

## Port Wentworth

### 2021-2041 Comprehensive Plan

Adoption documents will go here

# **CITY OF PORT WENTWORTH 2021-2041 COMPREHENSIVE PLAN ACKNOWLEDGEMENTS**

## **City of Port Wentworth Mayor and City Council**

Garry Norton, Mayor  
Linda Smith, Mayor Pro Tem  
Mark Stephens, Council  
Lynwood Griner, Council  
Glenn Jones, Council  
Thomas Barbee, Council

## **City of Port Wentworth Staff**

Ed Booth, City Manager  
Shanta Scarboro, Clerk of Council  
Brian Harvey, Development Services Director

## **Stakeholder Committee Members**

Alfred Boyett  
Brenda Boulware  
Chance Raehn  
Chris Hayes  
CJ Neesmith  
Derrick Sample  
Doug Highsmith  
Ed Booth  
Gabrielle Nelson  
Georgia W Benton  
James Collins  
James Coursey  
Julius Robinson  
Lauree Morris  
Linda Smith  
Murray Marshall  
Rosetta Franklin  
Stephen Ezelle  
Wanda Rolff

## COASTAL REGIONAL COMMISSION

Allen Burns, Executive Director

### **Planning and Government Services Team**

Eric Landon, Director of Planning & Government Services

Russ Marane, Senior Planner/Interim Planning Director

Aaron Carpenter, Senior Planner/Grant Specialist

Cole Mullis, Regional Planner

Scott Berson, Regional Planner

Hunter Key, GIS/IT Director

Megan Hunnicutt, GIS Manager

Tara Lopez, GIS Analyst

Heather Cummings, GIS Analyst

Teresa Townsend, Administrative Assistant



## EXECUTIVE SUMMARY



The State of Georgia has instituted minimum standards and procedures to provide a framework for the development, management, and implementation of local comprehensive plans. They reflect an important interest of the state: maintaining healthy and economically vibrant cities and counties that are vital to the state's economic prosperity.

City comprehensive planning should be conducted in the context of Georgia's strong and vibrant intergovernmental system that clearly recognizes the important role cities and counties play in fostering the state's image as an attractive place to invest, conduct business, and raise families.

Comprehensive plans are fact-based and create an environment of predictability for business and industry, property owners, investors, and residents. Plans are important for many local government functions from emergency management to land use to economic development. Comprehensive plans are thorough in explaining relationships between issues, which enhances coordination across those issues.

The Comprehensive Plan for the City of Port Wentworth 2021-2041 contains goals, policies, and strategies to address challenges and leverage strengths. The plan also includes a five-year work program with specific steps to be taken to manage growth, combat blight, improve services and facilities, and preserve access to the City's most tangible resources. The work program identified partners to collaborate on those efforts. Some of the efforts included are ongoing in current programs, while others require new efforts and actions to bring them into reality. When viewed in its entirety, the plan provides direction for ensuring the viability of the City's future.

As stated in the standards and procedures for local comprehensive planning, it is essential that local governments recognize that:

- Assets can be accentuated and improved
- Liabilities can be mitigated and changed over time
- Potential can be sought after and developed

## COMMUNITY VISION



Port Wentworth will adopt a proactive approach to development policy to ensure that citizens fully benefit from new developments, and to preserve its character as a livable, family-oriented city.



The vision addresses the City's desire to make growth work for residents. The vision is supported by the following overarching goals created to help shape the City of Port Wentworth's development:

1	<i>Port Wentworth will research and utilize all policy tools at its disposal to ensure development keeps with Port Wentworth's character and aligns with the needs of its residents.</i>
2	<i>Port Wentworth will foster the development of a diverse commercial sector.</i>
3	<i>Port Wentworth will provide recreational opportunities for its citizens.</i>
4	<i>Port Wentworth will address traffic congestion.</i>
5	<i>Port Wentworth will provide a reasonable density of housing.</i>
6	<i>Port Wentworth will provide high quality public services to its residents.</i>

The City of Port Wentworth's vision is further defined by the **Character Area Map**. The Character Area Map plays a role in guiding future development.

## Table of Contents

<b>1 Plan Overview.....</b>	<b>10</b>
1.1 Purpose.....	11
1.2 Scope .....	12
1.3 Methodology .....	14
<b>2 Needs and Opportunities.....</b>	<b>15</b>
2.1 Methodology.....	16
2.2 Needs&Opportunities.....	18
<b>3 Community Vision and Goals.....</b>	<b>26</b>
3.1 Vision Statement .....	26
3.2 Goals and Policies.....	27
3.4 Quality Community Objectives .....	32
<b>4 Land Use.....</b>	<b>35</b>
4.1 Character Areas .....	36
<b>5 Housing .....</b>	<b>44</b>
5.1 HousingTypes .....	46
5.2 Occupancy .....	47
5.3 Housing Costs .....	48
5.4 Cost Burdened Housing .....	48
5.5 Condition of Housing .....	49
5.6 Jobs / Housing Balance.....	49
<b>6 Transportation .....</b>	<b>50</b>
6.1 Roads and Highways .....	52
6.2 Road Network Hierarchy .....	53
6.3 Alternative Modes of Transportation.....	54
<b>7 Coastal Vulnerability and Resilience.....</b>	<b>55</b>
7.1 Natural Hazards.....	56
7.2 Storm Surge and Development .....	56
7.3 Coastal Hazards Mitigation Policy.....	59
7.4 Vulnerable Populations .....	59
7.5 Income and Poverty Level.....	60
7.6 Means of Transportation .....	60
7.7 HousingType.....	60



<b>8 Economic Development</b>	61
8.1 Economic Base	63
8.2 Unemployment Rate	64
8.3 Occupation	64
8.4 Class of Labor Force and Places of Employment	65
8.5 Live/Work	66
8.6 Workforce Development Issues	67
 <b>9 Broadband</b>	68
9.1 Broadband in Georgia	69
9.2 Broadband in Port Wentworth	69
9.3 Planning Considerations	70
 <b>10 Community Work Program</b>	71
10.2 ShortTerm Work Program	72
10.3 Report of Accomplishments	76



# PLAN OVERVIEW

- 1.1 Purpose
- 1.2 Scope
- 1.3 Methodology

## PURPOSE 1.1



The City of Port Wentworth's Comprehensive Plan is a living document, updated and shaped by its leadership, staff and citizens. It is a policy guide for making zoning and land use decisions, and it sets policies for City officials and staff concerning the future development of the City.

The Comprehensive Plan is a long-range land use plan to guide future growth and the physical development of the City. The goals and policies within the Comprehensive Plan are designed to help the City of Port Wentworth become prosperous, healthy, equitable, and resilient.

The City of Port Wentworth's Comprehensive Plan is a five year update as required by the "The Minimum Standards and Procedures for Local Comprehensive Planning," (Minimum Standards) adopted by the Georgia Department of Community Affairs (DCA). The latest version of these standards can be found in O.C.G.A Chapter 110-12-1, effective March 2014.

In meeting these standards, this Plan enables the City to maintain its Qualified Local Government (QLG) status, making it eligible to receive certain types of state funding. This plan update reassesses where the City of Port Wentworth is today, and how it intends to grow in the future. Following the Minimum Standards, the Plan presents a community vision, goals and a work program designed to make the vision a reality.

## SCOPE 1.2

In keeping with the Minimum Standards, this plan is presented in three components:

- 1** **COMMUNITY VISION** - which lays out the future vision and goals that the community wants to achieve in text and maps;
- 2** **NEEDS AND OPPORTUNITIES** – which provides a list of the various needs and opportunities that the community will address; and
- 3** **COMMUNITY WORK PROGRAM**, which provides a 5-year Short Term Work Program designed to address the needs and opportunities. This program includes activities, initiatives, programs, ordinances and administrative systems to be put into place or maintained to implement the plan.

In addition, the plan incorporates planning elements as defined by the DCA Minimum Standards that are important to shaping the future of the City of Port Wentworth.

The Housing, Transportation, Coastal Vulnerability and Resilience, and Economic Development elements primarily analyze statistical data from the American Community Survey to provide context on the issues facing the community.

Also included are a Record of Accomplishments highlighting the success of the previous Short-Term Work Program, and a description of the public involvement process.



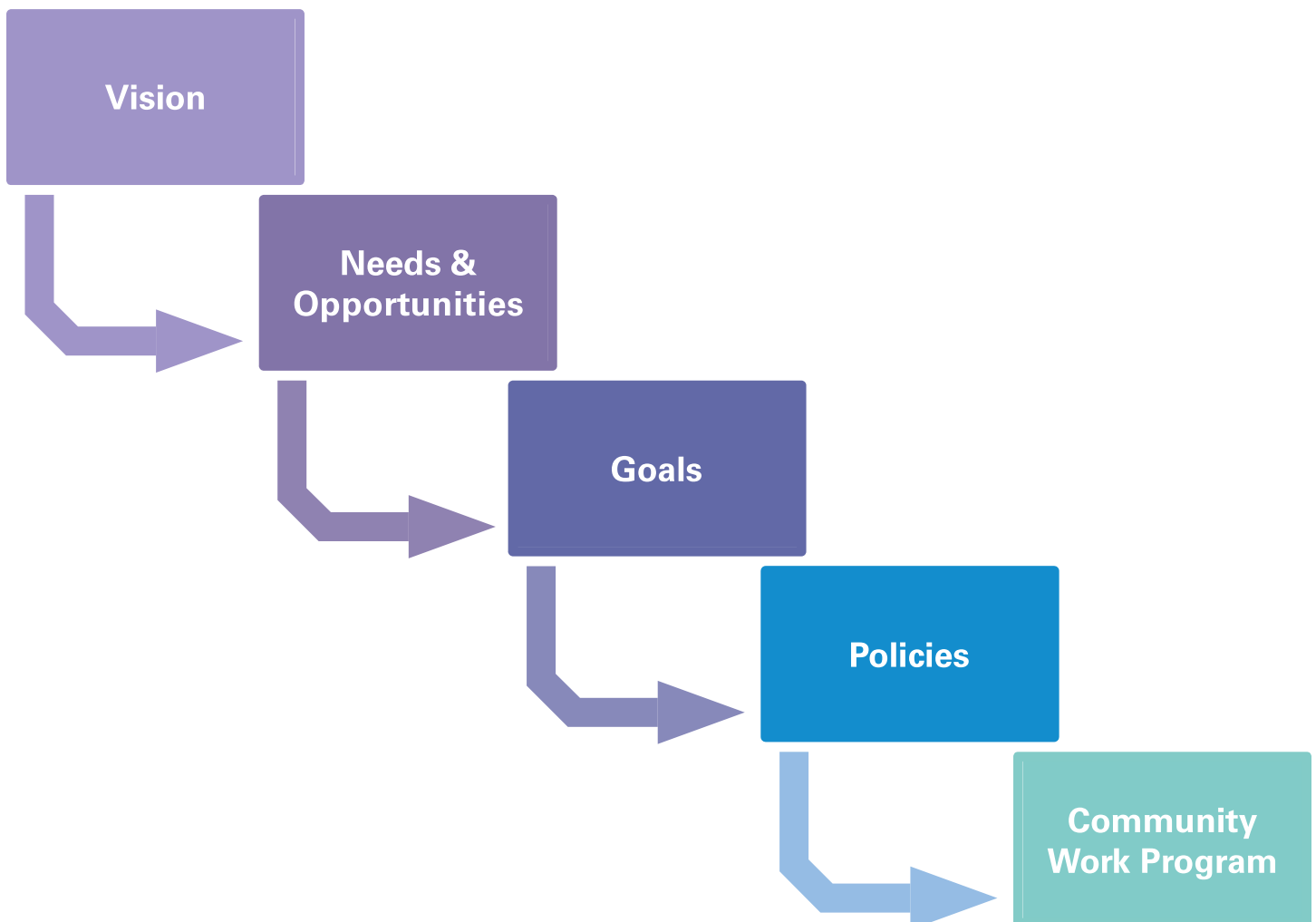
## Boundary and Description

Port Wentworth was founded in 1733 and began as a set of rice and cotton plantations. In 1793 on Mulberry Grove Plantation, Eli Whitney changed American and world history by creating the first cotton gin, which significantly increased the efficiency of cotton production. Port Wentworth is also home to a Civil War battle site, and hosts historic churches and praise houses like the Houston Museum that were crucial to African American religious history.

Port Wentworth borders South Carolina, and the historic Houlihan Bridge serves as a crossing between the two states. The City lies near the Savannah River and the Savannah Wildlife Refuge.

Port Wentworth has experienced tremendous growth in a short period of time. In 2010, the population was under 5,000. According to the 2019 Census data, the population is over 8,000. However, the current population is probably closer to 10,000, and in 10 years may grow to 15,000 or 20,000.

The city has experienced rapid change due to the expansion of the Georgia Ports Authority. Many hundreds of acres of warehousing space have been built around the City. This causes 3 major problems for the City: 1) traffic congestion and road wear from freight trucks; 2) declining property values and negative environmental impacts from industry; and 3) loss of developable land with little benefit in terms of employment or tax revenue. Addressing the issues resulting from rapid industrial development in Port Wentworth will be the primary challenge for City officials in the future.



## METHODOLOGY 1.3

The public outreach effort launched for this plan update includes two public hearings and four Steering Committee meetings.

The Steering Committee was formed comprised of members representing a cross-section of the community including elected officials, key staff, members of the planning and zoning board, representatives of the business community, and residents. A survey was sent out on utility bills to solicit residents' feedback during the process.

### Comprehensive Plan Schedule

April 22, 2021: First Public Hearing:

The commencement of the comprehensive planning process was announced at the Port Wentworth Council meeting.

May 5, 2021: Visioning Meeting

The stakeholder committee met to formulate the vision and goals for the City.

May 19, 2021: Needs & Opportunities Meeting

The stakeholder committee met to determine the Needs & Opportunities for the City. This was done through a Strengths, Weaknesses, Opportunities, and Threats (SWOT) analysis.

May 26, 2021: Land Use Meeting

The stakeholder committee met to determine the Character Areas for the City, which establish a basis for future land use decisions rooted in community values.

June 2, 2021: Final Meeting

The stakeholder committee met to finalize discussion on land use and review any other issues related to the comprehensive plan.

July 22, 2021: Second Public Hearing

The draft plan was presented for the council for discussion and approval before transmission to the Department of Community Affairs.

### Goals of the Stakeholder Committee

**Seek agreement on key issues.**

**Help craft a common vision for the future.**

**Provide guidance on action needed to achieve that vision.**

**Affirm public input.**



# *NEEDS & OPPORTUNITIES*

2.1 Methodology  
2.2 Needs & Opportunities

## METHODOLOGY 2.1

The process which identified the Needs and Opportunities unique to the City was based on stakeholder involvement and the results from the community survey.

Needs provide a sense of what problems need to be addressed, and Opportunities provide insight into potential that can be exploited for the benefit of the community. In order to achieve the City of Port Wentworth's vision and goals for the future, a number of Needs and Opportunities that the City must address were identified.

The stakeholder committee engaged in a Strengths, Weaknesses, Opportunities, and Threats (SWOT) analysis to determine the Needs & Opportunities of Port Wentworth.





## STRENGTHS

- City has money
- Ideal location for new development in the region
- Proximity of rail, water, air, shipping, storage, and highway access are attractive for developers
- Good amount of land available for development
- Good amount of capacity for sewage system, with planned expansion

## WEAKNESSES

- Lack of restaurants
- Lack of post office
- City ordinances are out of date
- Narrow streets with parking issues
- Dependence on Savannah for water
- Divided city with volatile politics
- Traffic congestion
- Lack of access to recreation or nature areas
- Historic resources ignored

## OPPORTUNITIES

- Sports complex and public services complex
- Influx of federal funding
- Review of zoning ordinances to more carefully guide development and leverage remaining land
- Redevelopment in south
- Make developers pay for improvements
- Capitalize on historic assets, natural areas, and river access
- Use of elementary school building for community purpose
- Growth from hotels could bring restaurants

## THREATS

- Storms, hurricanes, and flooding
- Blight & unmaintained property
- Closure of schools could threaten ability to attract permanent residents
- Unplanned growth may worsen traffic and cause issues for public utilities capacity

Input from the Stakeholder Committee and the community survey helped determine Port Wentworth's Needs and Opportunities as part of the comprehensive planning process.

### Population

Port Wentworth is experiencing rapid population growth, with several large multi-family residential developments due to arrive. Many of the new arrivals are young and have families, so the potential to keep lifelong residents is there. However, many long-time residents are leaving due to traffic frustration.

#### Needs

- Increase public service capacity to accommodate rapid population growth
- Encourage long-time residents to stay
- Make the city friendlier for young families by providing activities and services that are tailored to the increasing number of school aged children
- Raise capacity at schools to accommodate growth
- Upgrade and add recreational facilities for children that children can easily and safely access
- Expanded City services including: solid waste collection, wastewater capacity, public works and public safety

#### Opportunities

- Work with the SCCPSS to maintain existing school facilities and to plan for new facilities, including the location of a middle and high school in the City
- Inventory facilities and services directed towards school age children and families and develop these services
- Perform a comprehensive assessment of City services and determine the amount of remaining “capacity”

- Develop a plan to expand City infrastructure, services, and facilities as the population continues to grow
- Work with developers to identify the need and make provisions for additional city services

### Economic Development

The city is experiencing rapid development, but not in a way that serves the needs and desires of City residents. There is an overall lack of business diversity throughout the City.

#### Needs

- Reduction and calming of truck traffic on Highway 25 to encourage foot and car traffic
- Improvement of the aesthetics of the downtown district to better appeal to potential customers
- Improvement in the perception of the downtown area
- Redevelopment projects in the downtown area
- Expansion in the number and variety of restaurants
- Stronger presence of code enforcement to address vacant and/or derelict buildings

#### Opportunities

- Opportunity to revitalize downtown Port Wentworth through beautification, code enforcement, improving walkability, and attracting a variety of businesses
- Encourage beautification and revitalization of existing commercial structures through façade grants. Target specific owners who will participate and set an example
- Continue to demolish derelict and blighted structures

- Develop a plan for downtown revitalization that includes the following:
  - An evaluation of the local market to ensure that any new downtown and neighborhood commercial development matches the identified needs and available demographics.
  - A recruitment and retention strategy to attract and support small neighborhood-based businesses in the downtown district and other appropriate commercial businesses to other areas of the City.
  - Coordination with the Tourism Council's branding plan.
  - Economic incentives to encourage redevelopment in the downtown district, including a loan guarantee program.
  - Identified potential redevelopment projects in the downtown district.
  - Consider public/private partnerships to implement desired redevelopment projects.
  - Identified potential sites for multi-family development in or near the downtown district.
  - A streamlined approval process for new developments and redevelopments that are consistent with the desired character of the downtown area.
  - Consideration of changes to the downtown that will follow the bridge upgrade
- Attract a diverse mix of businesses, including sit-down restaurants, throughout the city
- Develop a strategy to address poorly maintained and vacant structures along the Highway 25 corridor
- Increase code enforcement for vacant structures, property maintenance, and commercial truck traffic
- Covenant and sell public land in or near the downtown district for the purpose of multi-family development
- Support, through the permitting of appropriate neighborhood commercial projects, the development of the commercial area of Rice Hope
- Opportunity to reap benefits for the citizens from the growth in the hotel business along I-95, particularly by attracting restaurants
- Opportunity to take advantage of EDA grants to develop downtown and attract the desired types of businesses
- Opportunity to pursue a business incubator

### **Port Expansion**

The Georgia Ports Authority and Gulfstream are expanding, and this has major consequences for the City. It squeezes out the available land for the city, causes traffic congestion and road wear, can reduce property values, as well as negative externalities related to stormwater and industrial waste.

### **Needs**

- Solutions to the truck traffic which is increasing and causing congestion and traffic safety issues
- Future planning and zoning regulations to ensure future transportation, warehousing, and other industrial development takes places in the appropriate area of the City
- Solutions to the traffic congestion on Highway 21

## Opportunities

- Extension of the Jimmy DeLoach Highway will provide an alternative route for truck traffic
- There are opportunities for spin-off and support operations for logistics, truck servicing, and Gulfstream part assembly to be located in Port Wentworth
- Areas appropriate for warehousing should be clearly defined
- Completion of the Benton Boulevard Extension to the Effingham County Parkway will provide an alternate route to Highway 21

## Historic & Cultural Tourism

With its natural assets (proximity to Savannah Wildlife Refuge and Houlihan Boat Landing) and its historic assets (Eli Whitney, Houston Museum, and Battle of Monteith Swamp), Port Wentworth has potential for tourism. However, it has not been supported in the past.

### Needs

- Better advertisement of the historical and cultural resources of the City
- More tourism-based businesses (or businesses that support tourism) that can take advantage of the City's location directly adjacent to the Savannah Wildlife Refuge

### Opportunities

- Support the Tourism Council's efforts to "brand" Port Wentworth
- Develop an exhibition display at the Georgia DOT Welcome Center on Highway 95 that will feature the City's unique history and location near the Savannah Wildlife Refuge
- Improve the Houlihan Bridge boating ramp area as an amenity for the City and to spur related boating/fishing businesses
- Support the Houston Museum by providing water and sewer services and installing bathrooms

## Housing

The city has experienced a rapid increase in residential developments to the point that the majority of all housing units were built after 2000. Currently, there is a wide variety of housing types and price points.

### Needs

- A variety of housing options for people of varying income levels and life stages
- Programs that focus on home-ownership
- Maintenance and general upkeep of property, both owner-occupied and renter
- Ensure new housing developments are provided sufficient public services

### Opportunities

- Continue to allow for and encourage the development of a variety of housing types and densities with a range of housing costs in appropriate areas
- Identify and keep an electronic database of historic houses
- Investigate tools and incentives to encourage the restoration of historic housing
- Encourage homeownership
- Explore DCA homeownership programs and other state or federal programs
- Expand code enforcement
- Make owners and landlords more accountable for property maintenance and neglect
- Explore opportunities for retirement housing/living

## Land Use

With industrial warehousing developments now dominating large portions of the City, land use is a controversial topic in Port Wentworth. It is the City's responsibility to ensure development is coordinated with the character of the surrounding area, particularly when it is located near neighborhoods.

## Needs

- Appropriate commercial development proximate to residential areas, i.e. intensive commercial uses such as warehousing are not appropriate for neighborhood commercial nodes
- Preservation of rural communities such as Monteith/Meinhard and Swamp Fox
- Concentration of the more intensive commercial development in the I-95 Interchange area and in appropriate areas along Highway 21

## Opportunities

- Identify an area between Jimmy DeLoach Parkway and Highway 21 for multi-family residential
- Identify the remaining area adjacent to Highway 25 for neighborhood commercial development with adequate parking
- Ensure that the zoning ordinance clearly defines appropriate uses and is coordinated with the desired character of the area
- The Crossgate area contains a large undeveloped track of land with potential for commercial development along Highway 21
- Usage of the elementary school building for a community purpose if it closes permanently

## Facilities and Services

The rapid development the city is currently experiencing from warehousing developments, residential developments, and new businesses, are providing a strain on the City's capacity for public services.

### Needs

- City services, community facilities, and utilities that have the capacity to service the growth
- Optimal ISO rating to ensure that fire insurance rates are kept low
- Solutions to inflow and infiltration problems within the existing wastewater collection system

- Additional recreational facilities within the City
- Provide sufficient water and sewer service throughout the City to prevent annexation of Port Wentworth land by Savannah

### Opportunities

- Pursue creative means to gain more City revenue from warehouses and new development, such as impact fees, tax allocation districts, community benefit agreements, or betterment levies
- Determine the existing and desired level of service for all City services and infrastructure
- Perform a public safety services study to evaluate the need to create police precincts and provide additional fire service
- Expand requirement for developers to incorporate fire suppression into their projects
- Provide publicly accessible greenspace/open space in new development and redevelopment
- Assess the capacity of existing and future planned services and facilities, and utilize this information when permitting new development
- Implement a water conservation program that incorporates water reuse and addresses water loss to comply with applicable environmental permits
- The public works department must be expanded to provide additional and more effective service
- Implement and utilize an impact fees program for police, fire, roads, wastewater, and recreation, according to legal feasibility
- Improve the Houlihan Bridge Boat Landing by constructing a dry dock, adding amenities, and connecting it to the City through a sidewalk/boardwalk
- Explore ways to extend city infrastructure to areas not currently served by public water service, whether currently developed or undeveloped
- Find ways to reduce dependence upon the City of Savannah for water services
- Coordinate with Chatham County, neighboring municipalities, and regional and state organizations to determine the optimal provision of services and avoid duplication of efforts



- Complete construction of the city hall complex to improve provision of public services in northern Port Wentworth

## Transportation

Rapid development has also placed great strain on Port Wentworth's transportation network. The existing level of service is poor and does not provide for adequate connectivity, or sufficient opportunity for alternative transportation.

### Needs

- Traffic calming measures along Highway 25
- Safety measure to decrease vehicle accidents on Highways 25 and 21
- Solutions to congestion on Highway 21 in general and specifically at the I-95 interchange area
- More opportunities for public transit

### Opportunities

- The existing Park & Ride facilities are a success and the City should continue to support them
- The City should consider identifying additional Park & Ride locations south of I-95 and north of the Rice Hope entrance
- Existing sidewalks provide a good alternative transportation network and the City should continue to allow for their use and work to provide a safe multi-use trail network for the carts
- The City should continue to support transportation projects that will improve the level of service and reduce truck traffic on Highways 21 and 25, including Jimmy DeLoach Parkway extension and Effingham Parkway

- Consider the development of a private bus system that would connect Port Wentworth to the existing CAT network that could be sponsored by local community businesses
- Opportunity to work with Chatham Area Transit to provide transit service to Port Wentworth, to take cars off the road and reduce congestion
- Opportunity to work with GDOT to reduce congestion along Highway 21

## Natural & Cultural Resources

The massive development pressures facing Port Wentworth are diminishing ecological integrity, connection to history, and the cultural significance of community resources.

### Needs

- Identification and preservation of historic sites and artifacts
- A facility or location where people can visit to learn about the history of the area
- Linkages between greenspace, parks, cultural or historic interest points, local trail systems, state designated bike routes, and existing trails in neighboring communities

### Opportunities

- An inventory of historic sites and structures should be updated and maintained
- This inventory should be considered in the approval of rezoning and development projects
- The City should consider developing a historic interpretive display at the GDOT Welcome Center to highlight the area's history. This display could also house exhibits related to the Savannah Wildlife Refuge and St. Augustine Creek
- The City should work with the Chamber of Commerce and Tourism Council to promote Port Wentworth as a place for history/eco-based tourism
- The City should complete improvements to the Houlihan Bridge Boat Landing to encourage the development of the eco-tourism industry and related businesses

- The City should support projects that connect parks and points of interest in Port Wentworth, including a sidewalk or boardwalk to connect to the Houlihan Bridge Boat Landing
- The Savannah Wildlife Refuge is an important ecological resource and should be capitalized on
- Opportunity to properly commemorate Port Wentworth history and provide historical markers for major historical events, including the Battle of Monteith and the site of the invention of the cotton gin

## Conservation

It is imperative for the City to recognize and consider the ecological impacts of development activity, and to prioritize preservation and creation of greenspace for the benefit of residents.

### Needs

- Greenspace preservation during development projects to ensure adequate land area is available for infiltration of stormwater
- Education for citizens, developers and local officials to help them better understand the environmental impacts of development

### Opportunities

- The City should require new smart-growth developments to set aside a required minimum amount of greenspace
- Implement SWMP in compliance with the City's Phase I MS4 NPDES permit
- Implement the recommendations of the City's Drainage Masterplan and Capital Improvement Program
- Consider the implementation of a stormwater utility to fund implementation of the Drainage Masterplan and Capital Improvement Program

- Provide education about resource conservation and protection that includes the public, local elected officials, developers, economic developers, etc.
- Consider the development of a stormwater utility to fund the SWMP, drainage analysis, and capital programs
- The State of Georgia has issued the Coastal Georgia Water and Wastewater Plan with new requirements for water withdrawal permit holders
- The City should ensure that development that takes place adjacent to or upstream of the Savannah Wildlife Refuge does not have an adverse impact on this resource
- Participate in the Federal Emergency Management Agency (FEMA) Community Rating System (CRS) program for floodplain management to reduce flooding risk to properties in the City and to lower flood insurance rates for property owners



# COMMUNITY VISION

- 3.1 Vision Statement
- 3.2 Community Goals
- 3.3 Community Policies
- 3.4 Quality Community Objectives Analysis

## COMMUNITY VISION AND GOALS 3

The Community Vision and Goals identify the City of Port Wentworth's direction for the future and are intended to serve as a guide to Port Wentworth officials in day-to-day decision making. They are the product of public involvement and include the following components:

- Vision Statement: what kind of community the City wants to become in the future
- Overarching Community Goals: directions for how the City will attain this vision
- General Policies: strategies that will help the City achieve each goal
- Character Areas Map and Narrative: a division of the City into distinct neighborhoods, each with its own vision

### VISION STATEMENT 3.1

The Community Vision paints a picture of what the City of Port Wentworth desires to become. The vision statement offered below was refined through discussion with the Stakeholder Committee.

**"Port Wentworth will adopt a proactive approach to development policy to ensure that citizens fully benefit from new developments, and to preserve its character as a livable family-oriented city."**

The City of Port Wentworth is committed to achieving this vision through the following goals. These goals are supported by community policies that, if followed, will bring the City closer to its goals, and, ultimately, its vision.

1. *Port Wentworth will research and utilize all policy tools at its disposal to ensure development keeps with Port Wentworth's character and aligns with the needs of its residents.*
2. *Port Wentworth will foster the development of a diverse commercial sector.*
3. *Port Wentworth will provide recreational opportunities for its citizens.*
4. *Port Wentworth will address traffic congestion.*
5. *Port Wentworth will provide a reasonable density of housing.*
6. *Port Wentworth will provide high quality public services to its residents.*



# 1

## **Align Development with City Character and Resident Needs**

Port Wentworth is the ideal location for development in Chatham County, particularly for port-related growth. As such, the City does not need to expend great effort to attract development; it is already arriving. The City is in a good position to negotiate benefits for its citizens when development comes due to the desirability of the location.

### **Policies:**

- Pursue every feasible avenue to make new development pay for itself in order to avoid burdening current residents with the cost of new public service extensions
- Develop and implement an impact fee ordinance, and complete annual Capital Improvement Elements to ensure all impact fees collected are legal
- Pursue policies that encourage or require new developments to incorporate greenspace
- Encourage development that is sensitive to the historic context, sense of place, and overall setting of the community
- Preserve areas with a rural character





# 2

## **Foster the Development of a Diverse Commercial Sector**

While Port Wentworth is experiencing a great deal of development, much of this new development is limited to industrial warehousing or highway commercial developments. Generally, these developments do not provide much benefit to Port Wentworth residents. Intentional policy must be directed toward attracting the kinds of businesses that full-time residents will enjoy.

### **Policies:**

- Pursue opportunities for revitalization of and reinvestment in south Port Wentworth to attract appropriate businesses
- Promote economic development in north Port Wentworth
- Support programs for retention, expansion and creation of businesses that are a good fit for the community's economy in terms of job skill requirements and linkages to existing businesses



# 3

## **Provide Recreational Opportunities for Residents**

A great deal of residential development has occurred in a very short timespan, so services for residents haven't been able to keep pace with the new arrivals. There is a shortage of recreational options throughout the City, but particularly in the north. While recreational options should meet the needs of residents of all ages, there is particular concern about providing recreation for children to keep them from playing in the street. The planned sports park near Newport will do much to address this, but the City should provide multiple venues for children and teenagers to safely gather together.

### **Policies:**

- Invest in parks and open space, particularly within and near residential areas
- Pursue general use recreational venues for children and teens
- Make road changes as necessary to ensure the safety of streets in residential areas



# 4

## **Address Traffic Congestion**

Rapid development along the highways and industrial warehousing has caused a major traffic problem for Port Wentworth that severely impacts quality of life for residents. The community survey indicated that many residents were considering leaving the City or planning to, largely due to traffic frustration. Unfortunately, much of the traffic problem is outside the City's jurisdiction, but it is imperative that the City make the importance of traffic easement known to the relevant parties, and do everything possible to coordinate with them.

### **Policies:**

- Coordinate regionally with neighboring jurisdictions to address traffic congestion and road wear
- Consider impact on traffic flow and patterns for all new developments
- Make necessary road changes to improve traffic flow
- Encourage alternative modes of transportation wherever possible to take cars off the road





# 5

## **Provide A Reasonable Density of Housing**

Port Wentworth has experienced a massive increase of new residential developments in recent years, such that the majority of all housing units within the City were built after 2000.

Like all cities, Port Wentworth must balance the dual imperatives of providing sufficient housing for a reasonable cost, and maintaining densities consistent with community character. The appropriate density for each area will vary, and the vision for the Character Area should be consulted for all residential development decisions.

### **Policies:**

- Consult Character Area vision and strategies for new residential developments
- Consider the balance of housing supply and employment
- Encourage development of housing opportunities that enable residents to live close to their places of employments
- Remove dilapidated buildings and improve code enforcement
- Encourage and support home ownership
- Pursue opportunities for infill residential development



# 6

## **Provide High Quality Public Services**

One of the greatest concerns for Port Wentworth is that the current massive development pressures will strain and undermine the City's capacity to provide utilities and services to residents. The City is working to address this with the development of a new public services complex in the northern part of the City, where much of the development pressure is concentrated.

### **Policies:**

- Ensure new development does not cause a decline in existing levels of service
- Discourage sprawl development patterns to avoid overloading public service capacity
- Ensure that capital improvements needed to accommodate future development are provided concurrent with new development
- Coordinate provision of public facilities and services with land use planning



## QUALITY COMMUNITY OBJECTIVES 3.4

DCA's Vision: Every Georgia community offers a quality of life where people and businesses can grow and prosper. This section is used as a guide to determine which Quality Community Objectives the City of Port Wentworth will seek to accomplish with future planning efforts and developments.

### 1. Economic Prosperity

*Encourage development or expansion of businesses and industries suitable for the community.*

Port Wentworth is experiencing rapid development due to the expansion of the Georgia Ports Authority. The question is not "is development coming," but how to make the coming development work for the citizens. Good visionary policy should direct the coming development to the geographic areas that are most appropriate. All parts of Port Wentworth could use more commercial development. North Port Wentworth has little commercial variety, and the south portion could use redevelopment and infill development.

### 2. Resource Management

*Promote efficient use of natural resources and identify and protect environmentally sensitive areas.*

The City must be cognizant of how recent and future development will impact its environment and its consumption of resources, particularly water. Floodplains and wetlands are endangered by new development, and preserving these will require active effort and forward-thinking policy.

### 3. Local Preparedness

*Identify and put in place prerequisites for the type of future the community seeks to achieve.*

Port Wentworth must take a proactive approach to land use. As Port Wentworth will continue to be the preferred location for new port-related industrial development, policymakers must decide how to best locate these developments to avoid imposing negative externalities on residents and natural resources.

#### **4. Efficient Land Use**

*Maximize use of existing infrastructure by encouraging redevelopment; designing new development to minimize the amount of land consumed; and, carefully planning expansion of public infrastructure.*

For Port Wentworth, preparing for the future largely means preparing for the consequences of rapid industrial and residential development. The City is currently pursuing opportunities to develop its infrastructure and public services using funds gained from new developments. Stormwater runoff will become a major issue in the future with the high concentration of industrial developments within City limits, and addressing this will require coordination between the City, developers, and neighboring jurisdictions.

#### **5. Sense of Place**

*Protect and enhance the community's unique qualities that are important to defining the community's character.*

The City's historic, natural and communal resources have not always been prioritized, and have been threatened by recent industrial development. The City must do more to protect and highlight these as essential elements of the community.

#### **6. Regional Cooperation**

*Cooperate with neighboring jurisdictions to address shared needs by actively participating in regional organizations.*

Port Wentworth should work closely with Chatham County, neighboring municipalities, and Effingham County to ensure optimal provision of service, avoid duplication of efforts, and address shared problems. Of particular regional concern are stormwater runoff, road damage and traffic congestion caused by industrial freight, and any other negative externalities caused by rapid industrial development.

#### **7. Housing Options**

*Promote an adequate range of safe, affordable, inclusive, and efficient housing in the community.*

Port Wentworth is committed to providing affordable and workforce housing. Large multi-family residential developments are coming to Port Wentworth rapidly. The challenge will be to provide sufficient services to these new developments.

## **8. Transportation Options**

*Address the transportation needs, challenges and opportunities of all community residents.*

Port Wentworth is plagued by traffic congestion, largely caused by warehouse development in the north of Port Wentworth. The City must pursue creative remedies and solutions to address this before it causes a flight of long term residents. Public transit (through CAT or other means), bicycle paths and improved pedestrian connectivity would all benefit the City by taking cars off the road.

## **9. Educational Opportunities**

*Make educational and training opportunities readily available to enable all community residents to improve their job skills, adapt to technological advances, manage their finances, or pursue life ambitions.*

Educational opportunity is a weakness for Port Wentworth. After the closure of the elementary school, Rice Creek School is the only school within City limits, and only serves 3rd grade to 8th grade students. Port Wentworth should work with SCCPSS to establish a high school within City limits, and to determine if there is any opportunity for a re-opening or relocation of the elementary school. Post-secondary education is an opportunity: the City would provide a good location for satellite campuses for Georgia colleges and universities.

## **10. Community Health**

*Ensure community residents, regardless of age, ability, or income, have access to critical goods and services, safe and clean neighborhoods, and excellent work opportunities.*

Port Wentworth must prioritize the provision of public services in the future, as new developments will place a great strain on existing service. Also, ensuring that community resources (water, nature, and public venues) are not harmed by pollutants emerging from industrial developments will be essential to community health and integrity. New parks and recreational facilities (and active transportation connections to these) will serve to improve the health, wellbeing, and enjoyment of the community.



# *LAND USE*

- 4.1 Character Areas and Defining Narrative
- 4.2 Future Land Use

# CHARACTER AREAS AND DEFINING NARRATIVE 4.1

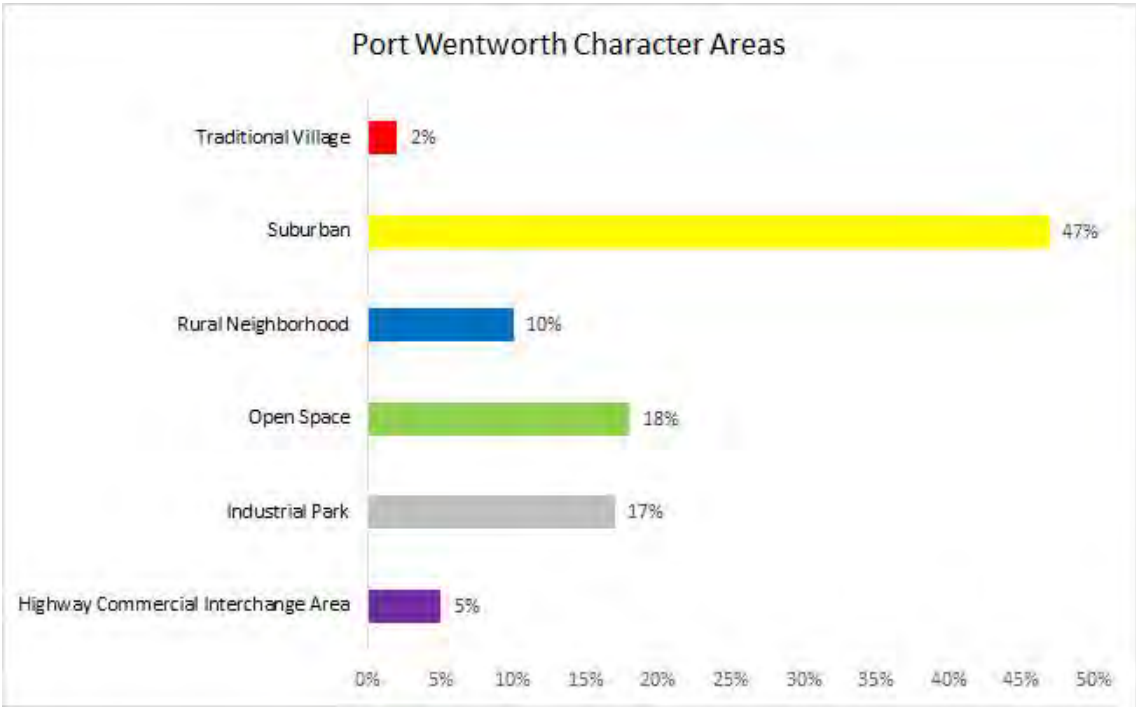
The Character Areas Map, along with the character area narratives that follow, lay out a vision, specific goals, appropriate land uses, and implementation strategies for Port Wentworth’s unique sub-areas, districts, and neighborhoods. There are six character areas in total.

Interpretation of the Character Area Map is provided in the supporting text to be considered along with the City’s zoning, the Future Land Use map, and other local policies when decision-makers consider land development questions or requests. The supporting text provides written description of the patterns of development that the City will encourage in each area.

The supporting narrative provides policy direction for regulating development with the goal of furthering consistent character within each area as defined by the City’s vision. Where appropriate, statements for policy and goals are also established.

## City of Port Wentworth Character Areas

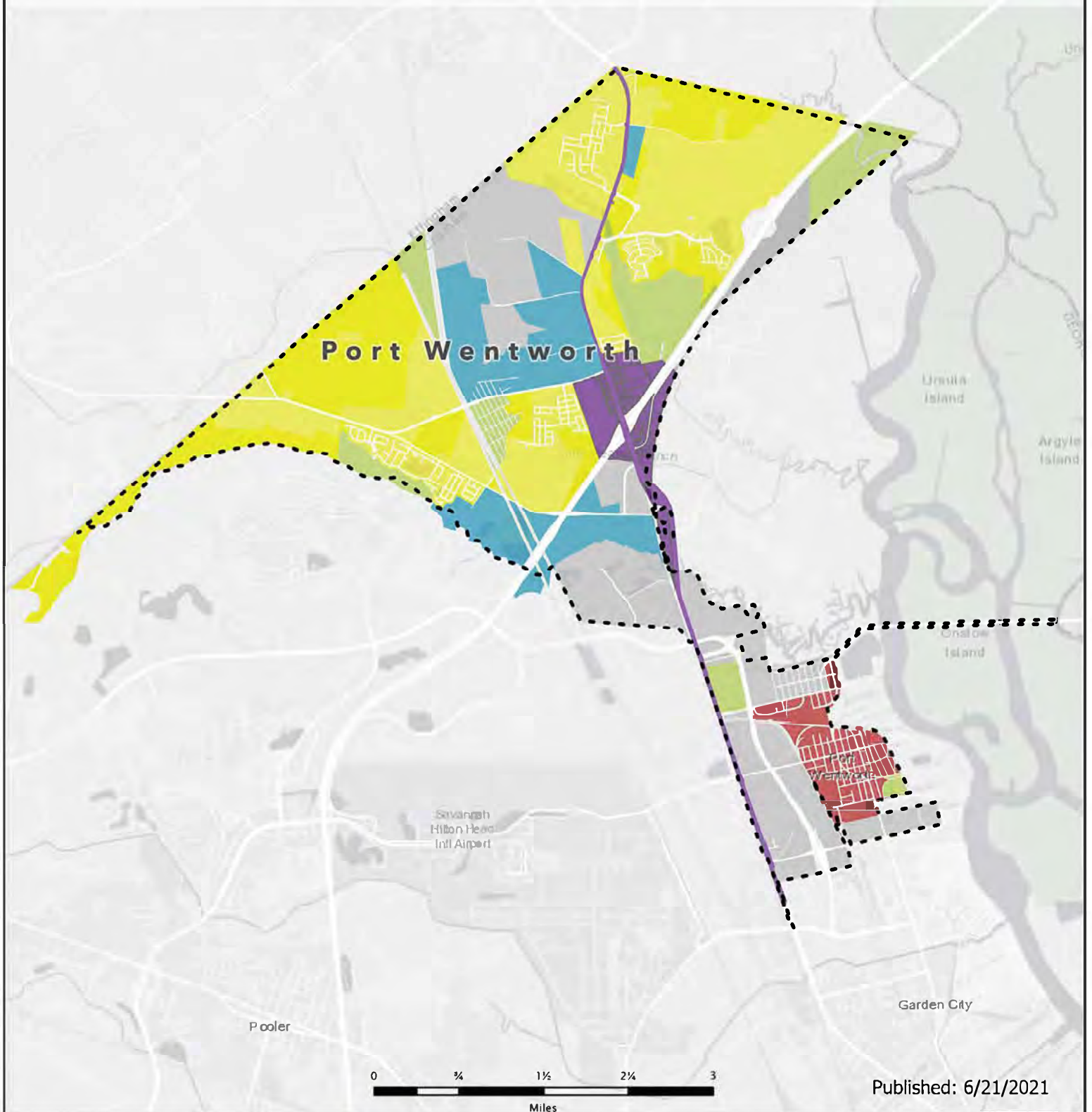
- Traditional Village
- Rural Neighborhood
- Suburban
- Highway Commercial Corridor
- Industrial Park
- Open Space





# Character Areas

City of Port Wentworth Comp Plan



Published: 6/21/2021

## Character Areas

- |  |   |
|--|---|
|  Highway Commercial Interchange Area |  Open Space          |
|  Industrial Park                     |  Rural Neighborhood  |
|  |  Suburban            |
|  |  Traditional Village |



# Traditional Village

## Character Area Description

This character area comprises the historic downtown district surrounded by older residential areas with more traditional development patterns. Characteristics include grid street pattern; sidewalks; small, regular lots; and neighborhood-scale businesses.

## Current Zoning

R-1, PUD-O, P-RIP, P-I-2, P-I-1, P-C-3, P-C-2, P-C-1, E-D-Z

## Future Zoning Considerations:

The industrial zoning categories are not consistent with the desired development character for this area. The City may wish to consider form-based standards or an overlay for property currently zoned industrial in this area. Neighborhood scale commercial development, recreation, and residential infill development are the most desirable uses.

## Implementation Strategies

- Encourage facade improvements along the commercial main street area.
- Develop and enforce commercial and residential property maintenance standards.
- Incorporate golf carts into any plans and projects related to the sidewalk network and pedestrian environment.
- Develop a recruitment and retention strategy for small businesses in this area.
- Identify and support infill development and redevelopment along the Highway 21 and Highway 25 corridors.
- Support installation of the bikeway/sidewalk along Highway 25 to provide a community connection to the Savannah Wildlife Refuge.
- Explore options for mixed-use, multi-family development at the City-owned property near the Police and Fire stations.
- Support the location of a supermarket or farmers market to provide healthy food choices.





## **RURAL NEIGHBORHOOD**

### **Character Area Description**

This area is rural, undeveloped land with little development pressure for suburban growth. Development patterns include low pedestrian orientation and access, very large lots, open space, and high degree of building separation.

### **Current Zoning**

R-A, P-RIP, P-R-M, P-I-2, P-I-1, P-D-R, P-C-3, P-C-2, P-C-1, M-P-O, C-3, C-1

### **Future Zoning Considerations**

There is a significant amount of undeveloped land within this character area, with pressure for future development. The City should explore the potential for Purchase/Transfer of Development Rights or other methods that provide a method for people to maintain the existing rural state of their properties, while still allowing for future development.

### **Implementation Strategies**

- Consider development of a sidewalk/streetscape plan that includes bikeways, sidewalks, and street lights along major corridors.
- Maintain rural neighborhood atmosphere while accommodating appropriate family-oriented commercial uses to serve residents.
- Residential development should consist of traditional lower-density residential uses.
- Limit / prohibit instances of spot zoning.
- Investigate methods and funding sources to provide water and sewer service for areas currently on septic systems and private wells.
- New commercial or industrial development adjacent to this neighborhood should be required to include landscaping & significant vegetated buffers.
- Identify, preserve and promote historic, natural, and cultural resources.
- Identify areas appropriate for development and direct future growth to those areas, while preserving rural areas and communities.



# **SUBURBAN**

## **Character Area Description**

These areas include where typical types of suburban residential subdivision development have occurred or will occur in the future. Development within these areas is encouraged to include neo-traditional, conservation subdivision, or cluster development patterns.

## **Current Zoning**

R-A, R-1, P-RIP, P-R-M, P-I-2, P-I-1, P-C-3, P-C-2, P-C-1, M-P-O, C-3, C-1

## **Future Zoning Considerations**

Current zoning categories are generally consistent with the current and desired future character of these areas. While large areas of undeveloped land still remain, it will be important to ensure new development adheres to the desired character and vision for this area.

## **Implementation Strategies**

- New developments should have strong walkable connections within and between neighborhoods.
- Encourage roadway connectivity.
- Allow for smaller local roads and associated right-of-ways.
- Allow for appropriate neighborhood scale mixed uses within planned developments to serve the daily needs of the residents and provide a destination for pedestrians and to minimize the need for long trips.
- Require the preservation of trees during the development process and postdevelopment.
- Allow for various housing types and residential densities within planned developments.
- Ensure the adequate capacity of infrastructure for existing and future development through sound long-range planning.





# HIGHWAY COMMERCIAL INTERCHANGE AREA

## Character Area Description

This character area includes the corridor along Highway 21 that serves as the main pathway through the City, including the intersection with I-95 that serves as the primary commercial hub. Features include location of restaurants, trucking stops and shelters and associated service businesses.

## Current Zoning

M-P-O, P-C-1, P-C-3, P-R-M, P-RIP, R-1, R-A

## Future Zoning Considerations

The existing zoning categories within this area are appropriate for a commercial anchor area within the City. Design standards, signage, and pedestrian safety are elements that will be important in achieving a sense of place and regional identity as development continues. Alleviating traffic congestion will also play an important role in making this area a desirable location for residents and daily commuters to do business.

## Implementation Strategies

- Develop and enforce design and landscape standards.
- Restrict uses to commercial uses consistent with the character of the area.
- Encourage uses that serve tourists and visitors.
- Install welcome signage and landscaping.
- Require all new development and redevelopment to connect to the existing sidewalk network.
- Require pedestrian and automotive interconnections between commercial development along local highway corridors and nearby residential development.
- Support roadway projects that ease congestion along Highways 21.
- Participate in and support projects to ensure that local highway corridors that are also hurricane evacuation routes have an adequate level of service.





# INDUSTRIAL PARK

## Character Area Description

Land uses in this area include higher intensity manufacturing, assembly, processing, transportation, and warehouse activities.

### Current Zoning

R-A, R-1, P-RIP, P-I-2, P-I-1, P-C-3, P-C-2, I-1, E-D-Z, C-3, C-2

### Future Zoning Considerations

Given the expansion of the Georgia Ports Authority, future industrial development is unavoidable. The City will need to use this plan and the zoning ordinance to ensure that industrial development takes place in a manner that doesn't negatively impact or have a detrimental impact on existing developed areas.

## Implementation Strategies

- Enforce existing ordinances related to water quality protection in industrial areas.
- Review existing stormwater design standards to ensure adequate consideration is given to water quantity and quality treatment in industrial areas.
- Ensure that industrial uses do not adversely impact surrounding residential and commercial areas.
- Consider transportation issues when approving future industrial areas.
- Consider fiscal impacts of new industrial development to the municipality prior to approval.
- Do not permit transportation or warehousing activities in other character areas.
- Require master planning of future industrial areas and parks.



## **OPEN SPACE**

### Character Area Description

Open space is an area of protected lands established for recreation, alternative transportation, or conservation purposes. This area includes ecological, cultural and recreational amenities.

### Current Zoning

R-A, R-1, P-RIP, P-R-M, P-C-3, M-P-O

### Future Zoning Considerations

All of the zoning categories above, with the possible exception of R-A are not consistent with the long-term preservation of open space in a natural state. Consider acquiring conservation easements and deed restrictions to prevent the future development of land within these areas. The City may also wish to create a conservation zoning category to ensure the preservation of these areas.

### Implementation Strategies

- Maintain undeveloped property within Open Space areas in as natural of a state as possible.
- Explore passive recreational use of these areas through trails and multi-use paths.
- Consider density bonuses for developments that preserve open spaces and natural areas.







# HOUSING

- 5.1 Housing Types
- 5.2 Occupancy
- 5.3 Housing Costs
- 5.4 Cost-burdened Housing
- 5.5 Condition of Housing
- 5.6 Job-Housing Balance



The Housing section provides a framework for promoting a diverse housing supply, protecting and improving the health and livability of the City's communities, and making adequate provisions for the housing needs of all economic segments of the community. The City must foster housing that is affordable to those at all income levels - from low-income and workforce families, to those earning higher wages.

Housing demand is largely driven by economic conditions and demographics. Demographic characteristics influence market demand with regard to the number of households; household size, make-up and tenure (owner v. renter); and preference for styles and amenities. Port Wentworth's housing stock is almost all new, as a massive influx of residential developments and residents has occurred in the last 2 decades. The City faces unique housing challenges in providing public services and a high quality of life for these new residents.

The City's distinct communities include residential districts that are differentiated by housing density, age, size, architectural style, condition, and neighborhood commercial districts with mixed housing types. These communities, each with their own unique character, offer a variety of housing and lifestyle opportunities.

Some of the factors that local governments can influence are the supply of available residential land, the availability of public services, development regulations (density and design), and support for low and moderate income housing through funding or incentives.



**Total Housing Units:  
3,637 Occupied Units:  
3258 Vacant Units: 379**

**60.5% of housing  
units are owner-  
occupied, 39.5% are  
renter-occupied.**

**73% of housing units  
in Port Wentworth  
are single-unit  
detached.**

## **HOUSING TYPES 5.1**

In 2019, Port Wentworth had a total of roughly 3,637 housing units, of which 3,258 (89.6%) are occupied.

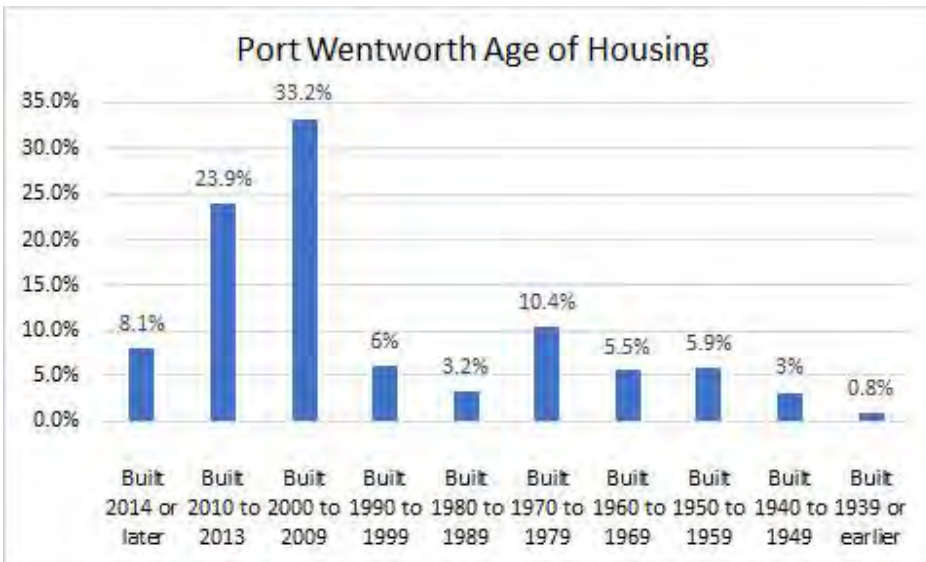
The majority of the occupied housing types in Port Wentworth are detached single units, and the percentage of single family homes decreased from 2010 to 2019, from 80.4% to 73%. The second most common housing type is apartments with more than 20 units, at 8.9% of total housing units. This housing type experienced the most growth from 2010 to 2019, up 5.6 percentage points from the 2010 level of 3.3%.

From 2010 to 2019, the total occupied housing units in Port Wentworth increased from 2,067 to 3,637.



## Age of Occupied Housing

The housing stock of Port Wentworth is remarkably new. The largest category of housing age is housing units built from 2000 to 2009, at 33.2%. 62.5% of all housing units were built after 2000. To compare, for Chatham County as a whole, only 26.3% of housing units were built after 2000, and for Georgia as a whole only 19.2% of housing units were built after 2000. 25.6% of housing units in the City were built before 1980.



**62.5% of housing units in Port Wentworth were built after 2000.**

U.S. Census Bureau

## OCCUPANCY 5.2

From 2010 to 2019, the number of occupied housing units increased by 1,395. The ratio of owner-occupied to renter-occupied narrowed significantly from 2010 to 2019. The portion of renter-occupied housing units increased by 12 percentage points.

Total housing units increased by 1,570 units from 2010 to 2019. The percent of vacant units increased 0.5% from 2010 to 2019.

### Occupancy Characteristics

Type	2010	2015	2019
Total Housing Units	2,067	3,005	3,637
Occupied housing units	1,863	2,628	3,258
Owner occupied	72.5%	56.8%	60.5%
Renter-occupied	27.5%	41.4%	39.5%
Vacant	9.9%	12.5%	10.4%

## HOUSING COSTS 5.3

Housing cost for both renters and home owners increased from 2010-2019, but the increases were in line with simultaneous increases in home value and median household income.

Category	2010	2015	2019	2010-2019 Change
Median Rent	\$1,070	\$940	\$1,310	22.4%
Median Monthly Mortgaged Housing Costs	\$1,271	\$1,343	\$1,344	5.7%
Median Monthly Non-Mortgaged Housing Costs	\$322	\$384	\$380	18.0%
Median Home Value	\$138,500	\$156,800	\$160,700	16.0%
Median Household Income Comparison	\$44,054	\$61,643	\$79,327	80.1%
Per Capita Income Comparison	\$20,578	\$34,453	\$36,820	78.9%

## COST BURDENED HOUSING 5.4

Cost-burdened households are those households paying 30 percent or more of their net income on housing costs. The proportion of cost burdened households has fallen substantially in Port Wentworth over the last 10 years.

In 2010, the percentage of renters in the City of Port Wentworth that were cost burdened was 69%. By 2019, it had fallen to 32.9%. There were similar substantial declines in cost burdened households for mortgaged homeowners (44.6% to 16.3%) and non-mortgaged homeowners (8.1% to 0%).

In 2019, the proportion of cost-burdened households in Port Wentworth was lower than the county and state proportion for all categories.

**From 2010 to 2015, the percentage of cost-burdened renters dropped 38.2 percentage points.**

**From 2010-2019, housing units with a mortgage that were cost burdened decreased by 28.3 percentage points.**

Category	2010			2015			2019		
	PW	Chatham	Georgia	PW	Chatham	Georgia	PW	Chatham	Georgia
Renter Cost Burdened	69.0%	56.7%	51.4%	30.8%	54.6%	50.0%	32.9%	50.9%	49.0%
Mortgaged Cost Burdened	44.6%	39.5%	35.6%	26.1%	36.0%	30.3%	16.3%	24.8%	26.0%
Non-mortgaged Cost Burdened	8.1%	14.5%	13.8%	10.2%	16.0%	12.2%	0.0%	11.4%	11.0%

## CONDITION OF HOUSING 5.5

Good housing conditions are essential for people's health and affects childhood development.

Condition of housing includes those units with insufficient plumbing and kitchen facilities. In 2019, 100% of units had complete plumbing facilities, and 100% had complete kitchen facilities.

## JOB HOUSING BALANCE 5.6

A job to housing ratio in the range of 0.75 to 1.5 is considered beneficial for reducing vehicle miles traveled. The job to housing ratio indicates whether an area has enough housing for employees to live near employment and sufficient jobs in residential areas. An imbalance in jobs and housing creates longer commute times, more single driver commutes, and loss of job opportunities for workers without vehicles.

The most recent data from 2018 indicates that Port Wentworth supplies 2,946 jobs and contains 3,509 housing units, giving a ratio of 0.84. A balanced community generally has a jobs-housing ratio of 1.25 to 1.75. The City of Port Wentworth is below the target range for a balanced community.



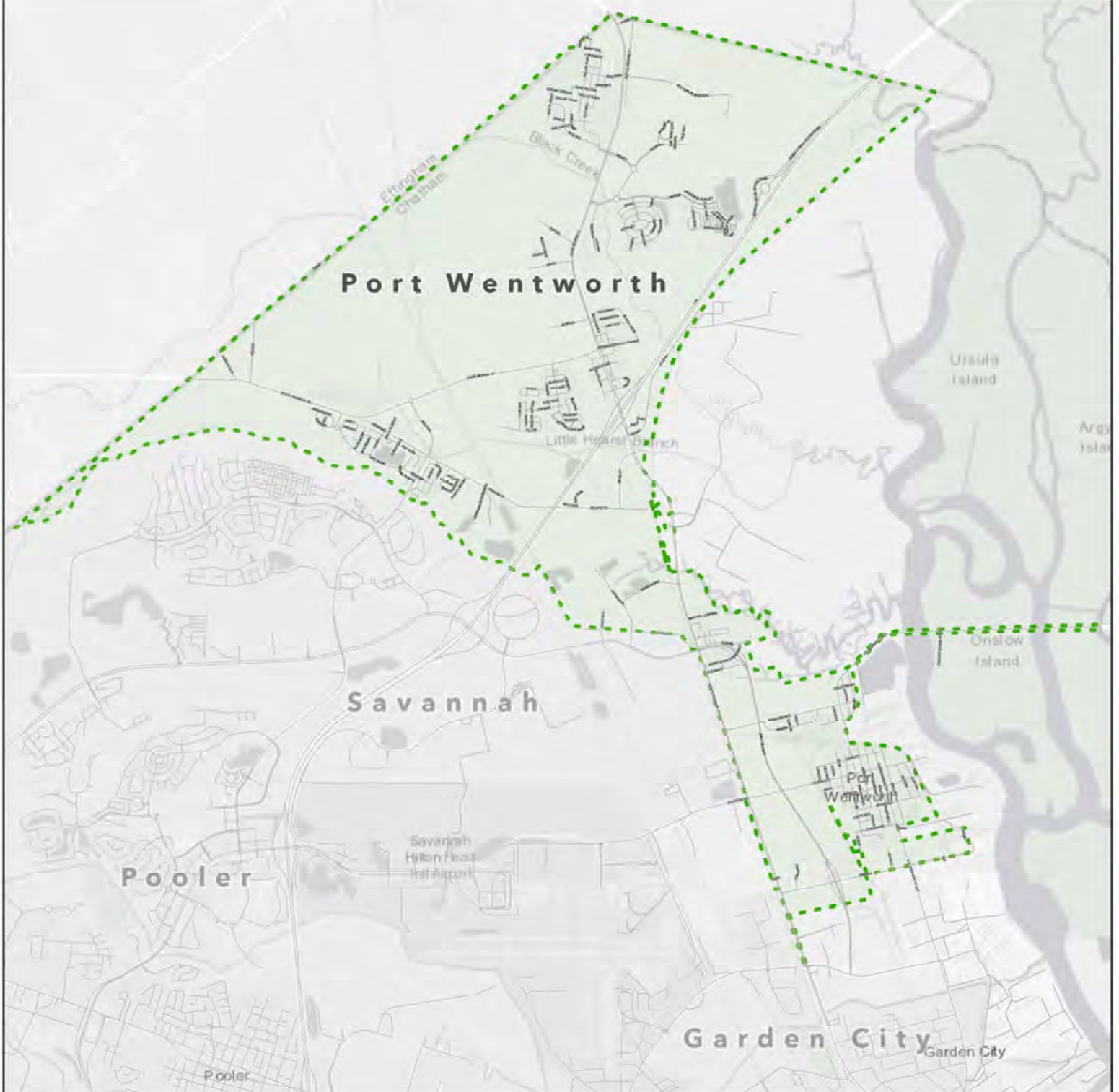
# TRANSPORTATION

- 6.1 Roads and Highways
- 6.2 Road Network Hierarchy
- 6.3 Alternative Modes of Transportation



# Rincon Transportation Network

*City of Port Wentworth Comp Plan*



— Roads  
--- Port Wentworth City Limits

0 0.65 1.3 1.95 2.6  
Miles



Transportation is an important component of the economy as economic opportunities are linked to the mobility of people, goods, and information. The relationship between the quantity and quality of transport infrastructure and the level of economic development is apparent. Highly connected networks are efficient and provide economic and social opportunities that result in positive multipliers effects such as better accessibility to markets, employment, tourism activities, and additional investment.

Transportation contributes directly to economic activity through roads. Ensuring that workers can reach their places of employment on time is vital for the City's economy. Transportation facilities are the artery for economic growth and proper management and maintenance of these facilities is imperative.

## **ROADS & HIGHWAYS 6.1**

The City of Port Wentworth is made up of approximately 100 miles of streets and roadways. The City contains a 5-mile stretch of Interstate 95 and is the first exit in the State of Georgia when traveling south from South Carolina. Local roads account for over half of the transportation network in the City, with State and Federally maintained roads accounting for the majority of the rest.

### **Inter-County Travel**

Inter-county travel in Port Wentworth is primarily north-south in nature, and relies on I-95 and Highways 21 and 25.

## ROAD NETWORK HIERARCHY 6.2

### **Freeways**

Limited access roads, freeways or motorways, including most toll roads are at the top of the hierarchy. These roads provide largely uninterrupted travel, often using partial or full access control, and are designed for high speeds.

### **Arterials**

Major through roads that are expected to carry large volumes of traffic are designated as arterials. These are often divided into major and minor arterials, and rural and urban arterials. Examples of urban arterials in Port Wentworth include I-95, Highways 21 and 25, and Jimmy DeLoach Parkway.

### **Collectors**

Next in the hierarchy are collector roads, which collect traffic from local roads, and distribute it to arterials. Traffic using a collector is usually going to or coming from somewhere nearby. Examples of collectors in Port Wentworth include Bonnybridge Road, Gulfstream Road, Lakeside Boulevard, and Meinhard Road.

### **Local Roads**

These roads are at the bottom of the hierarchy, have the lowest speed limit, and carry low volumes of traffic. In some areas, these roads may be unpaved.

### **Bridges**

Houlihan Bridge connects Georgia to South Carolina. The bridge is historic and is a central asset for the City. However, it is due to be replaced with an upgraded bridge.

### **Parking**

Parking is not perceived to be a problem within the City. The majority of commercial development in recent years has taken place in the northern part of the City along the Highway 21 corridor. Parking here is primarily surface parking designed to serve the immediate locations. Parking downtown is a mix of on-street and surface parking lots along the Coastal Highway corridor.

## ALTERNATIVE MODES OF TRANSPORTATION 6.3

### Alternative Transportation

Old Port Wentworth has an extensive sidewalk network throughout. However, in northern Port Wentworth, walkability is mostly limited to neighborhood sidewalks. High volumes of traffic make walking or bicycling dangerous or undesirable in many parts of the City.

Golf carts are a common method of intracity travel, and are permitted by City code to drive on local streets.

### Public Transportation

Chatham Area Transit does not provide service to Port Wentworth. There is local interest in CAT service, or some connection to CAT routes, but this has not yet materialized.

### Industrial and Port Logistics

The Ports are expanding, and freight truck traffic on Port Wentworth roads has become a staple of everyday life in Port Wentworth, and will continue to be so. This causes both infrastructural and safety issues for City residents, so freight trucks must be considered for all transportation planning decisions.

### Growth and Traffic Congestion

The growth of the Ports will cause more and more traffic on City roads. To avoid losing residents, the City will need to make remedial road changes, or facilitate non-vehicular travel so that City residents can have good quality of life even with traffic issues.

### Other Transportation

Port Wentworth has close proximity to Savannah-Hilton Head International Airport, and active freight rail lines.

### CORE MPO

Port Wentworth is a member of the Coastal Regional Metropolitan Planning Organization, which handles transportation planning for the Savannah urbanized area. Items relating to Port Wentworth mentioned in the MPO's most recent plan, Mobility 2045, are as follows:

- 1) SR 25/US 17 @ Savannah River in Port Wentworth
- 2) SR/US 17 @ Middle River in Port Wentworth
- 3) Safety Improvements South of SR 25 At Cross Gate Intersection in Port Wentworth and Avertedly Street Intersection in Port Wentworth





# COASTAL VULNERABILITY AND RESILIENCE

- 7.1 Natural Hazards
- 7.2 Storm Surge and Development
- 7.3 Coastal Hazard Mitigation Policies
- 7.4 Vulnerable Populations
- 7.5 Income and Poverty Level
- 7.6 Means of Transportation
- 7.6 Housing Type

## **Coastal Vulnerability and Resilience**

Resilient communities minimize any disaster's disruption to everyday life and their local economies. Resilient communities are not only prepared to help prevent or minimize the loss or damage to life, property, and the environment, but they also have the ability to quickly return citizens to work, reopen businesses, and restore other essential services needed for a full and timely economic recovery.

### **NATURAL HAZARDS 7.1**

Port Wentworth is a coastal community, and is close to the Savannah River. As such, the City must be cognizant of the risks of floods and hurricanes. The following storm surge and flood zone maps give context to the risks and challenges the City faces against natural disasters.

### **STORM SURGE AND FLOOD RISK 7.2**





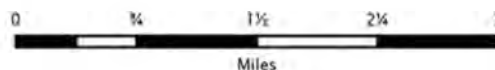
# NOAA Storm Surge Risk

City of Port Wentworth Comp Plan

NOAA SLOSH Storm Surge Model Effective 2016



-  Storm Surge Category 1
-  Port Wentworth City Limits

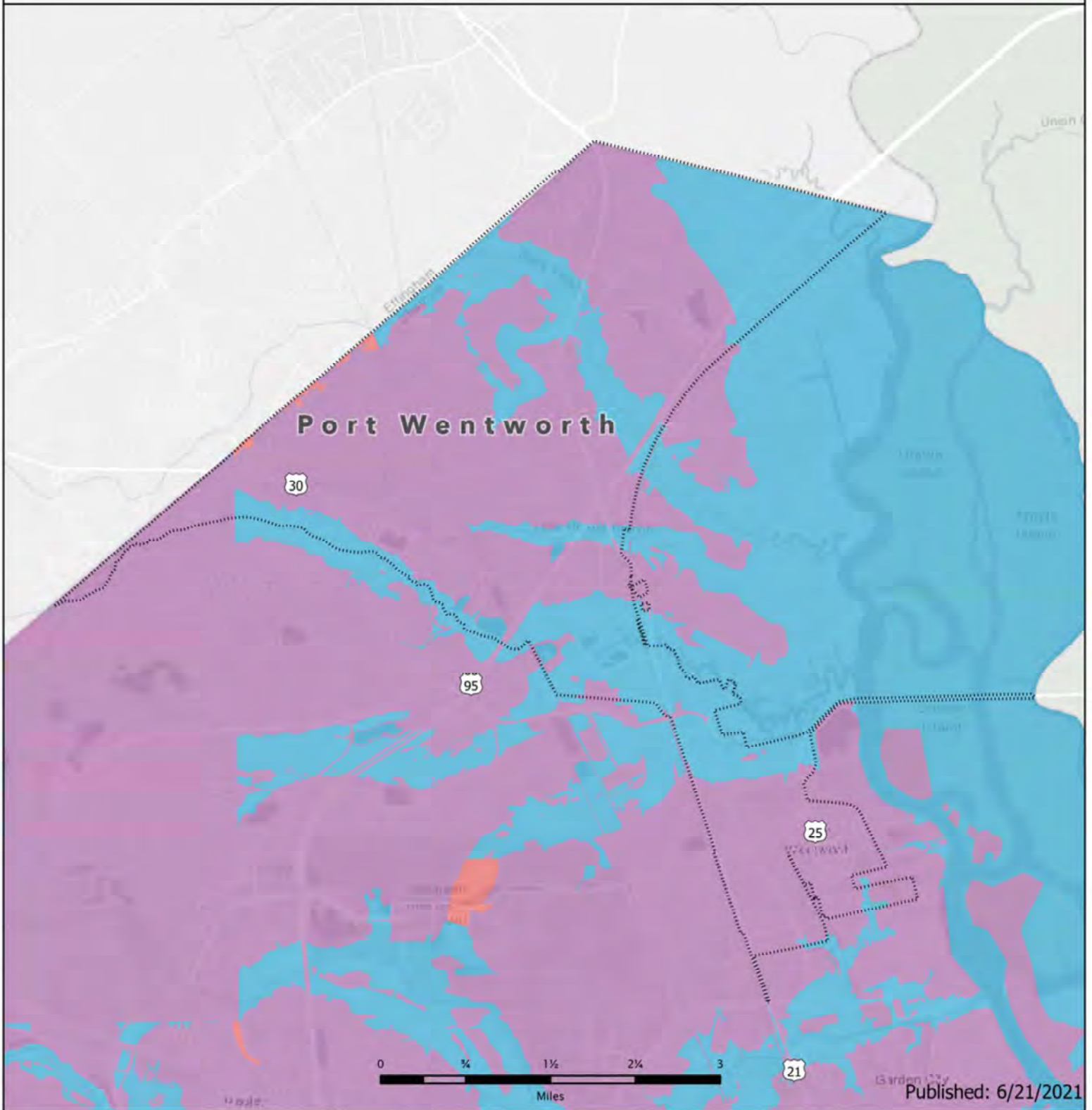




# FEMA Flood Zone Risk

## City of Port Wentworth Comp Plan

FEMA Flood Zones Effective 2019



### FEMA Flood Zones

AE- 1% Annual Chance

### FLD\_ZONE

VE

X- Minimal Chance

A

Port Wentworth City Limits





## HAZARD MITIGATION POLICIES

### 7.3

Port Wentworth has flood hazard reduction policies contained within its Code of Ordinances. Areas designated Coastal High Hazard areas have special requirements for development and property maintenance. Port Wentworth has a Stormwater Management Ordinance and Flood Damage Prevention Ordinance. The City follows the Coastal Stormwater Supplement to the Stormwater Management Manual when addressing riparian buffers. Port Wentworth intends to participate in Chatham County's stormwater management plan.

## VULNERABLE POPULATIONS 7.4

A key factor in examining resiliency is quantifying vulnerable populations. These populations include those residents who live in vulnerable areas, the 100-year and 500-year flood plains, but also those who may have difficulty in heeding evacuation orders due to age, income, and mobility.

The most vulnerable populations include children less than five years old, the elderly and frail elderly, persons living in poverty, and persons without reliable transportation that live in communities with limited public transportation. For elderly, we have identified the percentage of the population 65 and older. There is no specific age cohort for frail elderly, but the literature defines frailty in people 65 and older that called for the diagnosis when three or more of the following five criteria were present: unintentional weight loss of 10 pounds or more in the past year, self-reported exhaustion, weakness as measured by grip strength, slow walking speed and low physical activity. The frail elderly are individuals, over 65 years of age, dependent on others for activities of daily living.

8% of Port Wentworth's population are children under 5 years old. 12.2% are over the age of 65.

**The most vulnerable populations include children less than five years old, the elderly and frail elderly, persons living in poverty, and persons without reliable transportation that live in communities with limited public transportation.**

## **INCOME AND POVERTY LEVEL 7.5**

Income can directly relate to a family's ability to have reliable transportation, which then directly relates to a family's ability to evacuate their homes in the event of an evacuation order. Income also impinges upon a family's ability to secure temporary lodging (hotels or motels beyond publicly provided shelter, or to obtain replacement housing should they lose their homes due to a storm event or natural disaster.

According to the U. S. Census Bureau, Port Wentworth's median household income in 2019 was \$79,327. 1.6% of residents make below \$10,000 a year, and 8.1% make below \$25,000 a year. Poverty levels are established by the federal government and are based upon income and family size. 1.5% of Port Wentworth residents fall below the poverty level.

## **MEANS OF TRANSPORTATION 7.6**

The U. S. Census reports on the number of vehicles available to households. This is an important indicator of the percentage of the population that has reliable transportation should they need to evacuate their homes in the event of a storm or other natural disaster. There are no households in Port Wentworth that lack access to a vehicle, so this is not a danger for the City.

## **HOUSING TYPE 7.7**

Mobile homes have been identified as a particularly vulnerable type of housing during storm events due to their susceptibility to damage caused by high winds and flying debris. There are no mobile homes in Port Wentworth, so this does not pose a concern for the City.



# *ECONOMIC DEVELOPMENT*

- 8.1 Economic Base
- 8.2 Employment
- 8.3 Occupation
- 8.4 Class of Labor Force and Places of Employment
- 8.5 Workforce Development Issues





## Economic Development

Economic development creates the conditions for economic growth and improved quality of life by expanding the capacity of individuals, firms, and communities to maximize the use of their talents and skills to support innovation, and responsibly produce and trade valuable goods and services. Economic Development requires effective, collaborative institutions focused on advancing mutual gain for the public and the private sector.

Economic development is policy intervention with the goal of improving the economic and social well-being of its community. Economic growth is observable through productivity and the rise in the value of services produced. Increasing productivity can raise living standards because more income improves the ability to purchase goods and services, and improve housing and education.

Port Wentworth's economic development and economic growth can be leveraged through industrial development in the top three industry types identified including:

1. **Public administration: 26%**
2. **Educational services, health care, and social assistance: 18.2%**
3. **Transportation and warehousing and utilities: 12.5%**

The projections of modest growth in in-demand industry sectors are important to the future of Port Wentworth's economy.





## ECONOMIC BASE 8.1

The table provides the percentages of Port Wentworth workforce employed in each industry type from 2010 to 2019.

Industry	2010	2015	2019
Employed population 16 years and over	1,625	3,067	3,628
Agriculture, forestry, fishing and hunting, and mining:	0.0%	0%	0%
Construction	14.6%	9%	1.79%
Manufacturing	16.6%	8%	8.6%
Wholesale trade	6.3%	0%	0%
Retail trade	6.4%	5%	5%
Transportation and warehousing, and utilities:	16.9%	7%	12.51%
Information	0.8%	1%	0%
Finance and insurance, and real estate and rental and leasing:	3.8%	17%	5.7%
Professional, scientific, and management, and administrative and waste management services:	5.9%	15%	10.23%
Educational services, and health care and social assistance:	12.7%	25%	18.16%
Arts, entertainment, and recreation, and accommodation and food services:	1.7%	1%	9.01%
Other services, except public administration	9.9%	5%	3.03%
Public administration	4.4%	7%	25.99%

## EMPLOYMENT 8.2

The unemployment rate for Port Wentworth has decreased from about 7% to 5%. This is lower than the Chatham County 2019 unemployment rate of 6.1%, but about the same as the Georgia unemployment rate of 4.8%.

Employment Status	2010	2015	2019
Population 16 years and over	3,426	4,997	6083
In labor force	69.40%	80.30%	74.40%
Armed Forces	1.50%	2.10%	3%
Unemployment Rate	6.90%	5.50%	5.20%

## OCCUPATION 8.3

The U.S. Census reports five primary occupation types and the proportion of total employed in each occupation for Port Wentworth are presented below.

Category	Percent
Civilian employed population 16 years and over	4,115
Management, business, science, and arts occupations:	38%
Service occupations:	27%
Sales and office occupations:	13%
Natural resources, construction, and maintenance occupations:	7%
Production, transportation, and material moving occupations:	14%



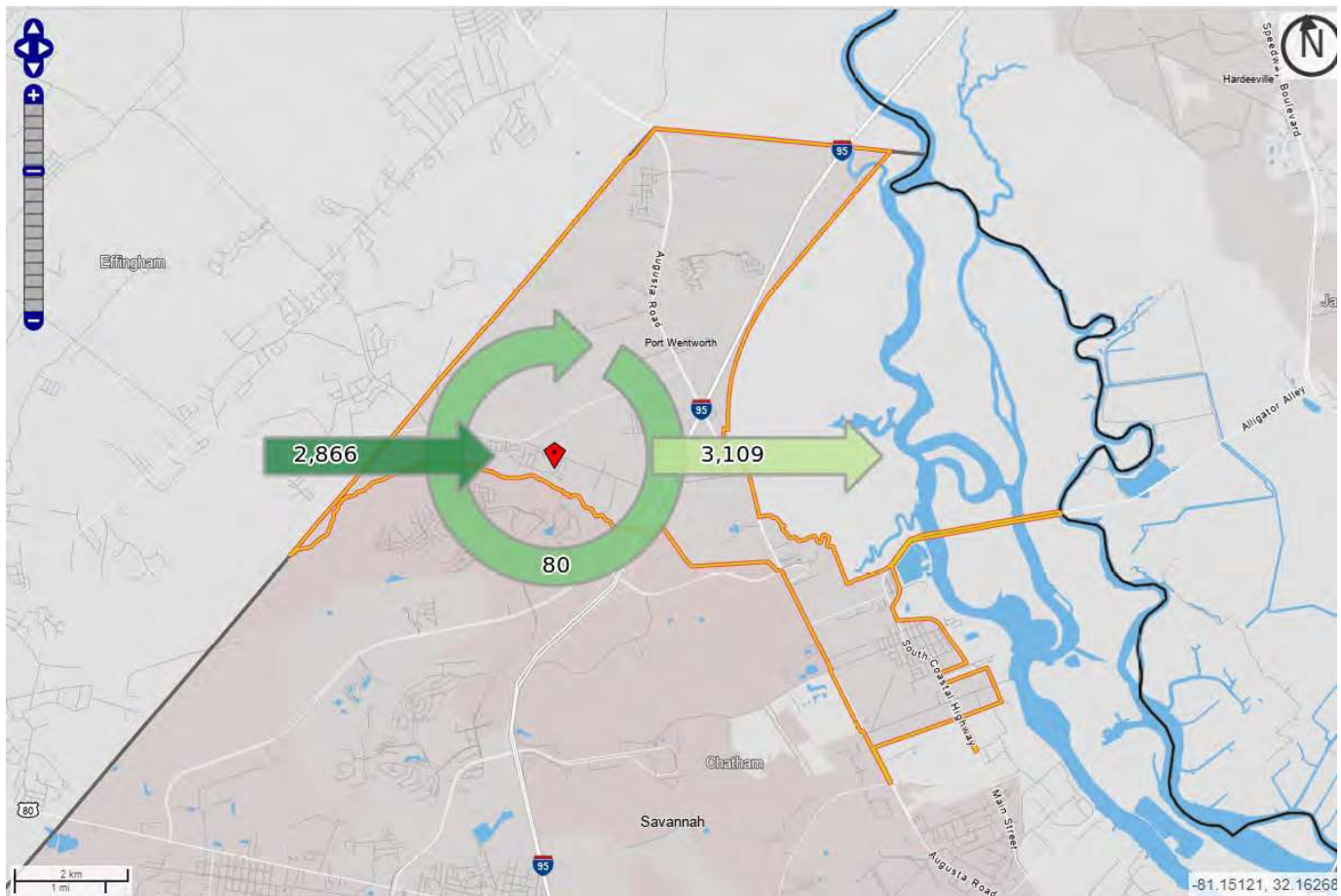
# CLASS OF LABOR FORCE AND PLACES OF EMPLOYMENT 8.4

The class of workers in the labor force includes 55 percent private and salary workers, 29 percent government workers, and 6 percent self-employed workers.

Category	Percent
Private for-profit wage and salary workers:	55%
Private not-for-profit wage and salary workers	4%
Local government workers	6%
State government workers	18%
Federal government workers	11%
Self-employed in own not incorporated business workers	6%

## LIVE/WORK 8.6

In 2018, only 80 people both lived and worked in Port Wentworth. This suggests that Port Wentworth residents mostly commute to work outside the City, and the workers serving Port Wentworth come in from outside the City. This mismatch is exacerbated by traffic congestion, which can vastly increase commute times. The following inflow/outflow map shows those who work in Port Wentworth but live outside on the left, those who live in Port Wentworth but work elsewhere on the right, and those who live and work in Port Wentworth in the middle.



Source: Census On The Map 2018



## WORKFORCE DEVELOPMENT ISSUES 8.6

Workforce development issues, which threaten quality economic development in the region include:

- **High poverty rate;**
- **Low rates of educational attainment;**
- **Inferior skill levels for high-wage; and**
- **A poor level of occupational “soft skills.”**

These factors present the risk of disinvestment and also pose difficulty in recruiting new firms to the area.



## Coastal Workforce

One of the primary roles of the Coastal Workforce is to provide leadership and coordination of economic development and workforce programs.

Coastal Workforce coordinates and participates in partnerships that align with business, such as organized labor, community organizations, economic development practices, and education that enhances the economic viability. Coastal Workforce also coordinates with government agencies, such as human services, education systems (e.g., public school systems, community colleges, and universities), unions, and industry and trade associations.

Coastal Workforce is charged with ensuring that its job centers are business/customer-focused and outcome-based, with the placement of job seekers who meet businesses' hiring needs being a high priority. Because Coastal Workforce maintains effective workforce development systems, it enables many quality connections, matching employers' specific needs with those seeking gainful employment. All centers concentrate on the existing and emerging economic conditions and in-demand target industries.



## Department of Community Affairs Economic Development

DCA offers a variety of economic development incentives and tools designed to help promote growth and job creation throughout the state.



**U.S. Department of Agriculture Rural Development**

USDA provides economic opportunity through financial assistance programs for a variety of rural applications, including funding to develop essential community facilities, projects that will create and retain employment in rural areas, and other activities leading to the development or expansion of small and emerging private businesses in rural areas.



# *BROADBAND*

- 9.1 Broadband in Georgia
- 9.2 Broadband in Port Wentworth
- 9.3 Planning Considerations

## 9 BROADBAND

Broadband Internet service has evolved to be critically important for nearly all aspects of modern life, from business to education, healthcare, agriculture, tourism and government. The state of Georgia launched the Georgia Broadband Deployment Initiative in 2018 to identify areas of Georgia insufficiently served by broadband and to work on promotion and deployment of those broadband in those areas.

State goals indicate broadband Internet speeds should be a minimum of 25 megabits per second (mbps) download and 3 Mbps upload, which is in line with minimum standards from the Federal Communications Commission (FCC).

Communities are now required to include a broadband element within their local comprehensive plans. The purpose is “to ensure that a community adopts a strategy that demonstrates the promotion of broadband within the community.”

### 9.1 Broadband in Georgia

Roughly 90 percent of the Georgia population is considered served by the standards for Broadband. The 2020 broadband map, produced by the Georgia Department of Community Affairs, highlights a significant digital divide between rural Georgia and metropolitan regions. In total, 70% of Georgia’s unserved locations are in rural areas, and 31% of rural Georgia is unserved. As these rural areas continue to face pressures from population and job loss, a lack of quality broadband service presents yet another challenge for recruiting and retaining talented workers and businesses.

### 9.2 Broadband in Port Wentworth

Most of Port Wentworth is considered to be fully served, with the exception of one census block in the northeast that is 93% unserved. All areas of Port Wentworth have providers that offer speeds greater than 25/3 Mbps.

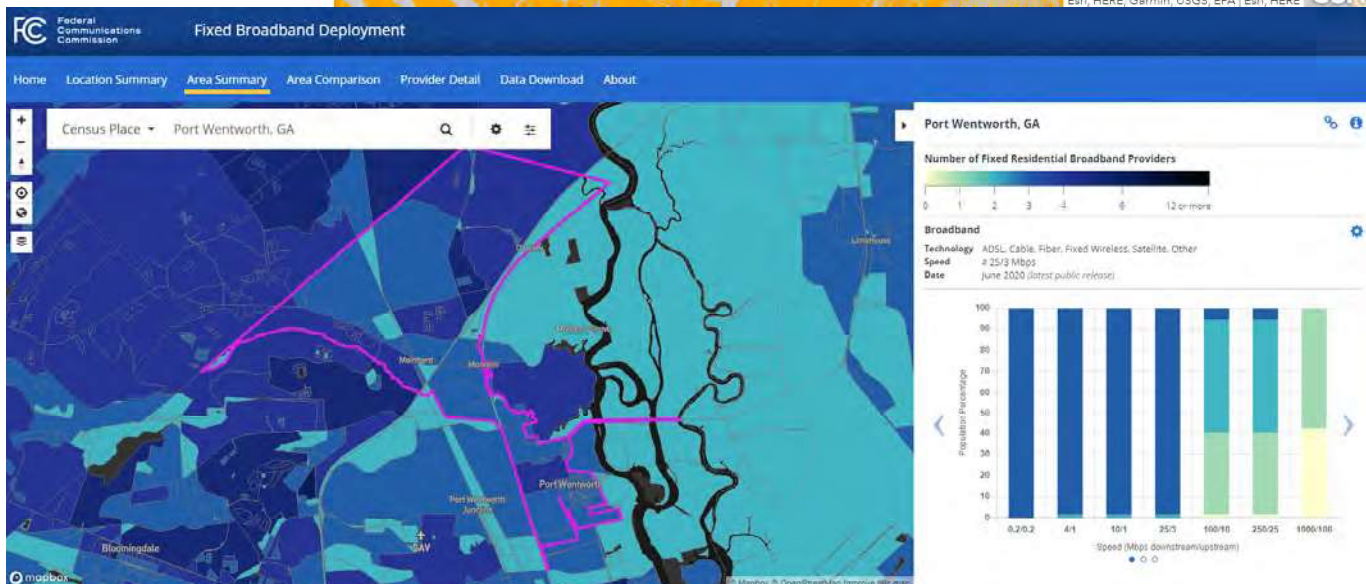
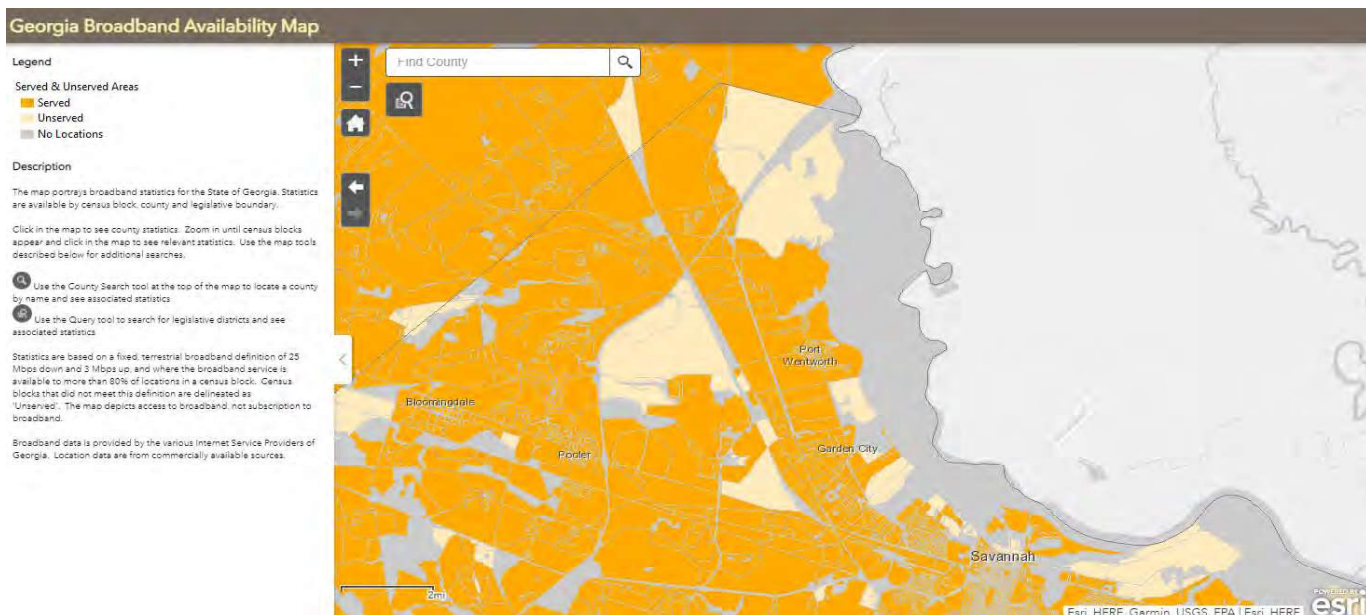
However, the definition of acceptability of broadband speed is relative. For example, the COVID-19 pandemic highlighted the importance of high-quality, stable and fast broadband when it forced a massive cultural shift toward video-based work and education. This data-heavy usage can be taxing on slower broadband networks, even if they meet the 25/3 minimum standard.

Small businesses and healthcare operations often need advanced speeds as well to function reliably or competitively.

### 9.3 Planning Considerations

Port Wentworth should continue to monitor Internet speeds and service and continue to promote its broadband accessibility as an important benefit for residents, visitors, and businesses. It should monitor new grant and partnership funding opportunities from the state and federal governments to expand choice and speed for its citizens. The City should take its broadband infrastructure into account when planning response and mitigation procedures for natural disasters to keep disruption to a minimum during hazardous events and recovery.

Additionally, the City should proactively monitor and address new advances in broadband and Internet technology, including the continued development of 5G “small cell” wireless facilities. Small cells, which are wireless antennas, will help increase telecommunication companies’ network capacities and speeds. These technologies are essential to present and future technologies, such as smart cars and smart cities. The Georgia Municipal Association has created a model ordinance and permitting process for this technology, and more information is likely to come in the near future from state and federal agencies as deployment expands.







# COMMUNITY WORK PROGRAM

10.1 Short Term Work Program  
10.2 Report of Accomplishments

## Community Work Program

The Community Work Program is the overall strategy for achieving Port Wentworth's vision of the future, addressing the community goals, encouraging compliance with the Character Areas, and for addressing each of the needs and opportunities. The Community Work Program identifies specific programs and tasks to be undertaken by the City to implement the Plan. A proposed schedule, responsible parties, and potential funding sources are outlined within this plan. The Georgia Department of Community Affairs requires that cities complete an implementation plan as well as a report of accomplishments, which is a status update summarizing the previous work plan. Included below are the 2021-2025 Community Work Plan and the 2016-2021 Report of Accomplishments:

### Community Work Plan

Activities	Year					Responsible Party	Cost Estimate	Funding Sources
	2021	2022	2023	2024	2025			
Economic Development								
Develop an Urban Redevelopment Plan	X	X	X			City	\$5,000	General Fund (GF)
Support Senora Guadalupe Festival in the Fall and coordinate with Garden City on festival implementation (Dec 12)	X	X	X	X	X	Chamber of Commerce (Chamber)	\$5,000/yr	Hotel/Motel Tax (H/T)
Support Stand up for America Day festivities	X	X	X	X	X	City	\$40,000/yr	GF
Implement the Master Plan for Old Port Wentworth	X	X	X	X	X	City	TBD	GF/Special Purpose Local Option Sales Tax (SPLOST)
Create and maintain an inventory of potential infill and redevelopment commercial properties	X	X	X	X	X	City	Staff Time	General Fund

<i>Activities</i>	<i>Year</i>					<i>Responsible Party</i>	<i>Cost Estimate</i>	<i>Funding Sources</i>
	2021	2022	2023	2024	2025			
Implement vacant structure demolition program.	X	X	X	X	X	City	\$20,000/yr	GF
Explore the creation of a City sponsored neighborhood clean-up program to include targeted neighborhood clean ups.	X	X	X	X	X	Volunteers	Staff Time	GF
Implement impact fee ordinance	X					City & Impact Fee Committee	Staff Time	GF
Complete annual Capital Improvement Elements for impact fees	X	X	X	X	X	City	Staff Time	GF
Create a signage theme with a unified color scheme and install Wayfinding signage throughout the City	X	X	X	X	X	City/Chamber	TBD	GF/Grants
Develop and implement a business recruitment and retention program	X	X	X	X	X	City/Contractor	\$75,000	GF
Promote tourism in Port Wentworth	X	X	X	X	X	City/Chamber	\$200,000+	H/T
<b>Housing</b>								
Identify & rezone land in or near the downtown district for the purpose of multi-family development	X	X	X	X	X	City	Staff Time	GF
<b>Land Use</b>								
Develop a downtown revitalization strategy	X	X	X	X	X	City	Planner Staff Time	GF
Review and update Zoning Ordinance to be consistent with this Plan	X	X	X	X	X	City	Staff Time	GF
Ensure that any future development of the ED Zone is compatible with surrounding land uses and consistent with the City's regulations	X	X	X	X	X	City	Staff Time	GF
Develop design standards for the Old Port Wentworth Master Plan Development to ensure that infill development is compatible in the Traditional Village area	X					City	Planner Staff Time	GF
Develop a zoning category for conservation land and rezone undevelopable wetlands as appropriate	X	X	X	X	X	City	Planner Staff Time	GF
Hire a full-time planner	X					City	\$70,000	GF
Implement and enforce landscaping/tree standards	X	X	X	X	X	City	Staff Time	GF
Identify areas that are to be preserved as rural residential areas	X					City	Planner Staff Time	GF
<b>Transportation</b>								
Work with the MPO to help facilitate construction of the Effingham Parkway	X	X				City/GDOT	\$40 Million	GDOT

Activities	Year					Responsible Party	Cost Estimate	Funding Sources
	2021	2022	2023	2024	2025			
Natural and Cultural Resources								
Pursue opportunities for historic preservation and commemoration	X	X	X	X	X	City	Staff Time	GF
Develop and implement a Parks & Recreation Masterplan that addresses recreational facilities, public spaces, and greenspace acquisition and includes programming for all ages	X					City	\$200,000	GF/SPLOST
Consider the development of a stormwater utility to fund implementation of the NPDES Phase I SWMP, drainage analysis, and capital programs	X	X	X	X	X	City	\$75,000	Future Utility Revenue
Adopt basin-specific provisions in the stormwater ordinance to address capacity limitations in the downtown basin (based on the results of the masterplan)	X	X	X	X	X	City	Staff Time	GF
Facilities and Services								
Perform a study to determine the capacity and level of service for City services and infrastructure	X					City	Planner Staff Time	Grant/GF
Utilize the results of this study when permitting new development	X	X	X	X	X	City	Staff Time	GF
Perform aid to construction study for water, sewer, and stormwater	X	X	X	X	X	City	\$20,000	W&S
Sewer pipe replacement	X	X	X	X	X	City	\$600,000-\$800,000	W&S
Create a CIP list based on the City's Capital Budget and keep it updated	X	X	X	X	X	City	Staff Time	GF
Perform a labor wage / rate study	X					City / UGA (Carl Vinson)	\$10,000	GF
Upgrade/purchase new fire protection equipment	X	X	X	X	X	City	\$500,000	Fire Fee Revenue
Acquire property and construct a new Fire Station in North Port Wentworth	X					City	\$2 Million	Fire Fee Revenue/SPLOST
Purchase new Police cruisers and equipment	X	X	X	X	X	City	TBD	GF
Implement Stormwater Masterplan priority projects	X					City	\$700,000	SPLOST
Identify opportunities to loop water system	X	X	X	X	X	City	Varies	W&S
Evaluate the potential for blending water systems	X					City	TBD	W&S



<b>Activities</b>	<b>Year</b>					<b>Responsible Party</b>	<b>Cost Estimate</b>	<b>Funding Sources</b>
	2021	2022	2023	2024	2025			
Implement street improvements	X	X	X	X	X	City	\$500,000	GF/LMIG
Acquire property and construct a sports complex	X	X	X	X	X	City	\$11 million	SPLOST
Install generator at City Hall	X					City	\$30,000	GF
Purchase turning target system and judgmental pistol simulation system for police department	X					Police Dept.	\$135,000	Police
Explore locations for dog parks within or near existing residential areas of the City	X	X	X	X		City	\$5,000	GF
Explore options to develop a recreational facility or tourist center on the City property near the water tower near Berrien Road	X	X	X	X	X	City	Staff Time	GF
<b>Other Activities</b>								
Identify and implement goals from the Blueprint that apply to Port Wentworth	X					City	Planner Staff Time	GF
Coordinate with CEMA on disaster preparedness exercises	X	X	X	X	X	City	TBD	GF
Deter development within the high risk flood areas of the City	X	X	X	X	X	City	TBD	GF
Prepare and adopt a resolution in support of the Chatham County Blueprint	X					City	Planner Staff Time	GF

## Report of Accomplishments

City of Port Wentworth Report of Accomplishments 2016 - 2021			
Activity	Status	Explanation	
Economic Development			
Develop an Urban Redevelopment Plan	Underway	Progress has been made, and will be completed once the City has a full-time planner. It is anticipated that this will be completed in 2023.	
Support Señora Guadalupe Festival in the Fall and coordinate with Garden City on festival implementation	Underway	This is a yearly tradition.	
Support Stand Up For America Day festivities	Underway	This is a yearly tradition.	
Implement the Master Plan for Old Port Wentworth	Underway	This is an ongoing yearly activity.	
Create and maintain an inventory of potential infill and redevelopment commercial properties	Underway	The upgrade of the Houlihan Bridge will make this item a priority.	
Implement vacant structure demolition program	Underway	This is an ongoing activity.	
Explore the creation of a City sponsored neighborhood clean-up program	Underway	This activity is ongoing.	
Coordinate with the DOT to establish promotional space for Port Wentworth in the new Welcome Center	Complete	Completed in 2020.	
Build a City flex space for small business development	Complete	Completed in 2020.	

City of Port Wentworth Report of Accomplishments 2016 - 2021			
Activity	Status	Explanation	
Create a signage theme with a unified color scheme and install Wayfinding signage throughout the City	Underway	This activity is ongoing.	
Develop and implement a business recruitment and retention program	Underway	This activity is ongoing.	
Promote tourism in Port Wentworth	Underway	An RFQ has been completed.	
<b>Housing</b>			
Identify and rezone land in or near the downtown district for the purpose of multi-family development	Underway	This activity is ongoing.	
Amend zoning code to allow for upstairs residential downstairs commercial mixed use developments	Canceled	There was an absence of buildings with appropriate design for this purpose.	
<b>Land Use</b>			
Update community work program	Canceled	This is already a regular part of the comprehensive planning process, and the City's planner will review the work program regularly.	
Review and update Zoning Ordinance to be consistent with this Plan.	Underway	This is a perpetual activity.	
Ensure that any future development of the ED Zone is compatible with surrounding land uses and consistent with the City's regulations.	Underway	This is a perpetual activity.	
Develop design standards for the Old Port Wentworth Master Plan Development to ensure that infill development is compatible in the Traditional Village area.	Underway	This activity is ongoing, and is expected to be completed in 2021 after the city planner position is filled.	
Develop a zoning category for conservation land and rezone undevelopable wetlands as appropriate	Underway	This activity is ongoing.	
Develop and implement landscaping/tree standards	Underway	Standards have been developed, but enforcement is ongoing.	
Identify areas to be preserved as rural residential areas	Underway	This activity is ongoing.	
<b>Transportation</b>			
Provide better signage identifying existing bus stops and make improvements to the facilities	Canceled	There are no bus stops within City limits.	
Work with state DOT to designate Bonnie Bridge Road as a local street	Canceled	Bonnie Bridge Road has too much traffic. The City would prefer that GDOT take over jurisdiction of the road.	
Expand the Port Wentworth Police Department Traffic Unit	Complete	Completed in 2021, 4 new positions added.	
Increase police presence during peak traffic times along major corridors	Complete	Completed in 2020.	

City of Port Wentworth Report of Accomplishments 2016 - 2021			
Activity	Status	Explanation	
Work with the MPO to help facilitate construction of the Benton Boulevard Extension	Complete	Completed in 2021.	
Work with the MPO to help facilitate construction of the Effingham Parkway	Underway	Out for bid, will be completed by 2023.	
Support the continuation of Jimmy DeLoach	Complete	Completed in 2018.	
Support construction of the pedestrian bridge over Hwy 21 connecting Rice Creek and school	Complete	Completed in 2019.	
Create a quiet zone on Crossgate Rd around rail road tracks	Complete	Completed in 2019.	
Increase pedestrian safety by installing crosswalks on Hwy 25	Complete	Completed in 2018.	
Natural and Cultural Resources			
Develop and maintain a GIS inventory of historic, cultural and natural resources	Complete	Completed in 2019.	
Make this inventory publicly available so that new developments can plan around valuable resources	Complete	Completed in 2019.	
Include the consideration of this inventory as part of the site plan review and re-zoning process	Complete	Completed in 2019.	
Develop and implement a Parks & Recreation Masterplan that addresses recreational facilities, public spaces, and greenspace acquisition and includes programming for all ages	Underway	An RFQ for developer to do the masterplan has been completed, the plan is expected to be done in 2022.	
Work to renew lease or acquire Houlihan Boat Facility and make identified improvements (ramp improvements, fishing pier)	Canceled	Any action on this item must wait until the GDOT upgrade of the bridge is complete.	
Plan for multi-use trail access to Houlihan Boat Facility	Canceled	Any action on this item must wait until the GDOT upgrade of the bridge is complete.	



City of Port Wentworth Report of Accomplishments 2016 - 2021			
Activity	Status	Explanation	
Amend Development Regulations to require active recreation and passive open space preservation in all planned developments	Complete	Completed in 2018.	
Consider the development of a stormwater utility to fund implementation of the NPDES Phase I SWMP, drainage analysis, and capital programs	Underway	This activity is ongoing.	
Continue to implement water conservation programs through public awareness campaign	Complete	Completed in 2019.	
Support implementation and enforcement of NPDES Phase I MS4 Stormwater Permit.	Complete	Completed in 2021.	
Seek flood insurance reductions through participation in the Community Rating System (CRS) program of the NFIP	Canceled	This item was canceled because it was too costly.	
Adopt basin-specific provisions in the stormwater ordinance to address capacity limitations in the downtown basin (based on the results of the masterplan.)	Underway	This activity is ongoing.	
Facilities and Services			
Perform a study to determine the capacity and level of service for City services and infrastructure	Underway	This activity is ongoing, and expected to be completed next year, following the hiring of the planner.	
Utilize the results of this study when permitting new development	Underway	This will be a yearly activity.	
Perform aid to construction study for water, sewer, and stormwater	Underway	This will be a yearly activity.	
Work with Chatham County Board of Education (BOE) to maintain Port Wentworth Elementary School	Canceled	Port Wentworth Elementary School has closed.	
Create a CIP list based on the City's Capital Budget and keep it updated	Underway	This activity is ongoing.	
Perform a labor wage/rate study	Underway	This item is expected to be completed in 2021.	

City of Port Wentworth Report of Accomplishments 2016 - 2021		
Activity	Status	Explanation
Upgrade/purchase new fire protection equipment	Underway	This is a yearly activity.
Acquire property and construct a new Fire Station in North Port Wentworth	Underway	This item is expected to be completed in 2022.
Purchase new police cruisers and equipment	Underway	This is a yearly activity. 7 new cars have been purchases in 2021.
Perform capital upgrades and asset replacement on the wastewater treatment plant.	Complete	Completed in 2021.
Video and clean sanitary sewer lines in Newport Subdivision	Complete	Completed in 2021.
Implement Reuse Water Masterplan	Canceled	This activity was canceled because it was too costly.
Implement Stormwater Masterplan priority projects	Underway	This activity is expected to be completed in 2021.
Identify opportunities to loop water system	Underway	This will be a yearly activity.
Evaluate the potential for blending water systems	Underway	This activity is expected to be completed in 2022.
Look for opportunities to increase efficiency by contracting out specific Public Works Services	Complete	Completed in 2018.
Implement street improvements	Underway	This will be a yearly activity.
Identify locations to loop the water system	Complete	Completed in 2019.
Acquire property and construct a sports complex	Underway	This activity is ongoing and will take several years.

City of Port Wentworth Report of Accomplishments 2016 - 2021		
Activity	Status	Explanation
Renovate concession area in gym	Complete	Completed in 2019.
Install generator in City Hall	Underway	This activity is expected to be complete in 2021.
Reuse distribution main from WWTF	Canceled	This item was canceled because it was too costly.
Construct a solid waste handling facility	Canceled	This activity was contracted out and is no longer handled by the City.
Purchase turning target system and judgmental pistol simulation system for police department	Underway	This item is expected to be complete in 2021.
Complete remodeling and upgrades to the court offices and court room	Complete	Completed in 2019
Explore locations for dog parks within or near existing residential areas of the City	Underway	This activity is ongoing, and expected to be completed in 2024.
Other Activities		
Identify and implement goals from the Blueprint that apply to Port Wentworth	Underway	This will be a yearly activity.
Coordinate with CEMA on disaster preparedness exercises	Underway	This will be a yearly activity.
Deter development within the high risk flood areas of the City	Underway	This will be a yearly activity.
Prepare and adopt a resolution in support of the Chatham County Blueprint	Underway	Expected to be complete in 2021.

APPENDIX A:  
PUBLIC INVOLVEMENT SUMMARY



LOT 99 + WPT OF LOT 100 STILES TERRACE GAMBLE WA

**PROPERTY OWNER**

Fisher Daveniya  
P. O. Box 274  
Pooler, GA 31322  
ADDRESS: 1310 East 35th Street  
PIN: 20056 22006  
LOTS 27 AND 28 BLOCK D PURSE WAR D

**PROPERTY OWNER**

Herbst David S.  
101 Woodhaven Drive Apt 121  
Hilton Head, SC 29928  
ADDRESS: 1308 East 35th Street  
PIN: 20056 22087  
LOTS 25 AND 26 BLOCK D PURSE WAR D

**PROPERTY OWNER**

Elyseum Properties Inc. Market South Management  
1901 Bull Street  
Savannah, GA 31401  
Kristin Lightie  
1901 Bull Street  
Savannah, GA 31401  
ADDRESS: 1306 East 35th Street  
PIN: 20056 22008  
LOTS 23 AND 24 BLOCK D PURSE WAR D

**PROPERTY OWNER**

Pete Johnson  
409 West 59th Street  
Savannah, GA 31405  
ADDRESS: 705 W 34th Street  
PIN: 20066 20012  
MIDDLE PT 60 X 70 OF SEC 1 BATTERY WD 60 FT FR

21-107-101-3112

**ABANDONED MOTOR VEHICLE  
ADVERTISEMENT NOTICE  
(TOWING OR STORAGE  
COMPANY)**

You are hereby notified. In accordance with OCGA 40 11-19 (a) (2), that each of the below referenced vehicles are subject to a lien and a petition may be filed in court to foreclose a lien for all amounts owed. If the lien is foreclosed, a court shall order the sale of the vehicle to satisfy the debt.

The vehicle is currently located at: Rahn's Services, 3470 Highway 21 South, Rincon, GA. 31326.

The vehicle subject to lien as above state is identified as:

Vehicle Make: Toyota  
Year: 2019; Model: Camry  
Vehicle ID: 4T1B1HK2KU77768  
Vehicle Lic.: HCJ4454; State: N.C.

Anyone with an ownership interest in any of these vehicles should contact the following business immediately: Rahn's Services 3470 Highway 21 South, Rincon, GA. 31326; 912-826-5685

**ABANDONED MOTOR VEHICLE  
ADVERTISEMENT NOTICE  
(TOWING OR STORAGE  
COMPANY)**

You are hereby notified. In accordance with OCGA 40 11-19 (a) (2), that each of the below referenced vehicles are subject to a lien and a petition may be filed in court to foreclose a lien for all amounts owed. If the lien is foreclosed, a court shall order the sale of the vehicle to satisfy the debt.

The vehicle is currently located at: 111 Douglas Street, Savannah, GA. 31406

Vehicle Make: Moped Peace  
Year: 2020; Model: 50 Sports  
Vehicle ID: LT4Z1NAA0MZ00059

Vehicle Lic.: N/A; State: N/A

Anyone with an ownership interest in any of these vehicles should contact the following business immediately: Gordon's Wrecker Service 111 Douglas Street Savannah, GA. 31406; 912-352-2727

**COMPREHENSIVE PLAN  
PUBLIC HEARING**

Mayor and Council of the City of Port Wentworth will hold a Public Hearing, Thursday, April 22, 2021 at 6:30 P.M. during the Regular City Council Meeting. The Public Hearing will be held virtually AND in-person in the Second Floor Council Chambers at Port Wentworth City Hall, 7224 GA Highway 21, Port Wentworth, Georgia 31407.

The purpose of this Public Hearing is to brief the community on the process used to develop the Comprehensive Plan, to provide an opportunity for public participation in the development of the plan, and to obtain input on the proposed planning process.

There are two ways to attend the meeting:

1. Face-to-face attendance at City Hall
2. Facebook LIVE

Visit <https://www.facebook.com/CityofPortWentworth> and click the Live Video icon to view the City Council Workshop via LIVE stream.

NOTE: Seating will be limited to 25 people, for those who plan to attend in person, to limit exposure to Coronavirus COVID-19 and to adhere to proper social distancing measures. Attendees temperature will be checked prior to entering the 2nd Floor Council Chambers and face masks are required

Model: Wrangler Rubicon  
Vehicle ID: 1C4HJXFNXMW552832  
Vehicle Lic.: No Tag; State: N/A

Vehicle Make: Great Dane  
Model: N/A;  
Year: N/A; Model: Trailer  
Vehicle ID: 1GRAP04274T511823  
Vehicle Lic.: N/A; State: N/A

Vehicle Make: Stoughton Trailer  
Model: N/A;  
Vehicle ID: 1DW1A53286B891836  
Year: N/A; State: N/A

Anyone with an ownership interest in any of these vehicles should contact the following business immediately: Sapp's Wrecker Service 34 Gulfstream Road Savannah, GA. 31408; 912-964-7277

**ABANDONED MOTOR VEHICLE  
PETITION NOTICE**

You are hereby notified, in accordance with O.C.G.A. Section 40-11-19.1, that petitions were filed in the Magistrate Court of Chatham County to foreclose

liens against the vehicles listed below for all amounts owed. If a lien is foreclosed, the Court shall order the sale of the vehicle to satisfy the debt. The present location of the vehicles are: 34 Gulfstream Road, Savannah, GA. 31408

Anyone with an ownership interest in a vehicle listed herein may file an answer to the petition on or before April 19, 2021

Answer forms may be found in the Magistrate Court Clerk's office located at: 133 Montgomery Street, Savannah, GA. 31401

Forms may also be obtained online at [www.georgiamagistratecouncil.com](http://www.georgiamagistratecouncil.com).  
Vehicle Make: Ford  
Year: 2006; Model: Freestyle  
Vehicle ID: 1FMZK02196GA04163  
Vehicle Lic.: No Tag; State: N/A  
Magistrate Court Case: 21-01928

Vehicle Make: Ford  
Year: 2005; Model: Taurus  
Vehicle ID: 1FAFP53U65A297302  
Vehicle Lic.: RKF7034; State: GA  
Magistrate Court Case: 21-01931

Vehicle Make: Toyota  
Year: 1999; Model: Corolla  
Vehicle ID: 1NXBR12EXXZ197609  
Vehicle Lic.: RMN2491; State: GA  
Magistrate Court Case: 21-02000

Vehicle Make: Mercury  
Year: 2001; Model: Grand Marquis  
Vehicle ID: 2MEFM75W31X697282  
Vehicle Lic.: AVL7747; State: GA  
Magistrate Court Case: 21-01857

Vehicle Make: Toyota  
Year: 2012; Model: Yaris  
Vehicle ID: JTD8T4K3XC1421317  
Vehicle Lic.: RVL2577; State: GA  
Magistrate Court Case: 21-01858

Vehicle Make: Chevrolet  
Year: 2010; Model: HHR  
Vehicle ID: 3GNBABD83AS572100  
Vehicle Lic.: RXV7581; State: GA  
Magistrate Court Case: 21-01855

Vehicle Make: Chevrolet  
Year: 2005; Model: Trail Blazer  
Vehicle ID: 1GNDT13S752261589  
Vehicle Lic.: RTB2263; State: GA  
Magistrate Court Case: 21-01860

**NOTICE OF PETITION TO  
CHANGE NAME OF ADULT**

Monika Patress Brown Sheppard filed a Petition in the Superior Court of Chatham County, Georgia, April 1, 2021, to change the name from Monika Patress Brown Sheppard to Monika Patrice Brown. Any interested party has the right to appear in this case and file objections within 30 days after the Petition was filed.

Dated: April 1, 2021.

**IN THE SUPERIOR COURT  
OF CHATHAM COUNTY  
STATE OF GEORGIA**

Civil Action Number:  
SPCV21-00377

In Re: Amanda Fernandez

**NOTICE OF PETITION  
TO CHANGE NAME**

Notice is hereby given that Amanda Fernandez, the undersigned, filed petition to the Superior Court of Chatham County, Georgia on the 5th day of April, 2021, praying for a change in the name of petitioner from Amanda Fernandez to Arden Fernandez. Notice is hereby given pursuant to law to any interested or affected party to appear in said Court and to file objections to such name change. Objections must be filed with said Court within 30 days of the filing of said petition.

This 5th day of April, 2021.

**IN THE SUPERIOR COURT  
OF CHATHAM COUNTY  
STATE OF GEORGIA**

Civil Action Number:  
SPCV21-00375-AB

In Re: Tamika M. Patterson  
Petitioner

Terry'n Mikhl Patterson Bryant  
Minor

**NOTICE OF PETITION  
TO CHANGE NAME OF  
A MINOR CHILD**

Notice is hereby given that Tamika M. Patterson, Petitioner the undersigned, filed petition to the Superior Court of Chatham County, Georgia on the 2nd day of April, 2021, praying for a change in the name of a minor child from Terry'n Mikhl Patterson Bryant to Terry'n Mikhl Patterson-Bryant. Notice is hereby given pursuant to law to any interested or affected party to appear in said Court and to file objections to such name change. Objections must be filed with said Court within thirty days of the filing of said petition.

This 2nd day of April, 2021.

**SUPERIOR COURT  
OF CHATHAM COUNTY  
STATE OF GEORGIA**

Civil Action Number:  
SPCV21-00332-MO

In re the Name Change of  
Leticia Cardoso Do Nascimento

**NOTICE OF PETITION TO**

specified in such notice for payment of such having expired, the goods will be sold to the highest bidder or otherwise disposed of at public auction to be held online at [www.StorageTreasures.com](http://www.StorageTreasures.com) which will end Tuesday, 04/27/21 10:00 A.M.

**IN THE SUPERIOR COURT  
OF CHATHAM COUNTY  
STATE OF GEORGIA**

Civil Action No. SPCV20-00882-AB

TYBRISA BEACH RESORT  
CONDOMINIUM ASSOCIATION,  
INC.,

Plaintiff

vs.

CHARLES EVANS

Defendants

**NOTICE OF PUBLICATION**

By order for service by publication dated the 7th day of January, 2021, you are hereby notified that on September 13, 2019, Tybrisa Beach Resort Condominium Association, Inc. filed suit against you for damages arising out of unpaid assessments. You are required to file with the Clerk of Superior Court, and to serve upon the Plaintiff's attorney, Charles J. Bowen, 7 East Congress Street, Suite 1001, Savannah, Georgia 31401, an Answer in writing within sixty (60) days of the date of the order of publication.

WITNESS, the Honorable  
Louisa Abbot  
Judge of this Superior Court.

This 29th day of March, 2021.

Tammie Mosley  
Deputy Clerk of Superior Court  
Chatham County, Georgia

**IN THE SUPERIOR COURT  
OF CHATHAM COUNTY  
STATE OF GEORGIA**

Civil Action No. SPCV19-00879-MO

TYBRISA BEACH RESORT  
CONDOMINIUM ASSOCIATION,  
INC.,

Plaintiff

vs.

CLARENCE SPRINGS  
and SUSAN SPRINGS

Defendants

**NOTICE OF PUBLICATION**

By order for service by publication dated the 4th day of March, 2021, you, Defendant Clarence Springs, is hereby notified that on September 13, 2019, Tybrisa Beach Resort Condominium Association, Inc. filed suit against you for damages arising out of unpaid assessments. You are required to file with the Clerk of Superior Court, and to serve upon the Plaintiff's attorney, Charles J. Bowen, 7 East Congress Street, Suite 1001, Savannah, Georgia 31401, an Answer in writing within sixty (60) days of the date of the order of

### Miscellaneous Notices

throughout the duration of any meeting. Masks must cover your mouth and nose.

For questions or concerns related to this Public Hearing, please contact the Clerk of Council at 912-964-4379.

### COUNCIL WORKSHOP

Mayor and Council of the City of Port Wentworth will hold a Council Workshop on Monday, April 12, 2021 at 11:00 a.m. The Workshop will be held virtually AND in-person in the 2nd floor Council Chambers at Port Wentworth City Hall, 7224 Highway 21, Port Wentworth, Georgia 31407.

Topic to be discussed includes:

• FY22 Budget

No action (vote) will take place during this assembly.

There are two ways to attend the meeting:

1. Face-to-face attendance at City Hall
2. Facebook LIVE

Visit <https://www.facebook.com/CityofPortWentworth> and click the Live Video icon to view the City Council Workshop via LIVE stream.

NOTE: Seating will be limited to 25 people, for those who plan to attend in person, to limit exposure to Coronavirus COVID-19 and to adhere to proper social distancing measures.

Attendees temperature will be checked prior to entering the 2nd Floor Council Chambers and face masks are required throughout the duration of any meeting. Masks must cover your mouth and nose.

For questions or concerns related to this workshop, please contact the Clerk of Council at 912-964-4379.

The City of Port Wentworth will hold a Public Hearing, April 22, 2021 at 6:30 P. M. during their regular meeting in the Council Chambers at Port Wentworth City Hall, located at 7224 Highway 21, Port Wentworth, Georgia 31407.

Comprehensive Plan Update: The purpose of this hearing is to brief the community on the process used to develop the plan, opportunities for public participation in development of the plan, and to obtain input on the proposed planning process.

### ABANDONED MOTOR VEHICLE ADVERTISEMENT NOTICE

(TOWING OR STORAGE COMPANY)

You are hereby notified. In accordance with OCGA 40-11-19 (a) (2), that each of the below referenced vehicles are subject to a lien and a petition may be filed in court to foreclose a lien for all amounts owed. If the lien is foreclosed, a court shall order the sale of the vehicle to satisfy the debt.

The vehicles are currently located at: 34 Gulfstream Road, Savannah, GA. 31408

The vehicles subject to liens as above stated are identified as follows:

Vehicle Make: Volvo  
Year: 1998; Model: DDS 60370  
Vehicle ID: 4U67DARHXXN761303  
Vehicle Lic.: No Tag; State: N/A

Vehicle Make: Jeep; Year: 2021

### Miscellaneous Notices

The properties listed below, in the City of Garden City, upon inspection, have been deemed a hazard, endangerment to public health, and a violation of City Code, by reason of, overgrowth, noxious weeds, and debris. The responsible parties are hereby required to cut and clean said property of all weeds, prohibited overgrowth, and all trash, rubbish, and debris, as provided by Chapter 30-136 of the Garden City Code of Ordinances and International Property Maintenance code 302.1, 304.1, and 304.2. Failure to bring the property into compliance within 15 days, shall result in fees and penalties being assessed. Failure to bring the property into compliance may also result in the City performing work to bring the property into compliance, which shall result in additional fees that will be assessed. This property must be brought into compliance by 23APR2021. Direct your response to the Code Enforcement Office, 100 Central Avenue, Garden City, Ga. 31405 or Call 912-230-5752.

1. 517 Griffin Ave  
60926 05029

### Name Changes

IN THE SUPERIOR COURT  
OF CHATHAM COUNTY  
STATE OF GEORGIA

Civil Action Number:  
SPCV-00141-KA

ERLONG ZELEDON ALFARO  
Plaintiff

v.

DUNIA ELSIDIA  
CASTILLO JIMENEZ  
Defendant

### NOTICE OF PETITION TO CHANGE THE NAME OF MINOR CHILD

The party named above, ERLONG ZELEDON ALFARO filed a Petition to on Wednesday, February 12, 2020 to change the name on his child's birth certificate, due to hospital error. Specifically, the child's name needs to be changed from "Linny Adriana Castillo Zeledon" to "Linny Adriana Zeledon Castillo", with no hyphen. This change is made in order for the child's name to be in conformity with the nomenclature of her parents' home countries for passport and citizenship purposes, not for delay or fraud of any sort. Notice is hereby given pursuant to law to any interested or affected party to appear in said Court and to file objections to such name change. Objections must be filed with said Court within (30) days of the filing of notice of said petition.

Respectfully submitted this  
29th day of March, 2021.

Joseph J. Berrigan  
GA. Bar Number: 055040  
Attorney for Petitioner  
P. O. Box 13202  
Savannah, GA. 31416-0202  
(912) 236-9818

SUPERIOR COURT  
OF CHATHAM COUNTY  
STATE OF GEORGIA

Civil Action Number:  
SPCV21-00362-AB

In re the Name Change of  
Monika Patrice Brown Sheppard

### Name Changes

#### CHANGE NAME OF ADULT

Leticia Cardoso Do Nascimento filed a Petition in the Superior Court of Chatham County, Georgia, March 22, 2021, to change his/her name from Leticia Cardoso Do Nascimento to Leticia Liaurador Cardoso. Any interested party has the right to appear in this case and file objections within 30 days after the Petition was filed.

This the 22nd day of March, 2021.

### Notice of Sale

IN THE SUPERIOR COURT  
OF CHATHAM COUNTY  
STATE OF GEORGIA

Civil Action No. SPCV18-00857-KA

TYBRISA BEACH RESORT  
CONDOMINIUM ASSOCIATION,  
INC.,

Plaintiff;

vs.

ANTONIO PUMADERA JR.  
and CAROL PUMADERA

Defendants

#### NOTICE OF PUBLICATION

By order for service by publication dated the 9th day of May, 2019, you are hereby notified that on August 1, 2018, Tybrisa Beach Resort Condominium Association, Inc. filed suit against you for damages arising out of unpaid assessments. You are required to file with the Clerk of Superior Court, and to serve upon the Plaintiff's attorney, Charles J. Bowen, 7 East Congress Street, Suite 1001, Savannah, Georgia 31401, an Answer in writing within sixty (60) days of the date of the order of publication.

WITNESS, the Honorable  
Benjamin W. Karph  
Judge of this Superior Court.

This 24th day of March, 2021.

Tammie Mosley  
Deputy Clerk of Superior Court  
Chatham County, Georgia

#### AUCTION Life Storage

In Accordance with the provisions of State law, there being due and unpaid charges for which the undersigned is entitled to satisfy an owner and/or manager's lien of the goods hereinafter described and stored at the Life Storage location(s) listed below.

#025 10901 Abercorn St.  
Savannah GA. 31419  
(912) 925-0563

343 Thelma Groover -Hsld gds/Furn  
369 Thelma Groover-Hsld gds/Furn  
557 Antony Jackson-Hsld gds/Furn  
602 Desmond Washington-Hsld gds/Furn  
4055 Louvenia Jones-Hsld gds/Furn  
4061 Gus Haggerty-Hsld gds/Furn  
5027 Shamari Macklin-Hsld gds/Furn,TV/Stereo Equip  
6075 Marlene Williams-Hsld gds/Furn  
U22 Tasha Cotton-Hsld gds/Furn  
U41 Stephen Bohlin-Hsld gds/Furn

And, due notice having been given, to the owner of said property and all parties known to claim an interest therein, and the time

### Notice of Sale

publication.

WITNESS, the Honorable  
John E. Morse, Jr.  
Judge of this Superior Court.

This 24th day of March, 2021.

Tammie Mosley  
Deputy Clerk of Superior Court  
Chatham County, Georgia

IN THE SUPERIOR COURT  
OF CHATHAM COUNTY  
STATE OF GEORGIA

Civil Action No. SPCV20-00095-MO

TYBRISA BEACH RESORT  
CONDOMINIUM ASSOCIATION,  
INC.,

Plaintiff

vs.

JACKIE E. JONES  
and WYLENE S. JONES

Defendants

#### NOTICE OF PUBLICATION

By order for service by publication dated the 21st day of December, 2020, you are hereby notified that on January 31, 2020, Tybrisa Beach Resort Condominium Association, Inc. filed suit against you for damages arising out of unpaid assessments.

You are required to file with the Clerk of Superior Court, and to serve upon the Plaintiff's attorney, Charles J. Bowen, 7 East Congress Street, Suite 1001, Savannah, Georgia 31401, an Answer in writing within sixty (60) days of the date of the order of publication.

WITNESS, the Honorable  
John E. Morse, Jr.  
Judge of this Superior Court.

This 29th day of March, 2021.

Tammie Mosley  
Deputy Clerk of Superior Court  
Chatham County, Georgia

IN THE SUPERIOR COURT  
OF CHATHAM COUNTY  
STATE OF GEORGIA

Civil Action No. SPCV19-00880-FR

TYBRISA BEACH RESORT  
CONDOMINIUM ASSOCIATION,  
INC.,

Plaintiff

vs.

JESSE SEABROOKS

Defendant

#### NOTICE OF PUBLICATION

By order for service by publication dated the 24th day of March, 2021, you are hereby notified that on September 13, 2019, Tybrisa Beach Resort Condominium Association, Inc. filed suit against you for damages arising out of unpaid assessments.

You are required to file with the Clerk of Superior Court, and to serve upon the Plaintiff's attorney, Charles J. Bowen, 7 East Congress Street, Suite 1001, Savannah, Georgia 31401, an Answer in writing within sixty (60) days of the date of the order of publication.

AFFIDAVIT OF PUBLICATION  
SAVANNAH MORNING NEWS

STATE OF GEORGIA,  
COUNTY OF CHATHAM

Personally appeared before me, Alaina Fincher, to me known who being sworn, deposes and says: That he/she is the authorized agent of GateHouse Media, Georgia Holdings, Inc., d. b. a. Savannah Morning News in Chatham County, Georgia;

That he/she is authorized to make affidavits of publication on behalf of said company; That said newspaper is of general circulation in said county and in the area adjacent thereto; That said newspaper is the legal organ for publication in Chatham County, Georgia; That he/she has reviewed the regular editions of the Savannah Morning News, published:

July 4, 2021

\_\_\_\_\_, 2021

\_\_\_\_\_, 2021

\_\_\_\_\_, 2021

**COMPREHENSIVE PLAN  
PUBLIC HEARING**

Mayor and Council of the City of Port Wentworth will hold a Public Hearing on Thursday, July 22nd 2021, at 6:30 p.m. during the Regular City Council Meeting. The Public Hearing will be held virtually AND in-person in the 2nd floor Council Chambers at Port Wentworth City Hall, 7224 GA Highway 21, Port Wentworth, Georgia 31407.

The purpose of this Public Hearing is to brief the community on the contents of the Comprehensive Plan draft and to provide residents an opportunity to make suggestions, additions, or revisions to the Comprehensive Plan draft. There are two ways to attend the meeting:

1. Face-to-face attendance at City Hall; or
2. Facebook LIVE.

Visit <https://www.facebook.com/CityofPortWentworth> and click the Live Video icon to view the City Council Workshop via LIVE stream.

For questions or concerns related to this Public Hearing, please contact the Clerk of Council at 912-964-4379.

appeared in each of said editions.

Sworn to and subscribed before me;

Alaina Fincher

(Deponent)

This 6 day of July, 2021

Eugene J Cronk

Notary Public; Chatham County, GA.

EUGENE J CRONK  
Notary Public, Chatham County, Georgia  
My Commission Expires January 24, 2022



Port Wentworth Comprehensive Plan Update  
Stakeholders Meeting – Wednesday, May 5, 2021

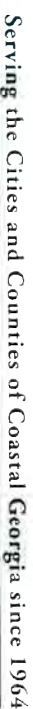
[illegible]





Project:	Port Wentworth SNOT		
Date:	5/19/24		
Location:			

[illegible]



Project:	Pent Westworth Camp Pln	Date:	5/26/21	Location:	Pas City Hall
----------	-------------------------	-------	---------	-----------	---------------

Name	Email
Wendy Marshall	
Alfred Ray II	
Dev Hinesmith	jdhDoug@gmail.com
Brenda Boulware	
Brenda Kell	redrollf@aol.com
Krista Frawdon	
Lauree Morris	laureemorris@me.com
CS Neesmith	CINESMITH@FAMILIESFIRST.ORG
Don Coursey	TCoursey@TinaHoneyLaur.com
Derrick Sampet	derrick.sampet@att.net
Gabrielle Nelson	nelsongabrielled@gmail.com

# FW Comp Plan meeting Sign-In

NAME	EMAIL
------	-------

Brenda Boulton	
Alfred Bayett	
DERRICK SAMPLE	

	derrick.sample@att.net
--	------------------------

Gabrielle Nelson	
------------------	--

	nelsongabrielled@gmail.com
--	----------------------------

Georgia W. Benten	
-------------------	--

	shsedwa@aol.com
--	-----------------

MURRAY S. MARSHALL	
--------------------	--

Chris Hayes	
-------------	--

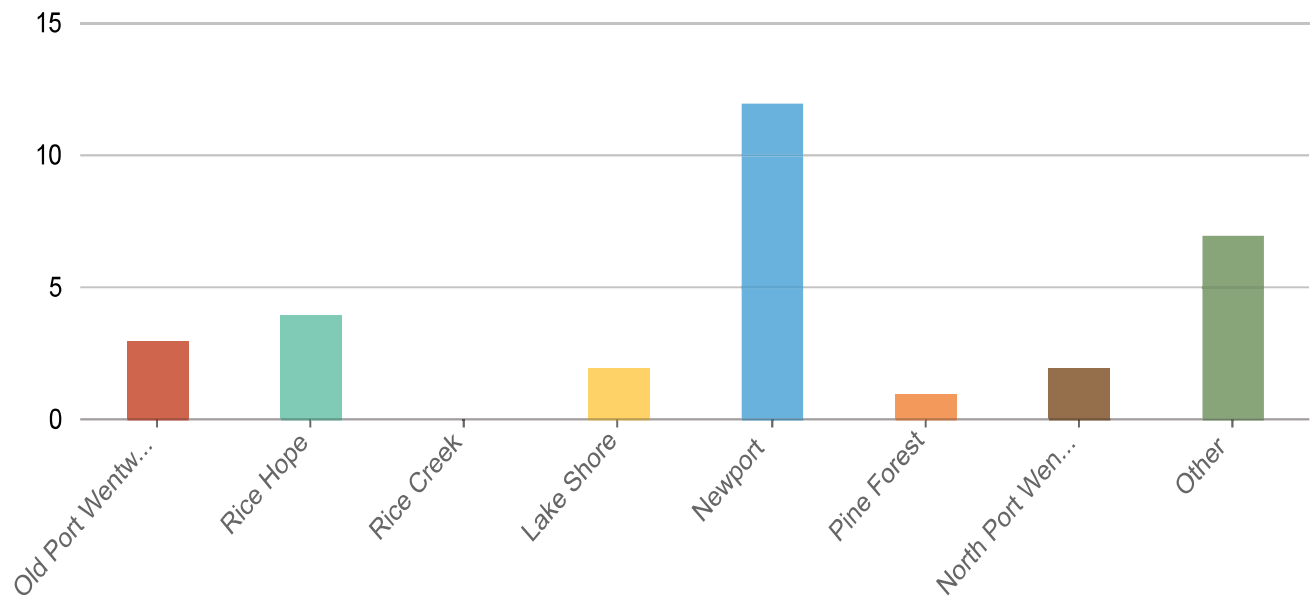
	chayes@crossgateconsulting.com
--	--------------------------------

Linda Smith	
-------------	--

Ed Booth	
----------	--

# Port Wentworth Comprehensive Plan Survey

Which geographic area of Port Wentworth do you live in?

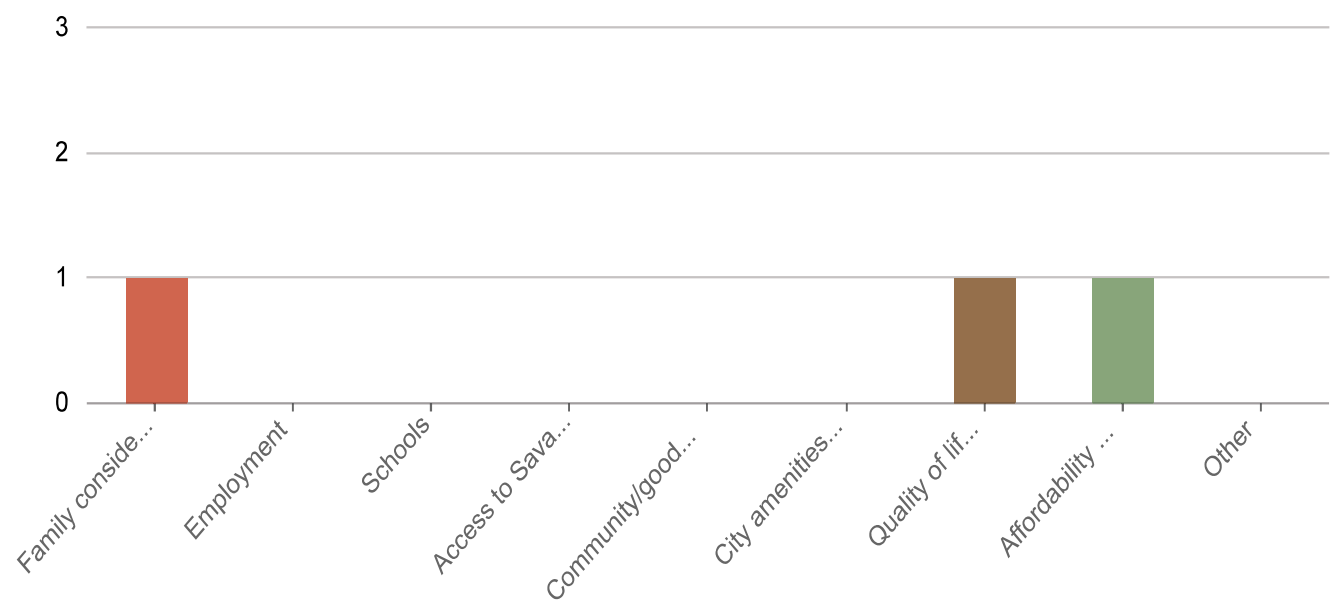


Answers	Count	Percentage
Old Port Wentworth	3	9.38%
Rice Hope	4	12.5%
Rice Creek	0	0%
Lake Shore	2	6.25%
Newport	12	37.5%
Pine Forest	1	3.13%
North Port Wentworth	2	6.25%
Other	7	21.88%

Answered: 31 Skipped: 1



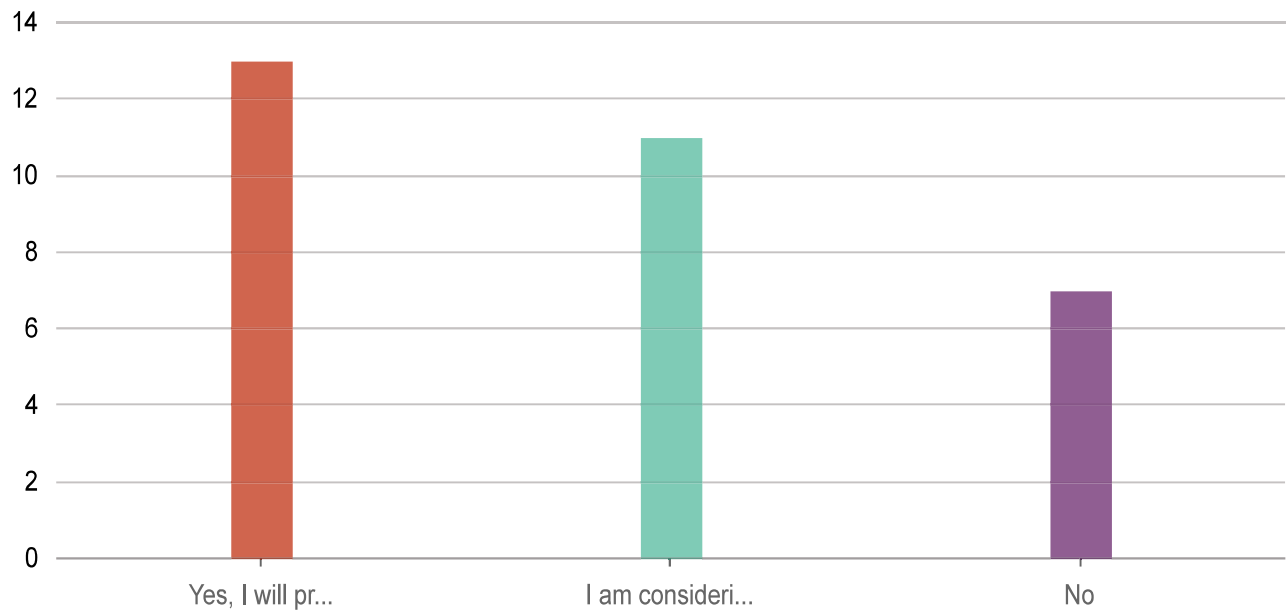
Why do you live in Port Wentworth?



Answers	Count	Percentage
Family considerations	1	3.13%
Employment	0	0%
Schools	0	0%
Access to Savannah	0	0%
Community/good neighborhoods	0	0%
City amenities & facilities	0	0%
Quality of life	1	3.13%
Affordability of housing	1	3.13%
Other	0	0%

Answered: 3 Skipped: 29

Are you planning to move in the next 5 years?



Answers

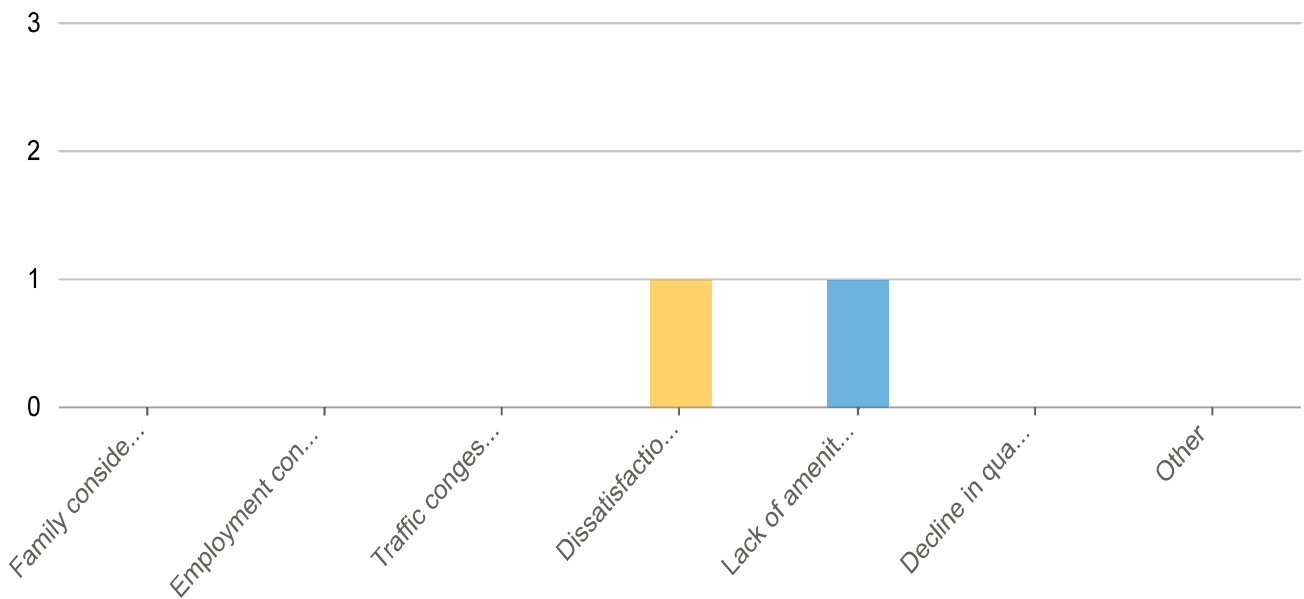
Count

Percentage

Yes, I will probably move	13	40.63%
I am considering moving	11	34.38%
No	7	21.88%

Answered: 31 Skipped: 1

If you are planning to move or considering it, what is the primary reason?



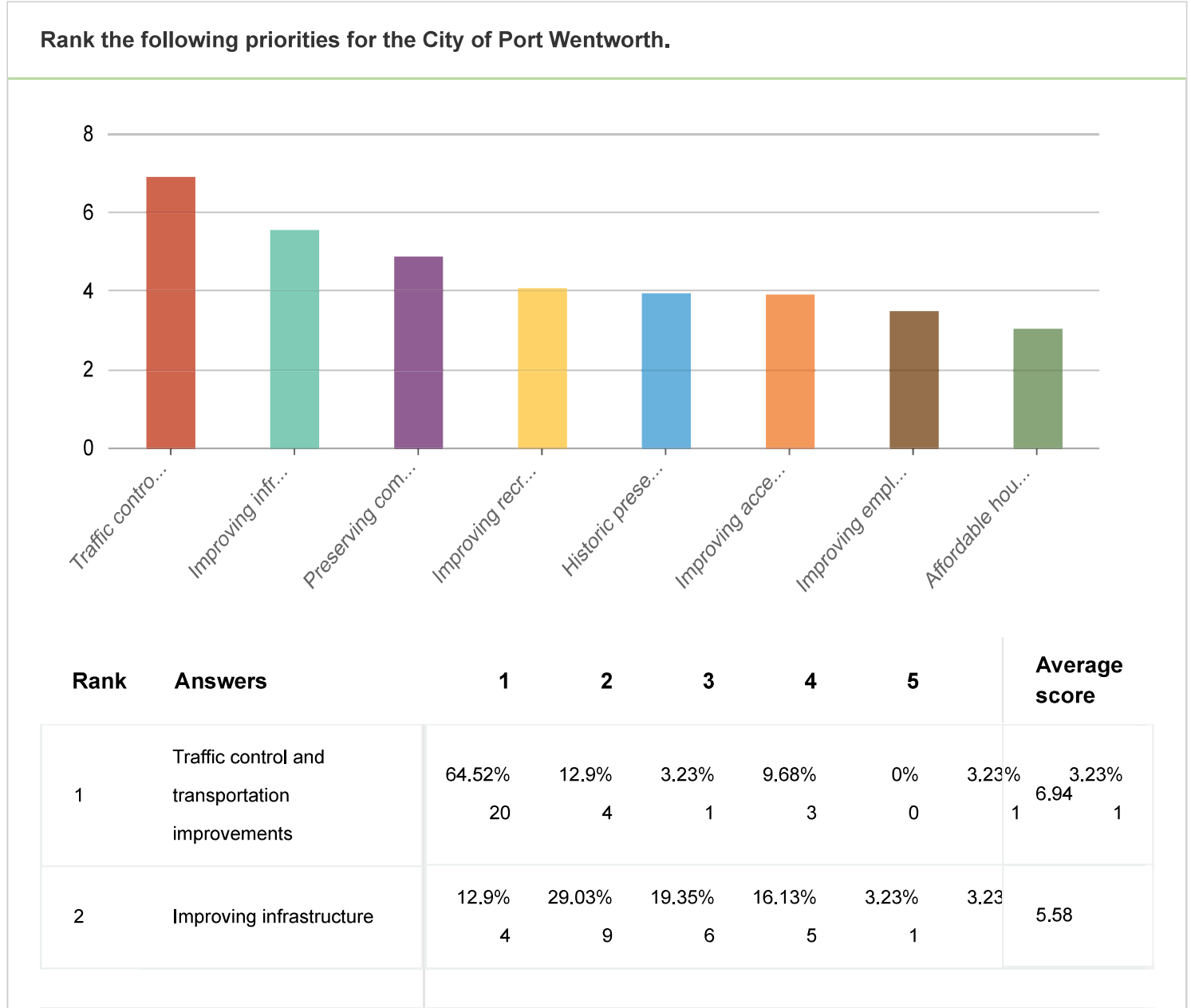
8/2/2021

Port Wentworth Comprehensive Plan Survey

Family considerations	0	0%
Employment considerations	0	0%
Traffic congestion	0	0%
Dissatisfaction with the direction of the city	1	3.13%
Lack of amenities	1	3.13%
Decline in quality of life	0	0%
Other	0	0%

Answered: 2

Skipped: 30



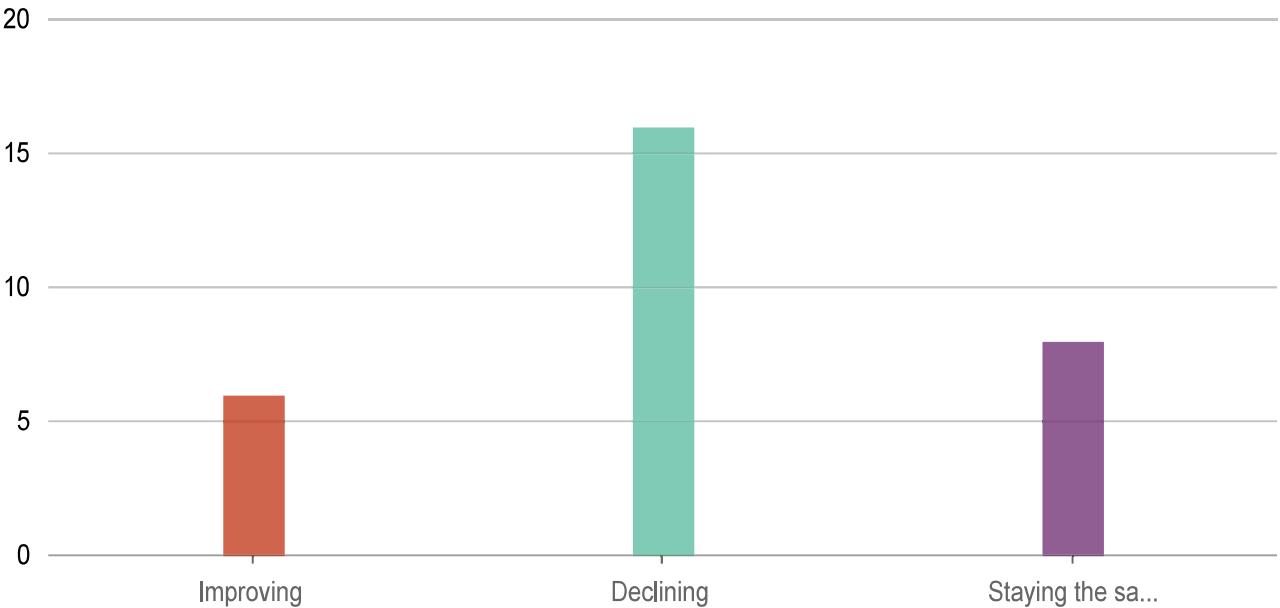
8/2/2021

Port Wentworth Comprehensive Plan Survey

3	Preserving community character	6.45%	16.13%	19.35%	19.35%	9.68%	22.58%	0%
		2	5	6	6	3	7	4.900
4	Improving recreation opportunities	3.23%	9.68%	22.58%	3.23%	16.13%	19.35%	4.10
		1	3	7	1	5		
5	Historic preservation	9.68%	9.68%	6.45%	19.35%	9.68%	6.45%	19.35%
		3	3	2	6	3	2	3.976
	Improving access to	0%	6.45%	16.13%	16.13%	22.58%	12.9	

Answered: 31 Skipped: 1

The quality of life in Port Wentworth is:



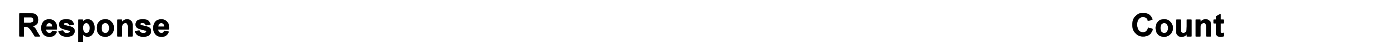
AnswersCountPercentage

Improving	6	18.75%
Declining	16	50%
Staying the same	8	25%

Answered: 30 Skipped: 2

If the quality of life is improving or declining, what is causing this change?



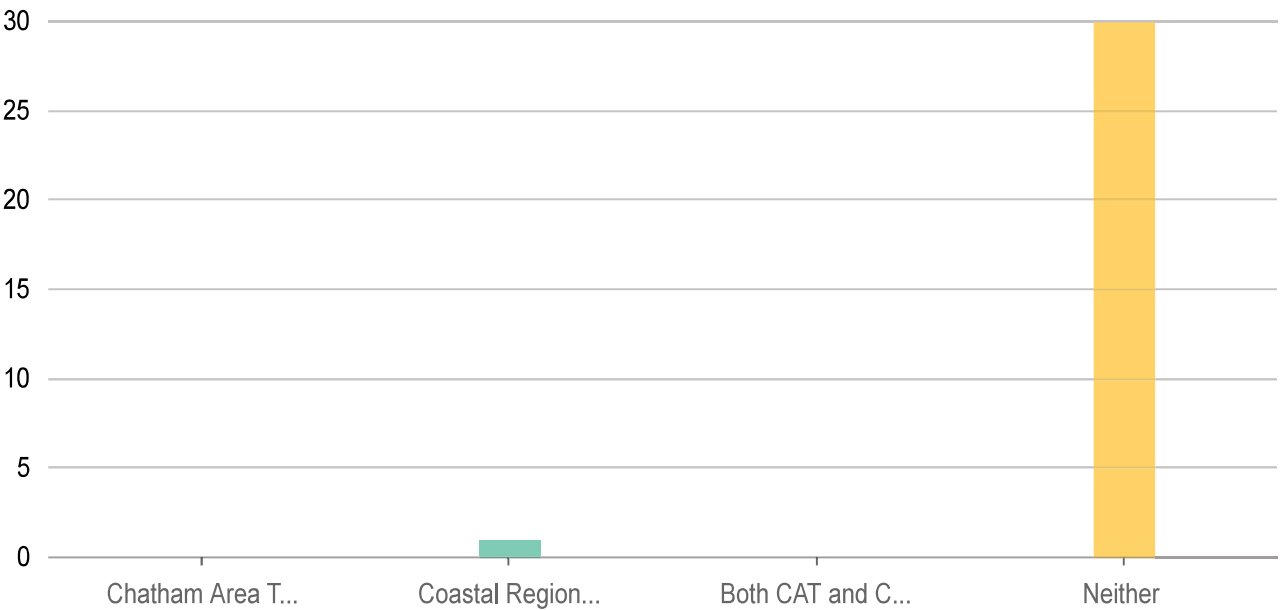


<https://survey123.arcgis.com/surveys/042c71f0620945cab139c9f27bdded73/analyze> 6/41

The traffic is becoming overwhelming again. The only thing that is growing is residential construction. We need more retail and entertainment, which will also result in more employment opportunities.	1
The quality of life is declining due to increased truck and auto traffic. We have several areas like entrance to Rice Hope and Hwy 21/30 intersection, that cause major delays every day and are unsafe. This has been an issue for years. The downtown area is run down, dirty, and unkept. There is trash everywhere, people do not take care of their property, and there have been several major sewage spills which leave human feces/waste, used toilet paper, and tampons on residential property and city streets. It is unsafe and disgusting.	1
The City ordinances are not being upheld. Code enforcement isn't being enforced. Building of unpermitted structures isn't being regulated.	1
Quality of life is declining because people are embarrassed to live here. I like my neighborhood but when I tell people where I live, they smirk. The city is always in the news and it's not for good reasons.	1
Quality is the same but the traffic is a mess. As more homes, townhomes and apartments are built, infrastructure is not addressed. I do not see the City invest in the City.	1
New businesses, community activities	1
Need more retail in North Port Wentworth. There is currently no actual economic development plan. Four city council and the mayor refuse to make this a priority. Warehouses do not make this a sustainable place to live.	1
More infrastructure and new roads being build, more restaurants	1
More business and commerce, completion of Benton Blvd connection	1
It is declining . Packing as many people as possible into the smallest of areas / neighborhoods. The city is being blinded by the all mighty \$ by developers. Which in turn is making traffic SO MUCH WORSE. Always with the talk of the DOT has the ability to make traffic better. But yet new housing going up left and right and no real improvement of traffic flow. Also this is not the main reason but a big contribution to crime and drugs in Port Wentworth is from "affordable housing" . That allows people to pay little for a house and not take care of property so they have extra money for drugs. Which leads to selling drugs because it's easier money to make than getting a real job. Bring the wrong kinda of people into our what was once A Nice Community / city. Drugs and guns are always going to be around. But because of this trend that is happening, it's becoming a lot worse and making the city/ community DECLINE.	1
Increasing blight in neighborhoods, HOA's not working with the city. Traffic getting worse.	1
Improving by restaurants but traffic is bad	1

8/2/2021	Port Wentworth Comprehensive Plan Survey
Economic investment and population growth are improving the	1
Decisions the counsel is making of mixing warehouses in historic residential area. They are erasing the history of the community.	1
	0
Answered: 23 Skipped: 9	

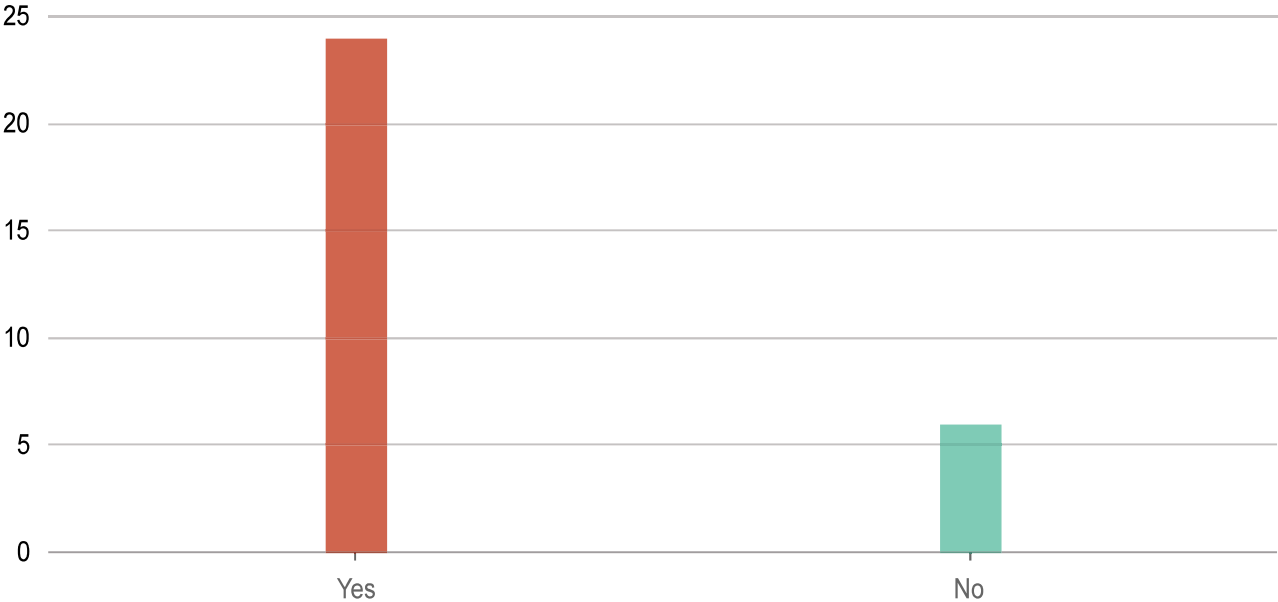
Do you regularly use Chatham Area Transit or Coastal Regional Coaches?



Answers	Count	Percentage
Chatham Area Transit	0	0%
Coastal Regional Coaches	1	3.13%
Both CAT and CRC	0	0%
Neither	30	93.75%

Answered: 31 Skipped: 1

Would you like to see Chatham Area Transit provide full service to Port Wentworth?

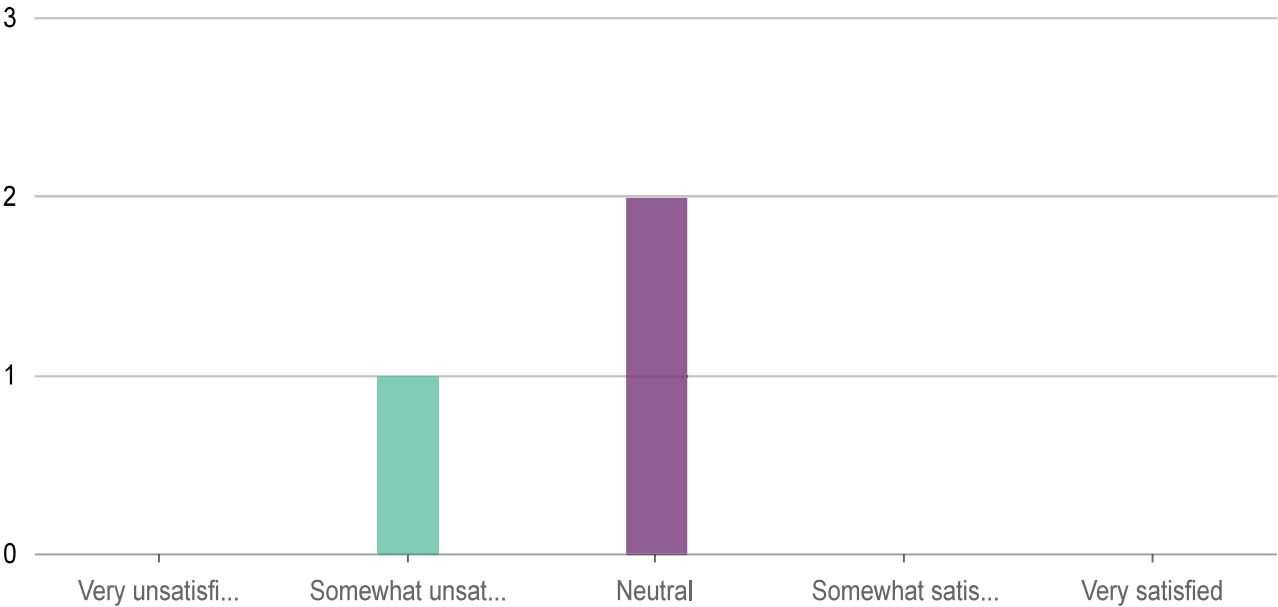


Answers	Count	Percentage
Yes	24	75%
No	6	18.75%

Answered: 30 Skipped: 2

Rank your satisfaction with the following.

○ Overall satisfaction with Port Wentworth



Answers	Count	Percentage
---------	-------	------------

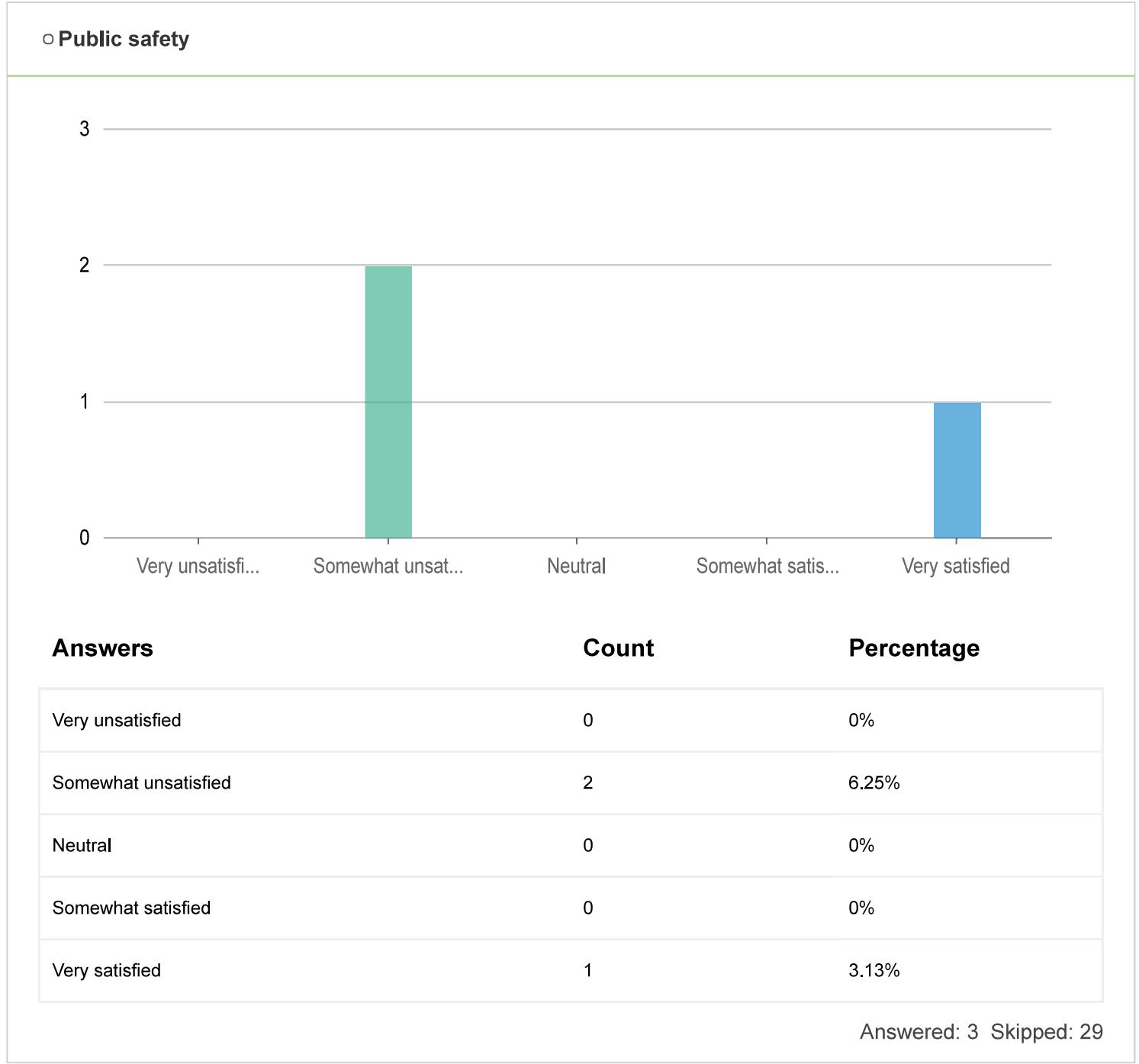


8/2/2021

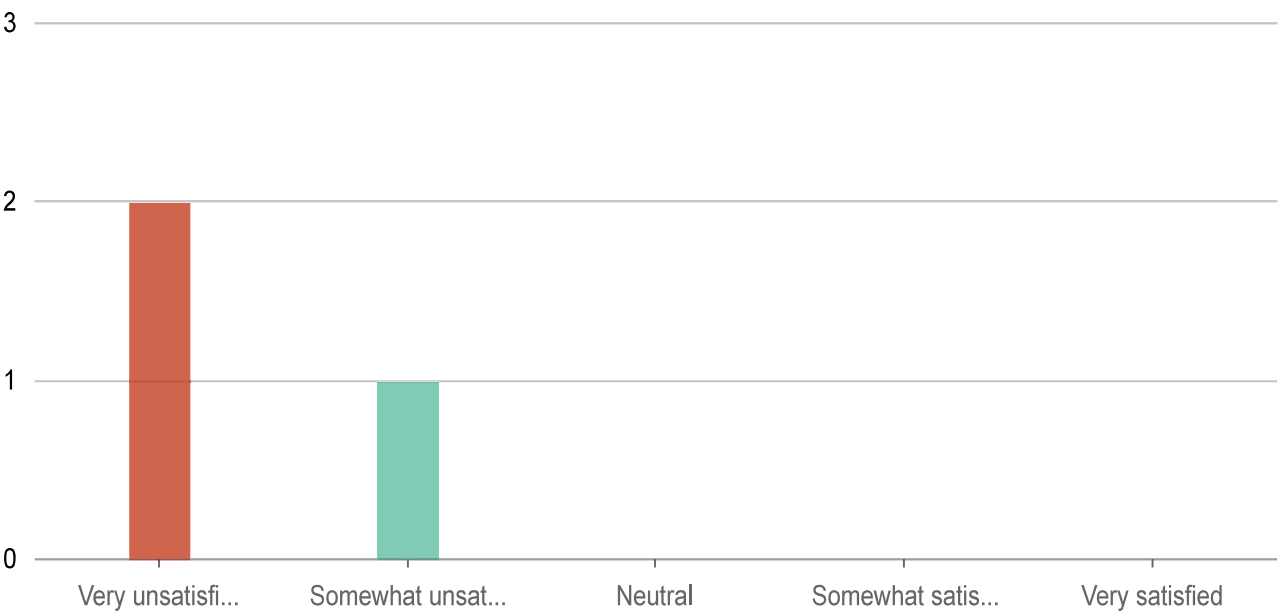
Port Wentworth Comprehensive Plan Survey

Very unsatisfied	0	0%
Somewhat unsatisfied	1	3.13%
Neutral	2	6.25%
Somewhat satisfied	0	0%
Very satisfied	0	0%

Answered: 3 Skipped: 29



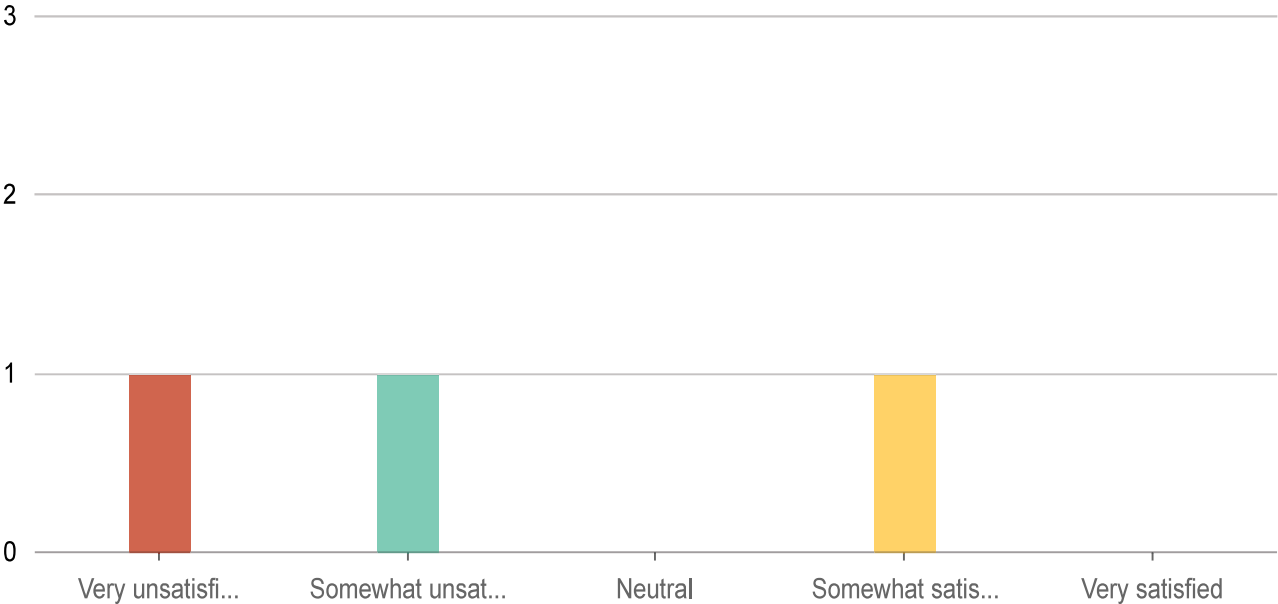
○ Traffic management



Answers	Count	Percentage
Very unsatisfied	2	6.25%
Somewhat unsatisfied	1	3.13%
Neutral	0	0%
Somewhat satisfied	0	0%
Very satisfied	0	0%

Answered: 3 Skipped: 29

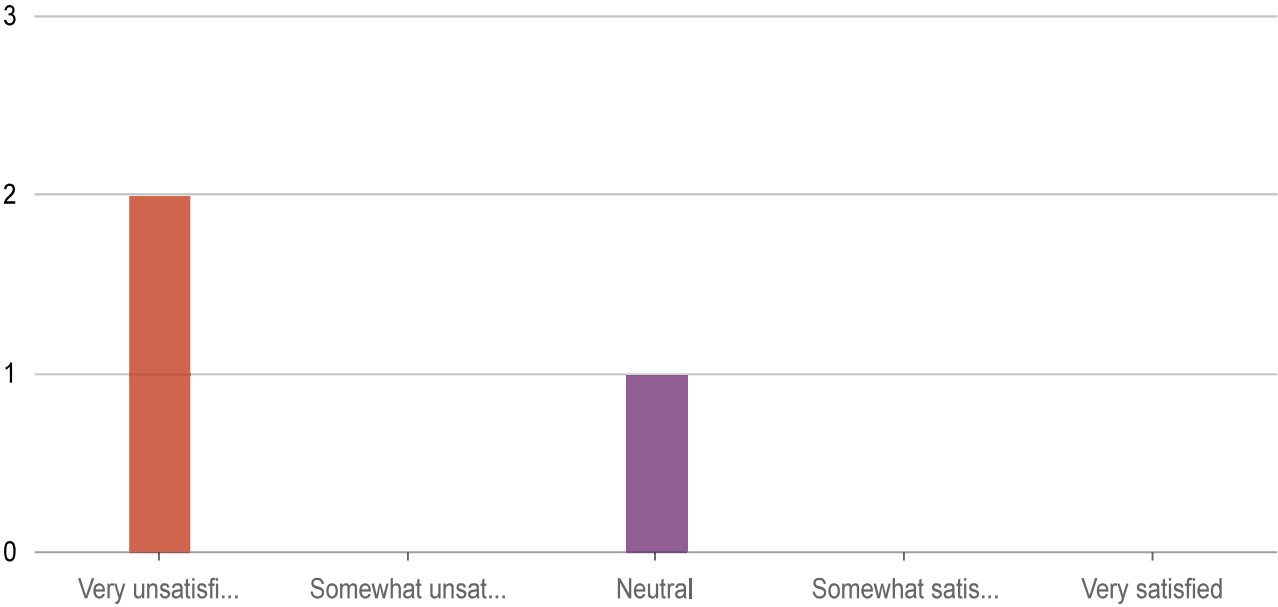
○ Bike/pedestrian infrastructure & safety



Answers	Count	Percentage
Very unsatisfied	1	3.13%
Somewhat unsatisfied	1	3.13%
Neutral	0	0%
Somewhat satisfied	1	3.13%
Very satisfied	0	0%

Answered: 3 Skipped: 29

○ Recreational & community facilities

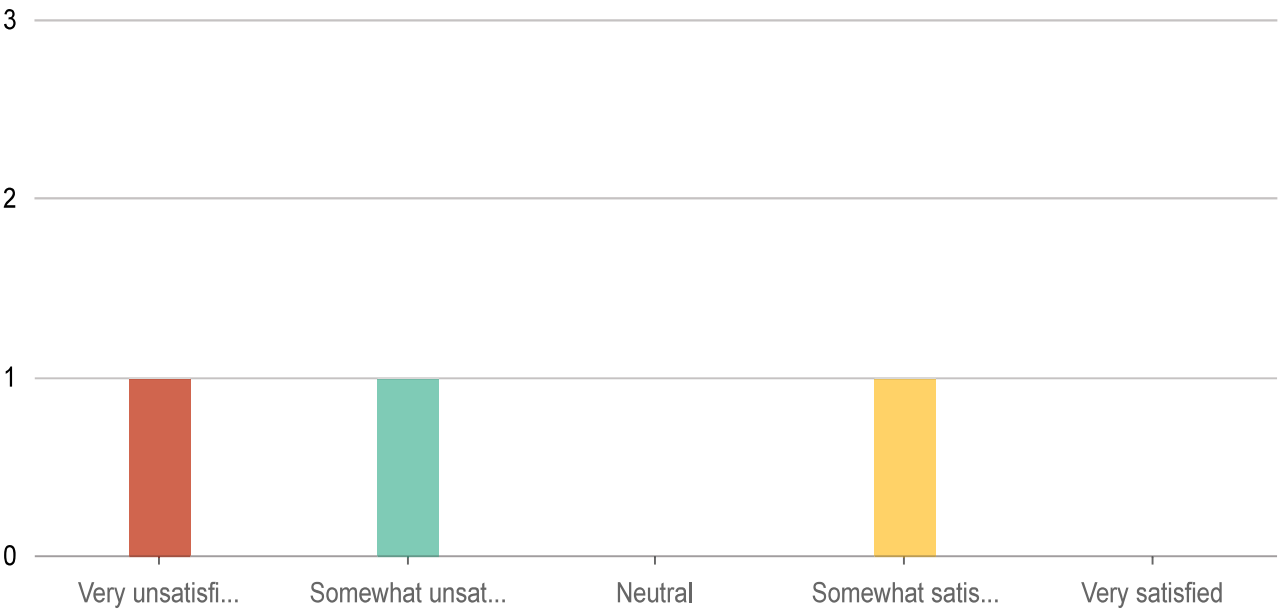


Answers	Count	Percentage
Very unsatisfied	2	6.25%
Somewhat unsatisfied	0	0%
Neutral	1	3.13%
Somewhat satisfied	0	0%
Very satisfied	0	0%

Answered: 3 Skipped: 29

○ Parking

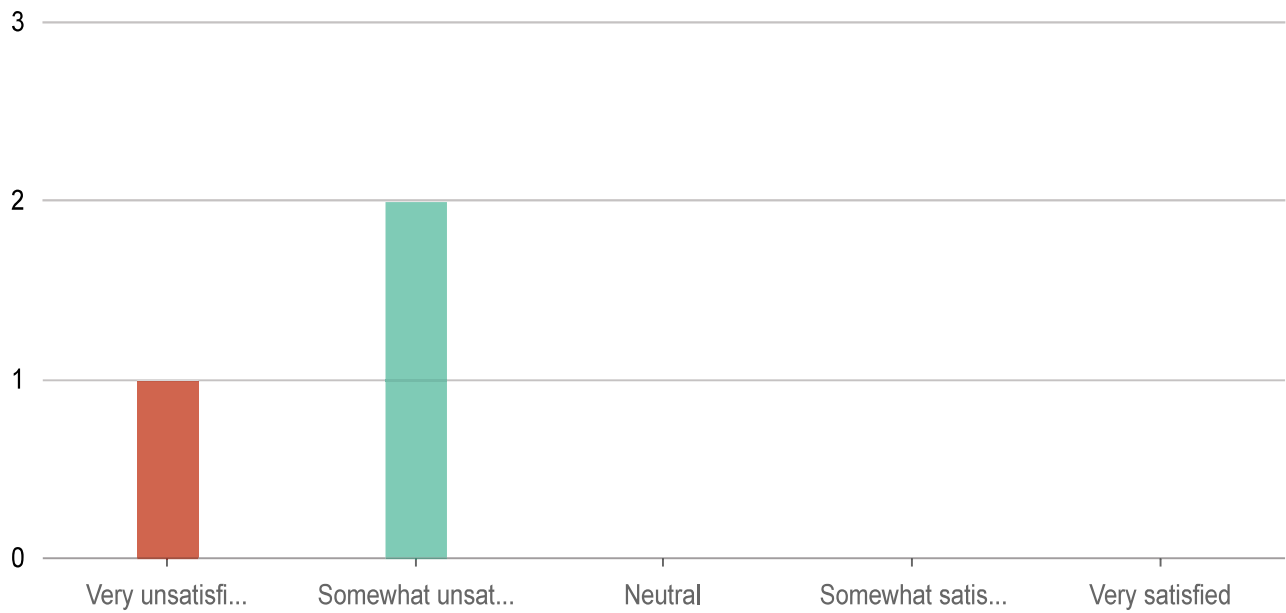




Answers	Count	Percentage
Very unsatisfied	1	3.13%
Somewhat unsatisfied	1	3.13%
Neutral	0	0%
Somewhat satisfied	1	3.13%
Very satisfied	0	0%

Answered: 3 Skipped: 29

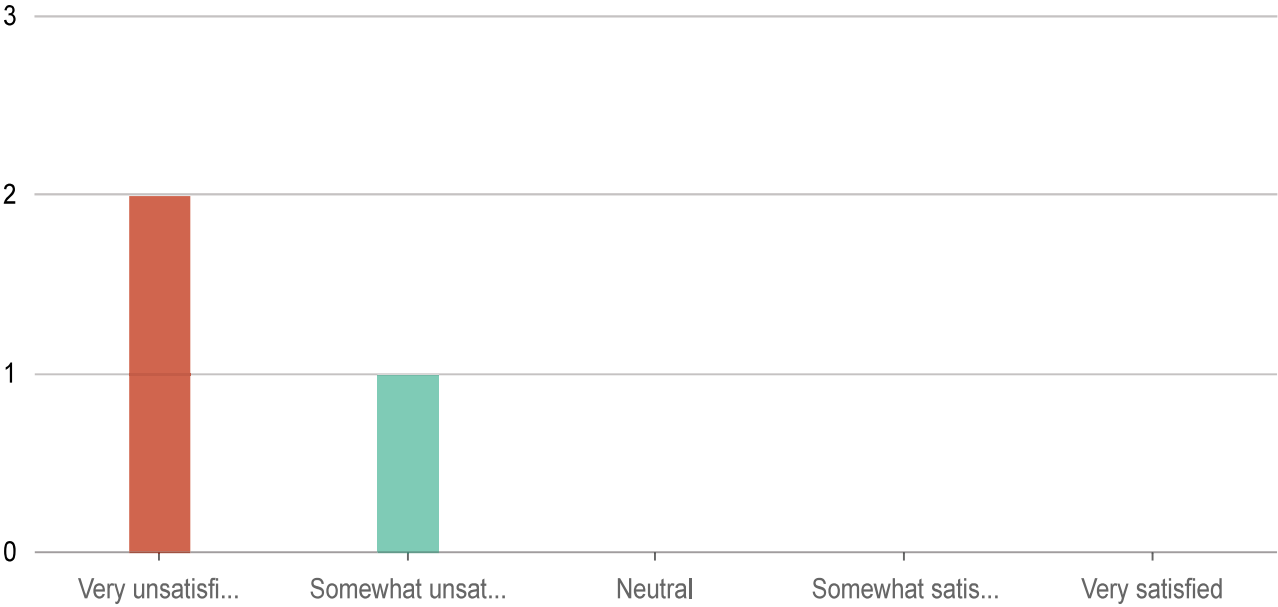
○ Zoning



Answers	Count	Percentage
Very unsatisfied	1	3.13%
Somewhat unsatisfied	2	6.25%
Neutral	0	0%
Somewhat satisfied	0	0%
Very satisfied	0	0%

Answered: 3 Skipped: 29

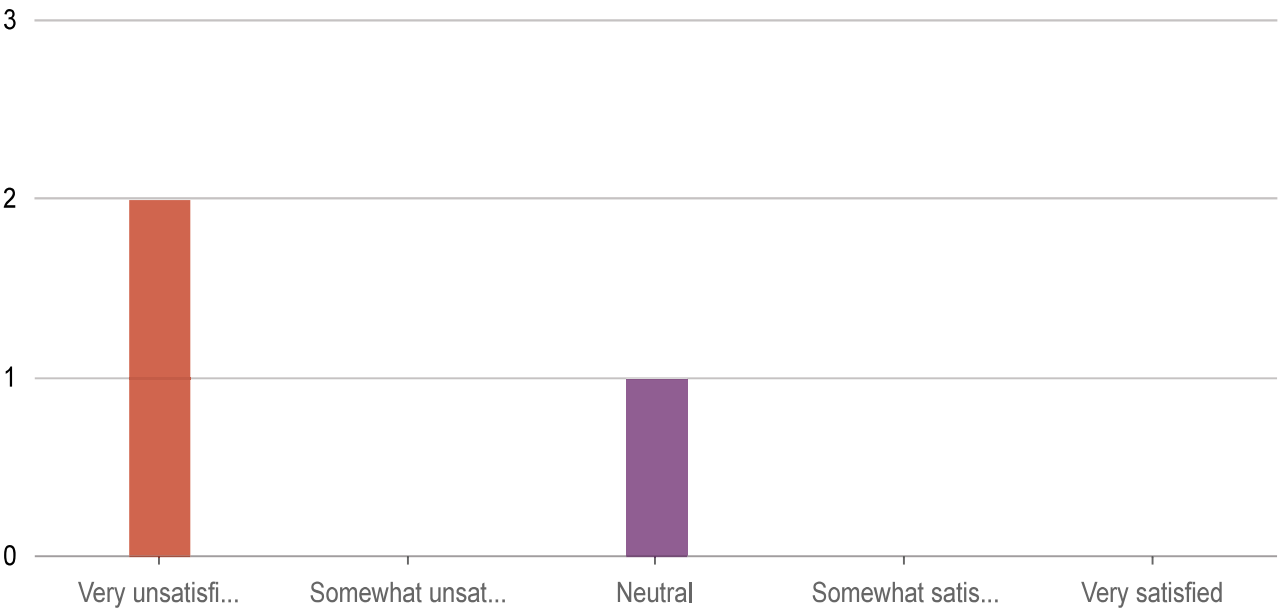
○ Broadband quality



Answers	Count	Percentage
Very unsatisfied	2	6.25%
Somewhat unsatisfied	1	3.13%
Neutral	0	0%
Somewhat satisfied	0	0%
Very satisfied	0	0%

Answered: 3 Skipped: 29

☐ Historic preservation

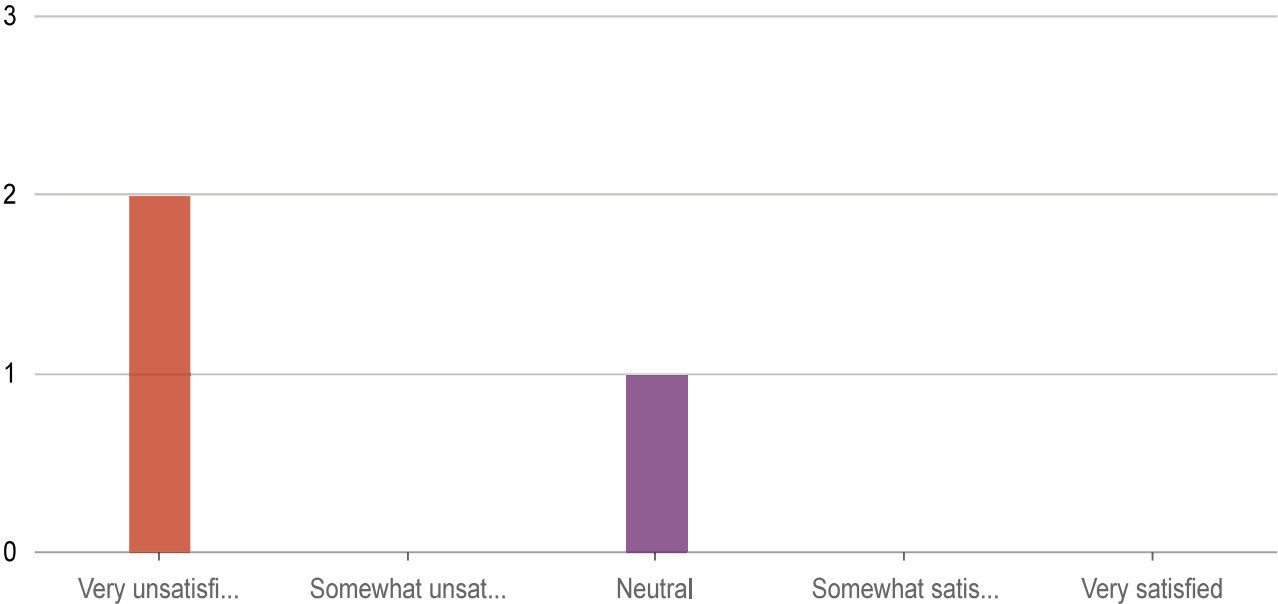


Answers	Count	Percentage
Very unsatisfied	2	6.25%
Somewhat unsatisfied	0	0%
Neutral	1	3.13%
Somewhat satisfied	0	0%
Very satisfied	0	0%

Answered: 3 Skipped: 29

○ Employment opportunities

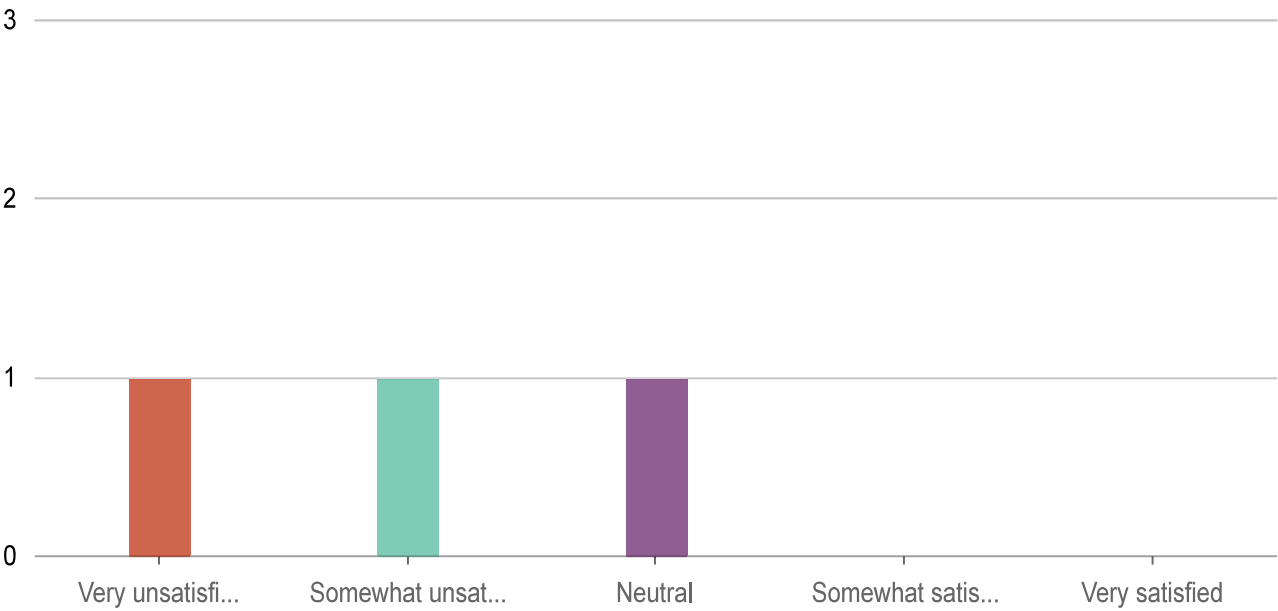




Answers	Count	Percentage
Very unsatisfied	2	6.25%
Somewhat unsatisfied	0	0%
Neutral	1	3.13%
Somewhat satisfied	0	0%
Very satisfied	0	0%

Answered: 3 Skipped: 29

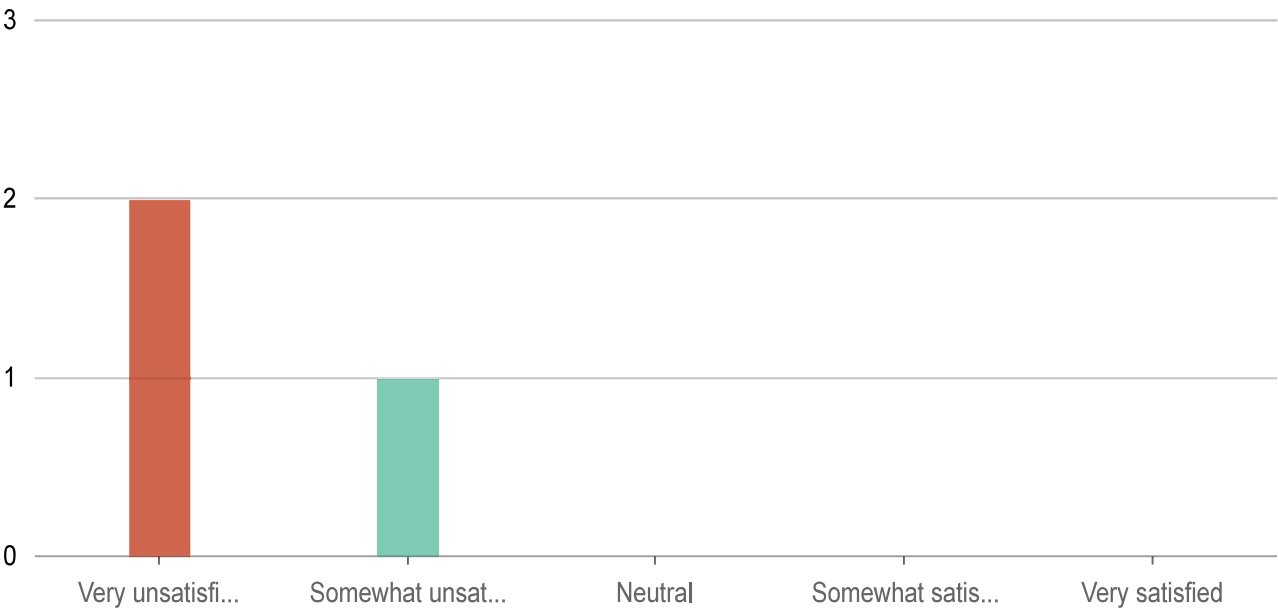
☐ Code enforcement



Answers	Count	Percentage
Very unsatisfied	1	3.13%
Somewhat unsatisfied	1	3.13%
Neutral	1	3.13%
Somewhat satisfied	0	0%
Very satisfied	0	0%

Answered: 3 Skipped: 29

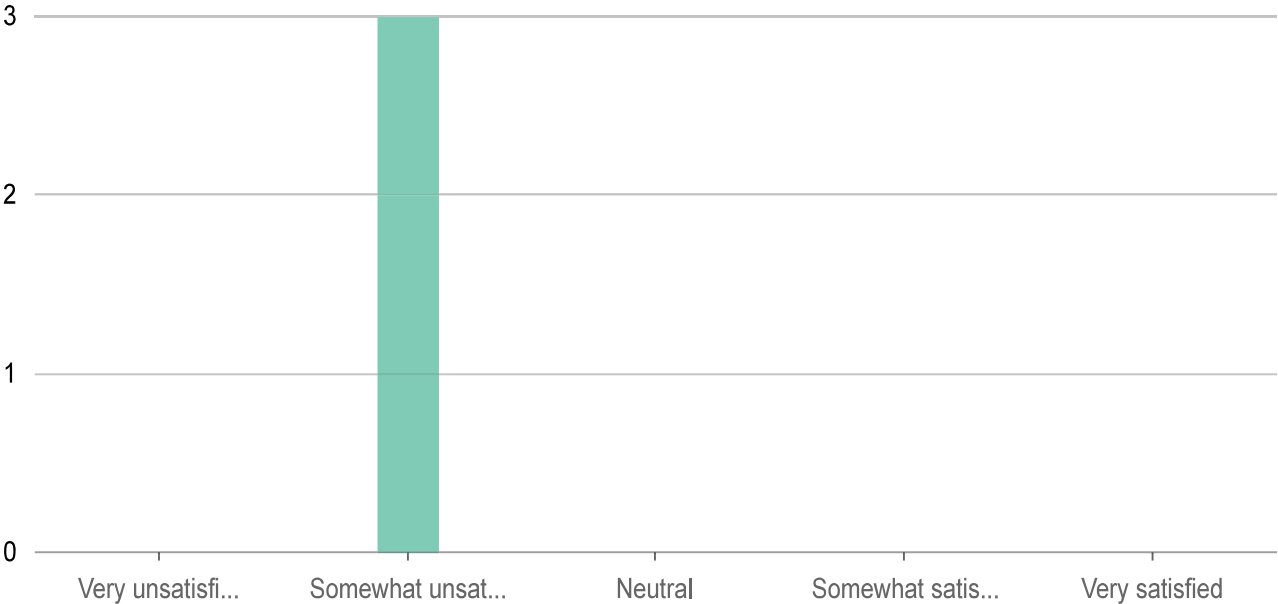
○ Suitability for raising a family



Answers	Count	Percentage
Very unsatisfied	2	6.25%
Somewhat unsatisfied	1	3.13%
Neutral	0	0%
Somewhat satisfied	0	0%
Very satisfied	0	0%

Answered: 3 Skipped: 29

○ Public services

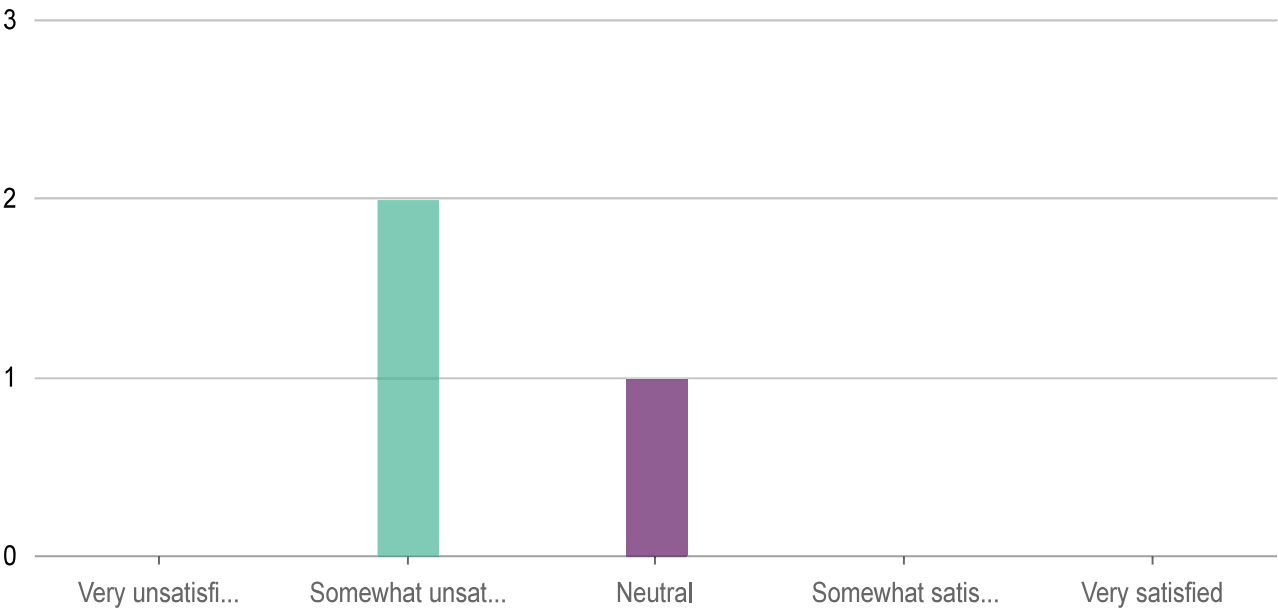


Answers	Count	Percentage
Very unsatisfied	0	0%
Somewhat unsatisfied	3	9.38%
Neutral	0	0%
Somewhat satisfied	0	0%
Very satisfied	0	0%

Answered: 3 Skipped: 29

○ Education

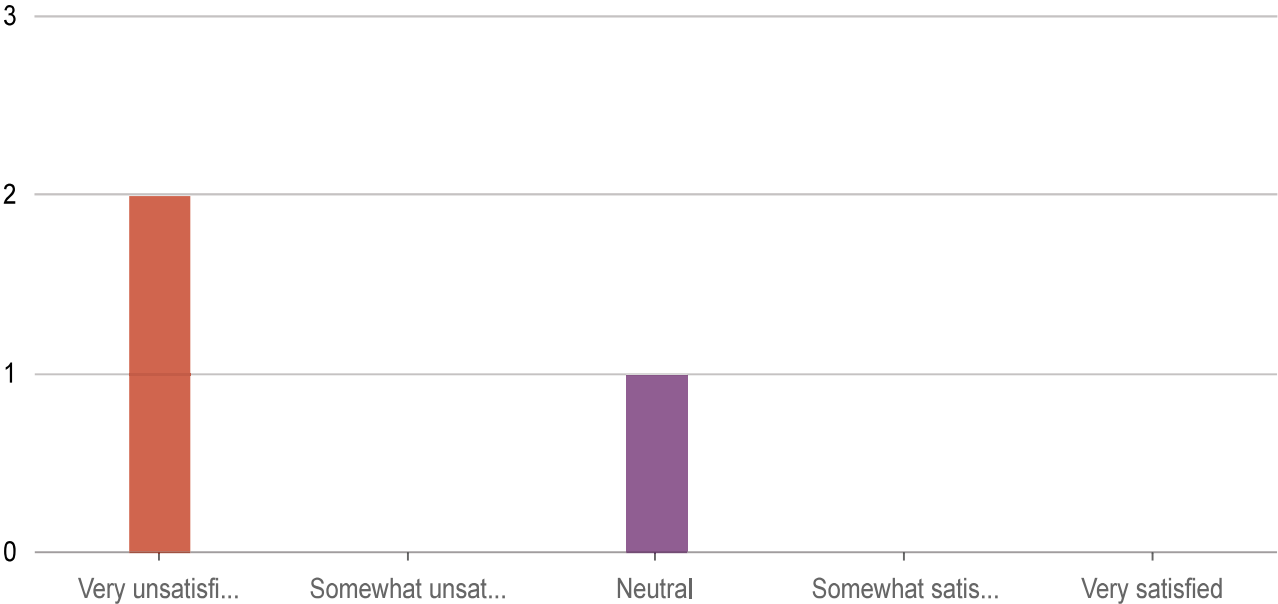




Answers	Count	Percentage
Very unsatisfied	0	0%
Somewhat unsatisfied	2	6.25%
Neutral	1	3.13%
Somewhat satisfied	0	0%
Very satisfied	0	0%

Answered: 3 Skipped: 29

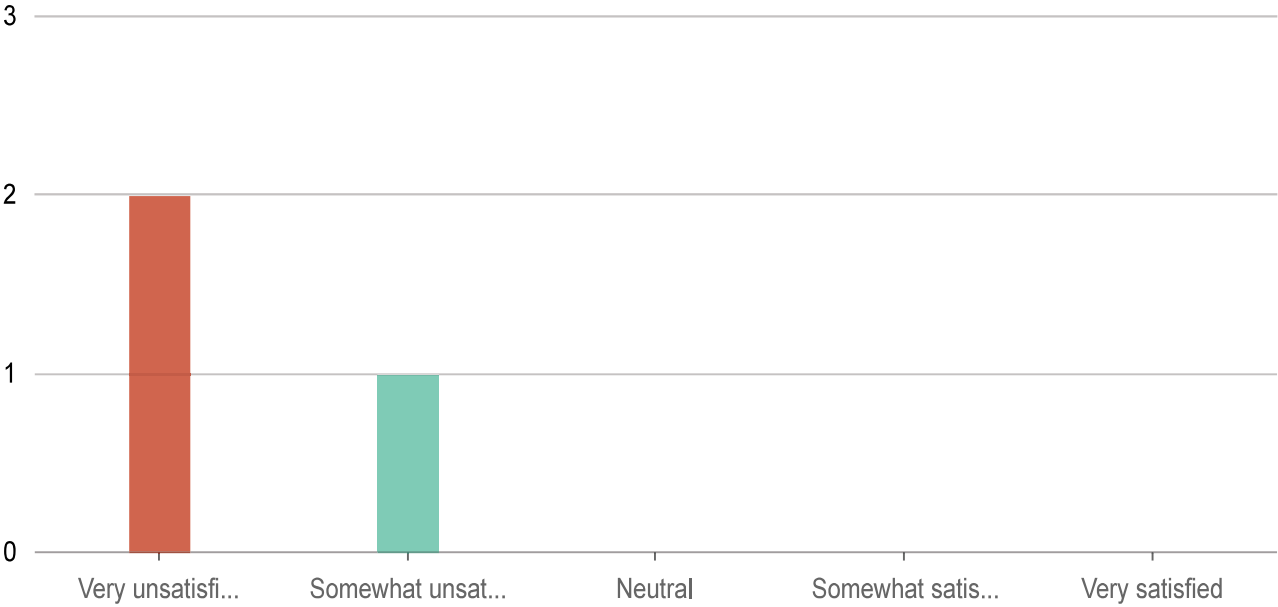
○ Restaurants



Answers	Count	Percentage
Very unsatisfied	2	6.25%
Somewhat unsatisfied	0	0%
Neutral	1	3.13%
Somewhat satisfied	0	0%
Very satisfied	0	0%

Answered: 3 Skipped: 29

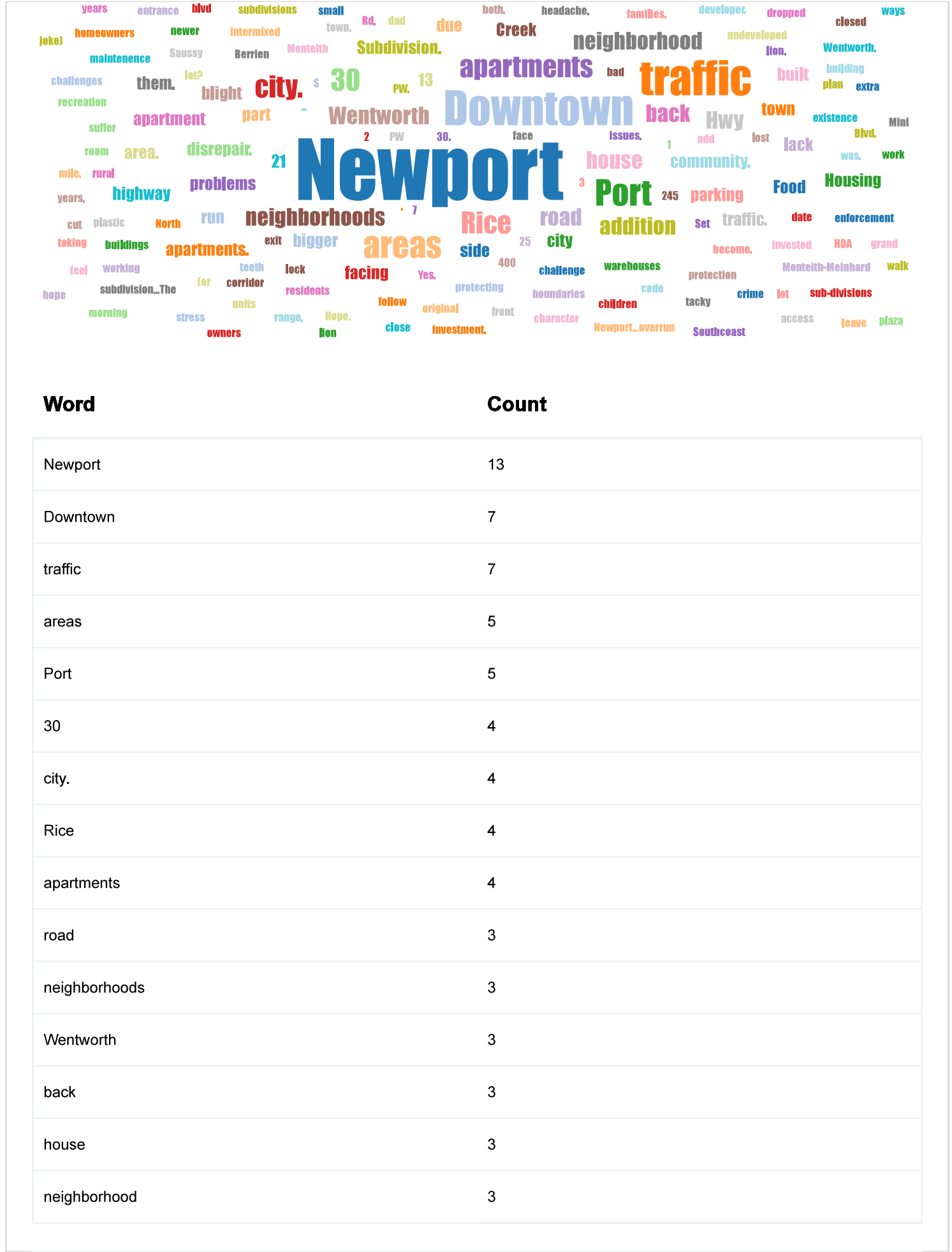
○ Entertainment options



Answers	Count	Percentage
Very unsatisfied	2	6.25%
Somewhat unsatisfied	1	3.13%
Neutral	0	0%
Somewhat satisfied	0	0%
Very satisfied	0	0%

Answered: 3 Skipped: 29

Are there any neighborhoods or areas of Port Wentworth that face unique challenges? Please explain.





Hwy	3
addition	3
13	2
21	2
community.	2
side	2
bigger	2
town	2
part	2
city	2
disrepair.	2
facing	2
parking	2
problems	2
lack	2
Creek	2
blight	2
apartment	2
built	2
them.	2
traffic.	2
Subdivision.	2
area.	2

highway	2
-	2
Food	2
run	2
apartments.	2
due	2
Housing	2
1	1
2	1
3	1
7	1
25	1
245	1
400	1
Yes.	1
Monteith	1
Berrien	1
Saussy	1
PW.	1
dad	1
existence	1
was.	1
challenge	1

protecting	1
North	1
intermixed	1
warehouses	1
suffer	1
date	1
become.	1
Set	1
boundaries	1
lock	1
protection	1
residents	1
invested	1
headache.	1
town.	1
plan	1
undeveloped	1
Wentworth.	1
code	1
enforcement	1
teeth	1
follow	1
original	1

newer	1
recreation	1
children	1
families.	1
issues.	1
Monteith-Meinhard	1
corridor	1
lost	1
rural	1
character	1
tacky	1
plastic	1
subdivisions	1
Hope.	1
maintenance	1
developer.	1
crime	1
challenges	1
investment.	1
Newport...overrun	1
buildings	1
room	1
sub-divisions	1

HOA	1
Southcoast	1
working	1
closed	1
both.	1
dropped	1
grand	1
subdivision...The	1
access	1
Bld.	1
units	1
close	1
range.	1
extra	1
stress	1
homeowners	1
leave	1
work	1
morning	1
owners	1
taking	1
30.	1
entrance	1



exit	1
years.	1
homeowner	1
years	1
considered	1
selling	1
issue.	1
feel	1
contribute	1
Mini	1
luxury	1
front	1
(which	1
joke)	1
(or	1
more)new	1
ways	1
areas...	1
absolute	1
madness	1
building	1
cramming	1
small	1

almighty	1
\$	1
blinding	1
council	1
.	1
congestion	1
times.	1
minutes	1
mile.	1
sidewalk	1
lion	1
plaza	1
connect	1
Benton	1
blvd	1
extension.	1
lot	1
people	1
walking	1
HWY21to	1
lion.	1
hope	1
bad	1

rush	1
hours	1
Northside	1
narrow	1
streets.	1
appears	1
areas.	1
Lake	1
Shore	1
aren't	1
integral	1
cut	1
rest	1
rental	1
properties	1
tenants	1
interested	1
maintaining	1
residencies	1
respect	1
neighbors	1
subdivision	1
Meinhart	1

warehouses.	1
Saucey	1
Rd.	1
add	1
additional	1
face	1
ongoing	1
older	1
PW	1
club	1
invite	1
change	1
raw	1
sewage	1
spills	1
recently.	1
unhealthy	1
disgusting.	1
Truck	1
worse.	1
walk	1
truck.	1
Crossgate	1

Answered: 25 Skipped: 7

[illegible]35/41



Small town vibe	1
Port Wentworth still has the ability to start working to bring new businesses here that will make the city more attractive, not more liquor stores and sex shops. The Savannah River is also a strength. It brings a lot of people to town.	1
Port Wentworth could be a great place to live. There are good people here. I just wish they would run to serve on our local government board. Most of the people that serve do not care about the future of fixing the problems we have like traffic or new businesses. New restaurants would be great.	1
Police department keeping it in order and writing all their tickets	1
People	1
not sure.	1
Location Savannah River	1
Location	1
Keeping the original charm of Port Wentworth. The festivities for the different holidays and so forth.	1
It's people and small town charm. The Chamber of Commerce and how they promote our little town. We are close to historic Savannah.	1
It's people, whom the City Council should listen to when making decisions instead of listening to developers.	1
I 95. Lots of undeveloped land	1
Great place for children.	1
Ease of access to Savannah, Rincon, I-95	1
Cool cops	1
Closer to major Highways.	1
Close commute to Port and Gulfstream, affordable housing, room to grow	1
Being in an area to where the ports want to buy as much real-estate as possible. And their police force. they do an outstanding job for what they are allowed to do.	1
Alot of area for development, access to 95, access to savannah river at Houlihan	1

0

Answered: 24 Skipped: 8

**What projects, policies or developments would you like to see Port Wentworth pursue?**



Response	Count
----------	-------

Where houses are placed. Cutting down to many trees and taking away the charm of Port Wentworth	1
Update the comp plan. Make mayor and council accountable to executing the comp plan	1
Transparent government. Savannah and the county broadcast their meetings for the citizens to watch. Port Wentworth should do that too.	1
Traffic problems to be fixed in more then a ten year span	1
Sports complex, fix sewage in old PW and be more attractive to better restaurants and shopping.	1
sports complex	1
Solutions to explosive traffic increases	1
Shops, restaurants, safe bike paths and parks. Help relieve traffic, and stop turn commercial property into residential. More affordable housing. That all pay property tax no matter the value of their home in stead of collecting tax on the backs of only certain price range homes. Everyone should pay something to help with the upkeep of the city.	1
Shopping, banking, medical facilities,restaurants, recreation, and entertainment	1

Red light on 30. fixed and traffic	1
Recreation center that would include indoor pool, better road resolutions, restaurants, side walks on HWY 21 and HWY 30 due to foot traffic.	1
Project: A business friendly mentality that seeks out business that will bring services to the people in our city. So, so with the big box mentality. There are enough entrepreneurs in the city alone that could create business that are specialty, boutique, and quaint that would be very attractive too the city as well as beneficial to our people. Policies: Stop all forms of cronyism, beginning with council members and outside politicians. Developments: We have a unique opportunity in that where non industrial growth could be sought by a chamber of commerce like the one recently released, to actively seeking boutique type businesses, the ones that are mom and pop style, locally owned and operated, instead of the industrial and big box types.	1
Preservation of the history of the area.	1
Once policies are made the council need to abide them. If they are going to change there need to be a public hearing and abide by the consensus of the public and their personal feelings.	1
NA	1
More retail, restaurants and other businesses being encouraged to come here as opposed to making us an undesirable laughingstock.	1
More businesses. Restaurants, shopping, entertainment. The city does not post public information in a timely manner. The city should have all meetings posted for the public to view. Many times people try to watch meetings and the city fails to post videos as advertised.	1
High school, a committee to help invite franchises and retail stores to build at the 95/21 corridor.	1
Greenspace, parks, safe walking/biking trails in downtown and northside, a dog park...basically areas where families can enjoy the beautiful outdoors.	1
Fix sewage issues. More stores and restaurants. Fix intersections.	1
Filling the shopping center and adding a few more restaurants.	1
Bike/pedestrian network	1
Better roads, more police presence in Newport, lately there's been numerous dirt bike and ATV (Unregistered vehicles) flying up and down the roads in our neighborhood.	1
Actual restaurants and no more housing.	1

Answered: 26 Skipped: 6

[illegible]

<https://survey123.arcgis.com/surveys/042c71f0620945cab139c9f27bdded73/analyze> 39/41

The leadership, some people need training.	1
The lack of visionary development from the mayor and council on down, including the biased, back stabbing ones like the crooked City attorney, who helped to pave the way for outside politicians to come in and destroy neighborhoods.	1
The industrial factories coming soon	1
The homes in older PW being devalued for development	1
The divisiveness of the city council and old Port Wentworth vs new	1
That the city keeps turning all areas into warehouse parks. People selling out to move to areas that are more family friendly. The newer neighborhoods falling into disrepair like downtown.	1
Savannah forcing gentrification	1
Poor decisions by city council on development of city	1
People moving to better areas.	1
Over population without the adequate amount of space in schools and highways. If you're gonna grow the city by 300 families in our neighborhood alone, we need to make this happen.	1
No plan for developing the North. Selling out to warehouses	1
No one want to fix traffic problems.	1
No green space left like in Pooler. Heavy truck traffic due to all the warehouses. Poor and unsafe road ways. With more people comes more crime so stop turning zoned commercial property into residential.	1
More residential development ( apartments) without infrastructure improvement	1
location close to Savannah and the port location between urban Savannah and suburban Effingham County location bisected by I-95, 3 major railroads, major power-line, and 3 LNG pipelines The time to preserve the unique areas of Port Wentworth has passed	1
It turning into a trashy city just like garden city.	1
Exodus of population from Old Port Wentworth.	1
Crime and increased traffic	1
City management	1



City leaders are allowing businesses to locate in areas that are not appropriate for industrial or warehousing.	1
City driven by money and not well planned out decisions for all residents and visitors. Rise in crime.	1
	0

Answered: 26 Skipped: 6