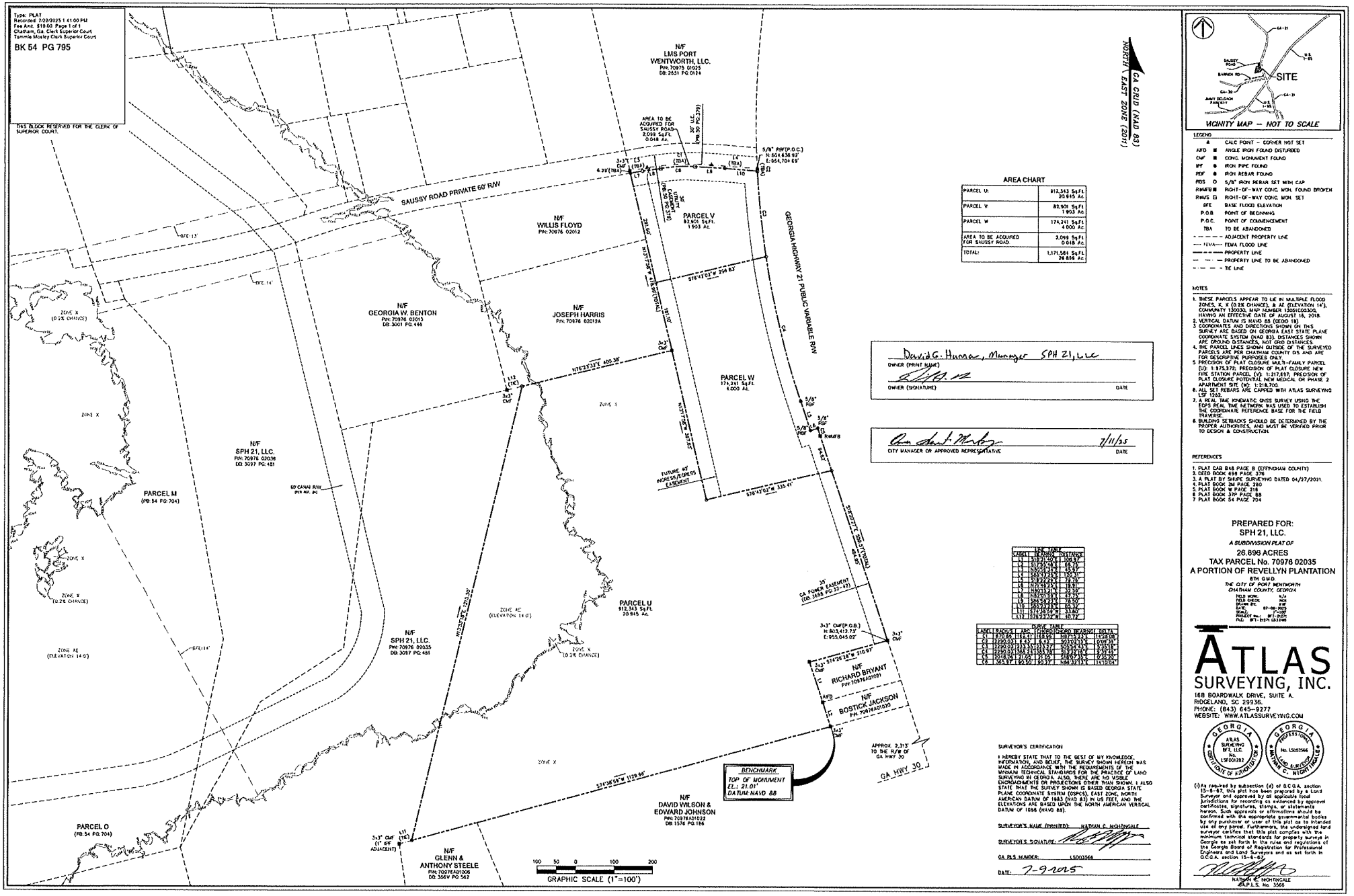
Date

LAUREN JOHNSON NOTARY EXPIRES GEORGIA 06 01/2029 PUBLIC CAMDEN COUNTY

Updated 8/25/2023

Type: PLAT
Recorded: 7/22/2025 1:41:00 PM
Fee Amt: $10.00 Page 1 of 1
Chatham, Ga. Clerk Superior Court
Tammie Mosley Clerk Superior Court
BK 54 PG 795

THIS BLOCK RESERVED FOR THE CLERK OF SUPERIOR COURT.



AREA CHART	
PARCEL U:	812,343 Sq.Ft. 20.845 Ac.
PARCEL V:	82,901 Sq.Ft. 1.903 Ac.
PARCEL W:	174,241 Sq.Ft. 4.000 Ac.
AREA TO BE ACQUIRED FOR SAUSSY ROAD:	2,099 Sq.Ft. 0.048 Ac.
TOTAL:	1,171,584 Sq.Ft. 26.896 Ac.

David G. Hunnar, Manager SPH 21, LLC
OWNER (PRINT NAME)
OWNER (SIGNATURE) DATE

CITY MANAGER OR APPROVED REPRESENTATIVE 7/11/25 DATE

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S17°21'04"E	109.97'
L2	S17°55'18"E	66.75'
L3	N80°41'14"E	45.53'
L4	S45°37'29"E	100.31'
L5	S17°22'24"E	77.78'
L6	N71°49'52"E	18.81'
L7	S89°31'34"E	73.55'
L8	N87°51'41"E	97.75'
L9	S86°54'54"E	98.90'
L10	S85°37'26"E	84.33'
L11	S74°35'59"E	33.80'
L12	S78°23'52"E	50.72'

CURVE TABLE					
CURVE	RADIUS	ARC	CHORD	CHORD BEARING	DELTA
C1	870.86'	118.80'	118.80'	N81°13'33"E	11°29'08"
C2	2,196.93'	1.48'	1.48'	S01°00'43"E	0°02'35"
C3	1,196.93'	133.33'	133.26'	S04°04'43"E	6°23'08"
C4	1,196.93'	168.24'	168.10'	S12°23'18"E	8°03'16"
C5	1,196.93'	17.09'	17.09'	S16°37'44"E	0°49'06"
C6	383.83'	99.36'	99.07'	N80°31'13"E	14°50'04"

SURVEYOR'S CERTIFICATION

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN GEORGIA. ALSO, THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN. I ALSO STATE THAT THE SURVEY SHOWN IS BASED GEORGIA STATE PLANE COORDINATE SYSTEM (GSPCS), EAST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83) IN US FEET, AND THE ELEVATIONS ARE BASED UPON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

SURVEYOR'S NAME (PRINTED): NATHAN C. NIGHTINGALE
SURVEYOR'S SIGNATURE:
GA R.L.S. NUMBER: LSO03566
DATE: 7-9-2025

LEGEND

	▲	CALC POINT – CORNER NOT SET
AIFD	■	ANGLE IRON FOUND DISTURBED
CMF	■	CONC. MONUMENT FOUND
IPF	●	IRON PIPE FOUND
RBF	●	IRON REBAR FOUND
RBS	O	5/8" IRON REBAR SET WITH CAP
RMWFB	■	RIGHT-OF-WAY CONC. MON. FOUND BROKEN
RMWS	□	RIGHT-OF-WAY CONC. MON. SET
BFE		BASE FLOOD ELEVATION
P.O.B.		POINT OF BEGINNING
P.O.C.		POINT OF COMMENCEMENT
TBA		TO BE ABANDONED
		ADJACENT PROPERTY LINE
FEMA		FEMA FLOOD LINE
		PROPERTY LINE
		PROPERTY LINE TO BE ABANDONED
		TIE LINE

NOTES

1. THESE PARCELS APPEAR TO LIE IN MULTIPLE FLOOD ZONES, X, X (0.2% CHANCE), & AE (ELEVATION 14'), COMMUNITY 130030, MAP NUMBER 13051C0030G, HAVING AN EFFECTIVE DATE OF AUGUST 16, 2018.
2. VERTICAL DATUM IS NAVD 88 (GEOID 18)
3. COORDINATES AND DIRECTIONS SHOWN ON THIS SURVEY ARE BASED ON GEORGIA EAST STATE PLANE COORDINATE SYSTEM (NAD 83). DISTANCES SHOWN ARE GROUND DISTANCES, NOT GRID DISTANCES.
4. THE PARCEL LINES SHOWN OUTSIDE OF THE SURVEYED PARCELS ARE FOR CHATHAM COUNTY GIS AND ARE FOR DESCRIPTIVE PURPOSES ONLY.
5. PRECISION OF PLAT CLOSURE MULTI-FAMILY PARCEL (U): 1: 875,372; PRECISION OF PLAT CLOSURE NEW FIRE STATION PARCEL (V): 1: 317,893; PRECISION OF PLAT CLOSURE POTENTIAL NEW MEDICAL OR PHASE 2 APARTMENT SITE (W): 1: 21,700.
6. ALL SET REBARS ARE CAPPED WITH ATLAS SURVEYING LSF 1282.
7. A REAL TIME KINEMATIC GNSS SURVEY USING THE EGPS REAL TIME NETWORK WAS USED TO ESTABLISH THE COORDINATE REFERENCE BASE FOR THE FIELD TRAVERSE.
8. BUILDING SETBACKS SHOULD BE DETERMINED BY THE PROPER AUTHORITIES, AND MUST BE VERIFIED PRIOR TO DESIGN & CONSTRUCTION.

REFERENCES

1. PLAT CAB B48 PAGE 8 (EFFINGHAM COUNTY)
2. DEED BOOK 656 PAGE 376
3. A PLAT BY SHAPE SURVEYING DATED 04/27/2021.
4. PLAT BOOK 2M PAGE 280
5. PLAT BOOK W PAGE 218
6. PLAT BOOK 39P PAGE 88
7. PLAT BOOK 54 PAGE 704

PREPARED FOR:
SPH 21, LLC.

A SUBDIVISION PLAT OF

26.896 ACRES
TAX PARCEL No. 70976 02035
A PORTION OF REVELLYN PLANTATION
8TH G.M.D.
THE CITY OF PORT WENTWORTH
CHATHAM COUNTY, GEORGIA

FIELD WORK:	6/24
FIELD CHECK:	N/A
DRAWN BY:	BWB
CHK'D:	EP-NC-TCG
SCALE:	1"=100'
PROJECT No.:	BFT-21271
FILE:	BFT-21271 LB3D48

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

GEORGIA — ATLAS SURVEYING INC., LLC. — No. LSF001282 — CERTIFICATE OF AUTHORIZATION
GEORGIA — REGISTERED LAND SURVEYOR — NATHAN C. NIGHTINGALE — No. LSO03566

(1) 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 certifications, 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.

NATHAN C. NIGHTINGALE
G.R.L.S. No. 3566

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;

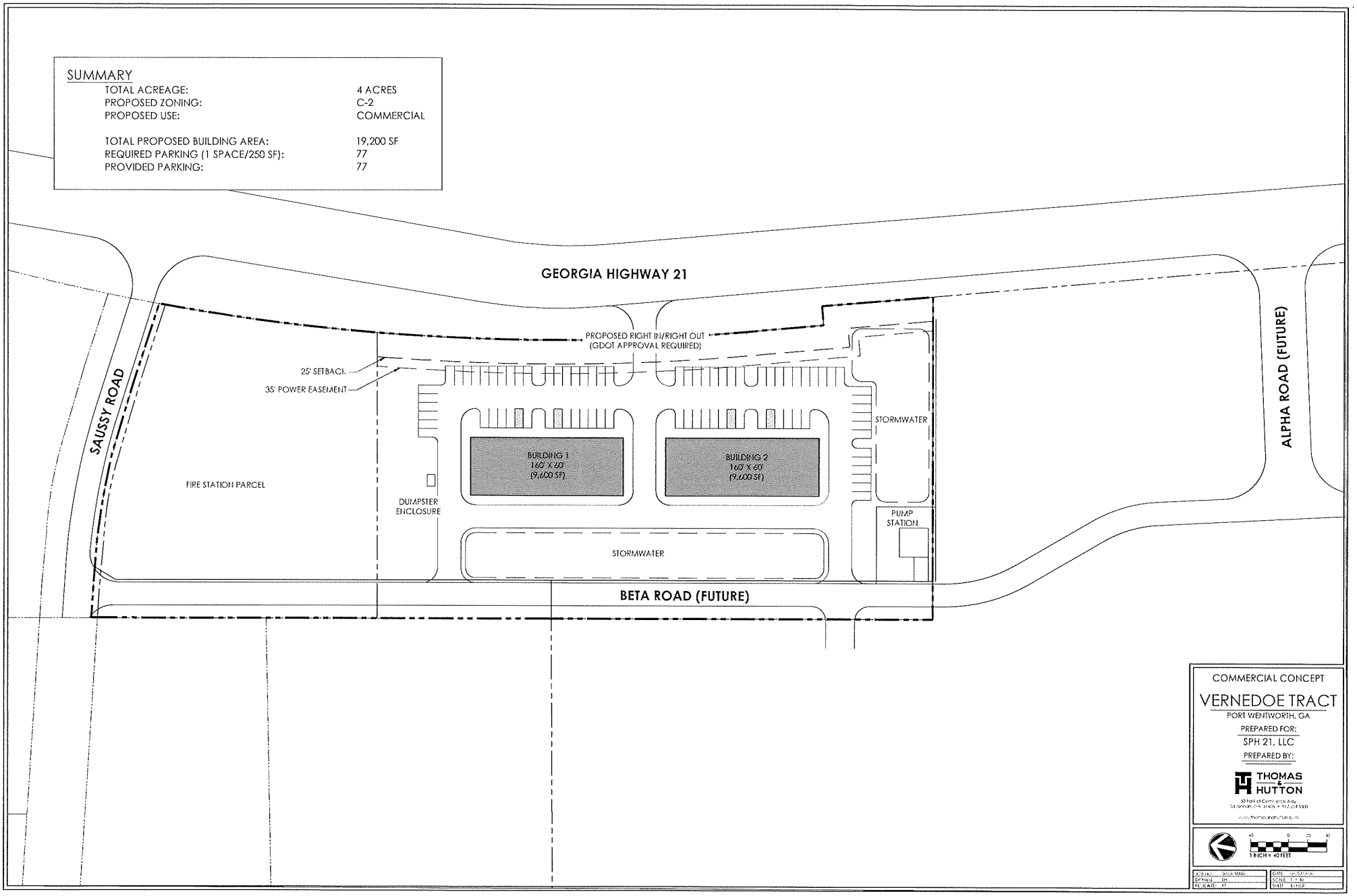
THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 90.50', WITH A RADIUS OF 365.97', WITH A CHORD BEARING OF N 86°32'13" E, WITH A CHORD LENGTH OF 90.27',THENCE WITH A CURVE TO A 3X3" CONCRETE MONUMENT SET;

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
SAUSSY ROAD
ALPHA ROAD (FUTURE)
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)
COMMERCIAL CONCEPT
VERNEDOE TRACT
PORT WENTWORTH, GA
PREPARED FOR:
SPH 21, LLC
PREPARED BY:
THOMAS & HUTTON
1 INCH = 40 FEET

6.B

Planning Commission
7224 GA Highway 21
Port Wentworth, GA 31407

SCHEDULED

Meeting: 11/02/26
Department: Development Services
Category: Proclamation
Prepared By: Katie Dunnigan
Department Head: Katie Dunnigan

AGENDA ITEM (ID)

DOC ID:

Approval of Planning Commission meeting dates for calendar year 2027.

Issue/Item: Approval of Planning Commission meeting dates for calendar year 2027.

Background: The Planning Commission will continue to meet at 3:30pm on the 1st Monday of the month, with the following two exceptions:
1. Monday, July 5th is moved to Tuesday, July 6th due to the 4th of July holiday.
2. Monday, September 6th is moved to Tuesday, September 7th due to Labor Day.

Facts and Finding:

Funding:

Recommendation:

City of Port Wentworth

2027 Planning Commission Meeting Dates

Month	Listed Meeting Date	Time
January	Monday, January 4, 2027	3:30 p.m.
February	Monday, February 1, 2027	3:30 p.m.
March	Monday, March 1, 2027	3:30 p.m.
April	Monday, April 5, 2027	3:30 p.m.
May	Monday, May 3, 2027	3:30 p.m.
June	Monday, June 7, 2027	3:30 p.m.
July	Tuesday, July 6, 2027	3:30 p.m.
August	Monday, August 2, 2027	3:30 p.m.
September	Tuesday, September 7, 2027	3:30 p.m.
October	Monday, October 4, 2027	3:30 p.m.
November	Monday, November 1, 2027	3:30 p.m.
December	Monday, December 6, 2027	3:30 p.m.

Location: City Hall, 2nd Floor Council Chambers, 7224 GA Highway 21, Port Wentworth, GA 31407.