

# Technical Addendum Data Assessment Port Wentworth Comprehensive Plan



*Submitted to:*

**Georgia Department of  
Community Affairs**

*By:*

**City of Port Wentworth, Georgia**

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# 1. Population

## 1.1 Population Projections

Whether a city is experiencing rapid growth or steady decline, population projections provide valuable information and can be used as a planning tool to assist local governments and agencies in making future decisions. In an effort to provide a solid database for the Comprehensive Plan, the City of Port Wentworth (City) has developed a detailed and accurate population estimate utilizing the US Census 2000 information provided by the DCA and the City's Certificates of Occupancy (CO) database for new residential units. These methods for population projections are shown in Table 1, as is the results of Georgia Tech's recent Coastal Population Study.

*Table 1. Population Projections*

	1990	2000	2005	2010	2015	2020	2025	2030
DCA Projections	4,012	3,276	3,108	2,941	2,773	2,605	2,437	2,270
GA Tech Study	4,012	3,276	3,502	3,701	3,883	4,050	4,198	4,341
Based on Certificates of Occupancy	4,012	3,276	3,657	5,525	7,392	7,762	8,072	8,314

*Source: DCA, City of Port Wentworth*

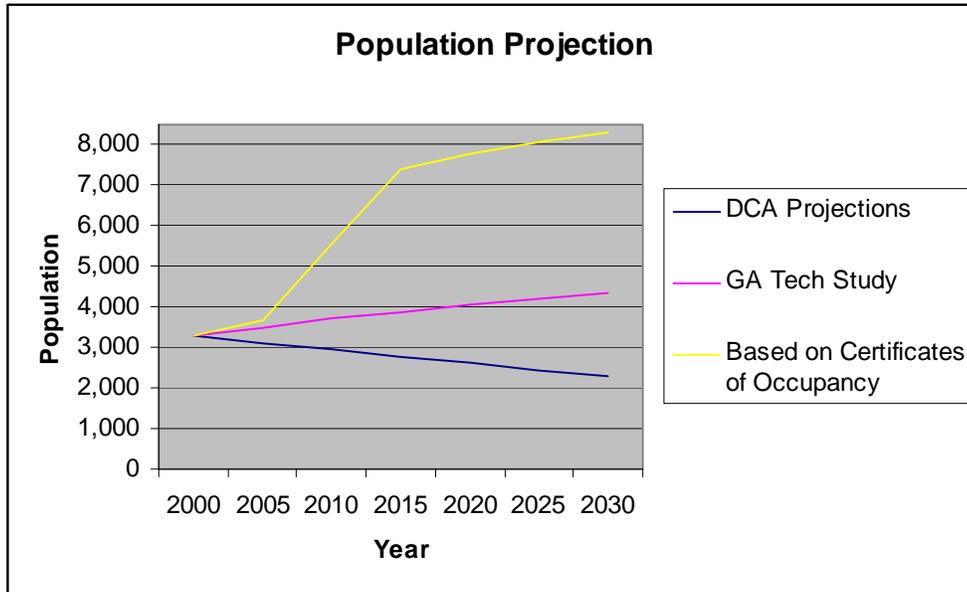
As shown in Table 1, the DCA's projection is based on the observed rate of population growth/decline observed in the 20 preceding years. Based on the significant decline in population that Port Wentworth experienced between 1990 and 2000, the DCA anticipates that the same rate of population decline will occur every five years between 2000 and 2030. This constant decline is unlikely to continue in the future due to the number of currently permitted and future anticipated residential development projects. In an effort to get the most accurate projection for future population, the GA Tech study examined local population trends and land use patterns to determine future population. After studying each of the different approaches, the City feels that using the COs to estimate population in 2005 returns a more representative number for projecting future trends in population.

Population figures for 1980 through 2000 were gathered from the US Census 2000 information. In order to accurately estimate Port Wentworth's population in 2005, the number of residential COs issued between 2001 and 2005 (153) was multiplied by the average household size as established by the 2000 Census (2.49). Based on this methodology, the City's population increase between 2001 and 2005 was 381 people or 11.6%.

Based on the status and scale of existing developments, the City assumed that an average of 150 COs will be issued each year between 2005 and 2015. This represents a 51% increase between 2005 and 2010 and a 34% increase between 2010 and 2015. The City anticipates that population growth is likely to begin leveling off after this point and the percent increase

for these projections goes down to 5% in 2020, 4% in 2025, and 3% in 2030. Figure 1 compares the DCA projection and GA Tech numbers with the CO methodology.

*Figure 1. Population Projection Comparison*



## 1.2 Population Comparison

The City of Port Wentworth has experienced fluctuation in population over the last 20 years. The City’s population was 3,947 people in 1980 and increased to 4,012 in 1990, an increase of roughly 2%. The population of the City declined 18% during the time span of 1990 to 2000. The City is now experiencing its most significant population growth in the last 25 years, a trend that is likely to continue.

Table 2 compares population totals for the City of Port Wentworth, Chatham County, and the State of Georgia. Port Wentworth experienced a significant rate of population decrease between 1990 and 2000 when compared to Chatham County and Georgia. During the 2000-2005 timeframe, the City’s population grew at a rate much higher than Chatham County. Population growth is forecasted to continue at a high rate over the next 10 years before beginning to level off. This presents the City with a number of issues related to the natural environment, City services, infrastructure, and the overall quality of life.

*Table 2. General Population*

Jurisdiction	1980	1990	2000	2005	% Increase 1980 - 1990	% Increase 1990 - 2000	% Increase 2000 - 2005
Port Wentworth	3,947	4,012	3,276	3,657	1.6%	-18.3%	11.6%
Chatham County	202,226	216,935	232,048	239,504	7.3%	7.0%	3.2%
Georgia	5,457,566	6,478,216	8,186,453	8,868,675	18.7%	26.4%	8.3%

Source: DCA, City of Port Wentworth

Table 3 compares the population trends in the other incorporated areas in Chatham County. This table indicates that Port Wentworth is among the top cities in Chatham County in terms of population growth. The City of Pooler is the only jurisdiction currently experiencing a larger rate of population growth. In contrast, the City of Savannah has encountered a declining population over the last 25 years. However, it is likely that the City of Savannah will experience population growth in the near future due to immanent development and annexations.

**Table 3. Population Comparison**

Jurisdiction	1980	1990	2000	2005	% Increase 1980 - 1990	% Increase 1990 - 2000	% Increase 2000 - 2005
Tybee Island	2,240	2,842	3,392	3,680	26.9%	19.4%	8.5%
Thunderbolt	2,165	2,786	2,340	2,384	28.7%	-16.0%	1.9%
Garden City	6,895	7,410	11,289	12,388	7.5%	52.3%	9.7%
Savannah	141,390	137,560	131,510	129,040	-2.7%	-4.4%	-1.9%
Pooler	2,543	4,453	6,239	7,163	75.1%	40.1%	14.8%
Bloomingdale	1,855	2,271	2,665	2,868	22.4%	17.3%	7.6%
<b>Port Wentworth</b>	<b>3,947</b>	<b>4,012</b>	<b>3,276</b>	<b>3,657</b>	<b>1.6%</b>	<b>-18.3%</b>	<b>11.6%</b>
Vernonburg	178	74	138	128	-58.4%	86.5%	-7.2%

Source: DCA, US Census Bureau

### 1.3 Population by Age

The following table (Table 4) compares the age composition of the population in the City of Port Wentworth and Chatham County. Comparison is made based on percentage composition of age ranges as established by the DCA from 2000 US Census data.

**Table 4. Age Composition in Port Wentworth & Chatham County**

Category	1980	1990	2000
<b>Age Composition in Port Wentworth</b>			
0 – 4 Years Old	8.1%	7.1%	6.0%
5 – 13 Years Old	13.0%	14.7%	11.4%
14 – 17 Years Old	7.3%	3.9%	4.1%
18 – 20 Years Old	5.6%	3.5%	4.2%
21 – 24 Years Old	7.4%	4.5%	5.2%
25 – 34 Years Old	13.6%	15.3%	12.7%
35 – 44 Years Old	10.9%	13.9%	15.2%
45 – 54 Years Old	12.4%	11.2%	12.9%
55 – 64 Years Old	10.8%	11.3%	9.9%
65 and Over	10.8%	14.7%	18.4%

Category	1980	1990	2000
<b>Age Composition in Chatham County</b>			
0 – 4 Years Old	8.2%	7.9%	6.7%
5 – 13 Years Old	14.2%	14.6%	14.3%
14 – 17 Years Old	7.3%	4.0%	4.0%
18 – 20 Years Old	6.0%	4.8%	4.9%
21 – 24 Years Old	7.8%	6.3%	6.4%
25 – 34 Years Old	16.5%	17.4%	14.6%
35 – 44 Years Old	10.5%	14.3%	15.0%
45 – 54 Years Old	9.6%	9.6%	12.8%
55 – 64 Years Old	9.6%	8.5%	8.6%
65 and Over	10.4%	12.8%	12.8%

*Source: DCA, US Census Bureau*

The distribution between different age groups has been pretty consistent when comparing the City of Port Wentworth to Chatham County. The City has experienced its most significant increase in the age cohort of 65 and over, going from roughly 10% in 1980 to 18% in the year 2000. This trend is likely to change in the future due to the significant amount of residential growth currently occurring throughout much of Port Wentworth. A large proportion of the new housing stock would be considered starter homes, and will likely attract younger families with children. This will cause an expected increase in the age cohorts that range between 0-44, which in turn may cause a decrease in the percentage of residents that are of retirement age, i.e. 65 and older. The City must take all of this into consideration when prioritizing the need for various services and facilities.

## **1.4 Population by Age Projection**

The population by age projection (Table 5) uses the DCA method to project percentage for each age group. The table shows increases in the following age groups: 35-44, 45-54, and 65 and over. However, the percentages displayed in this table do not account for the anticipated growth predicted for the City. As a result, it is probable that increases will occur in many of the age cohorts 45 and below. It is important to be aware of potential shifts and trends in age distribution when planning for future facilities and services.

**Table 5. Population by Age Projections (percentage)**

Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030
0 – 4	8.1%	7.6%	7.1%	6.6%	6.0%	5.4%	4.6%	3.8%	2.9%	1.8%	0.6%
5 – 13	13.0%	13.9%	14.7%	13.2%	11.4%	10.9%	10.3%	9.7%	9.0%	8.2%	7.2%
14 – 17	7.3%	5.6%	3.9%	4.0%	4.1%	3.0%	1.9%	0.5%	0.0%	0.0%	0.0%
18 – 20	5.6%	4.5%	3.5%	3.8%	4.2%	3.8%	3.3%	2.8%	2.1%	1.4%	0.7%
21 – 24	7.4%	6.0%	4.5%	4.8%	5.2%	4.4%	3.6%	2.7%	1.7%	0.6%	0.0%
25 – 34	13.6%	14.4%	15.3%	14.1%	12.7%	12.5%	12.1%	11.8%	11.4%	11.0%	10.4%
35 – 44	10.9%	12.4%	13.9%	14.5%	15.2%	16.6%	18.1%	19.8%	21.8%	24.0%	26.5%
45 – 54	12.4%	11.8%	11.2%	11.9%	12.9%	13.0%	13.2%	13.4%	13.6%	13.9%	14.2%
55 – 64	10.8%	11.1%	11.3%	10.7%	9.9%	9.7%	9.3%	9.0%	8.6%	8.1%	7.6%
65 +	10.8%	12.8%	14.7%	16.4%	18.4%	20.8%	23.5%	26.4%	29.8%	33.7%	38.1%

Source: DCA, US Census Bureau

## 1.5 Average Household Size

The number of people that make up the typical “household” in Chatham County and Port Wentworth has followed a national trend toward smaller households as people are having fewer children, the population is aging, and the number of persons living alone has increased. Table 6 compares the average household size in Port Wentworth with Chatham County and Figure 2 illustrates this comparison.

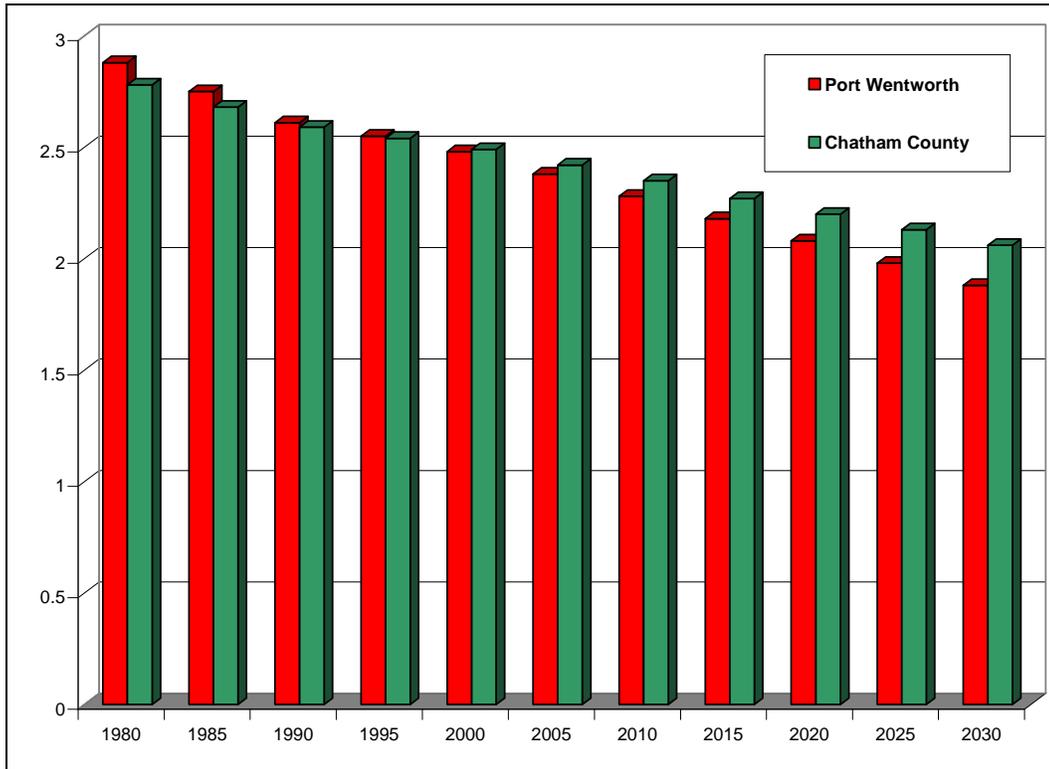
**Table 6. Average Household Comparison**

Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030
Port Wentworth	2.88	2.75	2.61	2.55	2.48	2.38	2.28	2.18	2.08	1.98	1.88
Chatham County	2.78	2.68	2.59	2.54	2.49	2.42	2.35	2.27	2.2	2.13	2.06

Source: DCA, US Census Bureau

It should be noted that this projection is based on historical trends from 1980 – 2000 when population was on the decline in Port Wentworth. The opposite trend is actually occurring in the City. Since the year 2000, there has been a significant increase in residential development. As a result, recent trends in the City indicate an increase in the number of families moving to the area. Thus, the City predicts the average household size will actually increase in the future.

*Figure 2. Average Household Size*



### 1.6 Number of Households

Between the years 1980 and 2000 the City of Port Wentworth saw decreases in the number of households when compared to Chatham County. However, there are currently a number of new developments and planned developments that will ultimately increase the number of households within the City. It is predicted that Port Wentworth will see a dramatic increase in the household numbers in the next ten years. The number of households in 2005 was determined by adding the number of COs issues between 2000 and 2005 and adding that to the number of households in 2000. Table 7 compares the number of households in Port Wentworth with those in Chatham County. As evidenced in the table, the number of households in Port Wentworth has increased by nearly 12% between 2000 and 2005. The County as a whole experienced a much slower increase in households during the same period (5.2%).

*Table 7. Number of Households*

Category	1980	1990	2000	2005	% Increase 1980 - 1990	% Increase 1990 - 2000	% Increase 2000 - 2005
Port Wentworth	1,332	1,500	1,285	1,438	12.6%	-14.3%	11.9%
Chatham County	71,323	81,111	89,865	94,501	13.7%	10.8%	5.2%

Source: DCA & US Census Bureau

Table 8 below compares the projected number of households for Port Wentworth based on the DCA and COs methodologies. As previously stated, the DCA method relies on historical trends to determine future projections. The declining numbers from 1990-2000 have caused this projection to imply that the number of households will continue to decrease. However, COs issued between 2001 and 2005 indicate that the number of households within Port Wentworth is on the rise and will continue to increase in the future. The projected number of households was calculated by assuming that 150 households will be added per year between 2005 and 2015 and that the number of households will increase by 5% between 2015 and 2020, by 4% between 2020 and 2025, and by 3% between 2025 and 2030.

**Table 8. Projected Number of Households**

Category	1990	1995	2000	2005	2010	2015	2020	2025	2030
Certificates of Occupancy Method	1,500	1,393	1,285	1,438	2,188	2,938	3,085	3,208	3,305
DCA Method	1,500	1,393	1,285	1,273	1,262	1,250	1,238	1,226	1,215

Source: DCA & US Census Bureau

### 1.7 Racial Distribution

The racial distribution for the City of Port Wentworth appears to be in period of transition. In 1980, over 90% of the population was White and a less than 7% African American. According to the DCA projections for the City, by the year 2030, African Americans will account for over 30% of the City’s population with the White population declining to 57%. Table 9 shows the existing and projected racial composition of the City.

**Table 9. City of Port Wentworth – Racial Composition**

Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030
White	92.42%	87.46%	82.58%	82.60%	82.63%	79.54%	76.06%	72.16%	67.79%	62.82%	57.09%
African American	6.89%	11.81%	16.63%	15.61%	14.35%	16.73%	19.35%	22.32%	25.64%	29.46%	33.79%
American Indian	0.08%	0.15%	0.22%	0.36%	0.49%	0.61%	0.78%	0.94%	1.11%	1.31%	1.59%
Asian	0.41%	0.38%	0.32%	0.66%	1.07%	1.29%	1.53%	1.77%	2.07%	2.42%	2.82%
Other	0.20%	0.23%	0.25%	0.80%	1.47%	1.87%	2.31%	2.81%	3.38%	4.02%	4.76%

Source: DCA, US Census Bureau

### 1.8 Educational Attainment

The significance of education in today’s competitive workplace is difficult to exaggerate. The table below illustrates the percentage of adult population that has attained each level of education. This information was compiled by the DCA based on the 2000 US Census. Comparison with Chatham County in Tables 10 and 11 below demonstrates that the number of people with Bachelor’s and Master’s degrees is slightly higher for the County as a whole.

However, the City of Port Wentworth has seen a dramatic increase in the percentage of people that complete high school and attend some college (but do not receive a degree). This indicates that the City of Port Wentworth’s workforce tends to be more “blue collar.”

**Table 10. City of Port Wentworth – Educational Attainment**

Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030
Less than 9th Grade	17.51%	13.37%	9.27%	7.96%	6.35%	2.80%	0.00%	0.00%	0.00%	0.00%	0.00%
9th to 12th Grade (no diploma)	14.29%	16.93%	19.54%	15.56%	10.68%	9.56%	8.26%	6.85%	5.22%	3.41%	1.28%
High School Graduate (includes equivalency)	20.95%	22.19%	23.40%	25.47%	27.96%	30.18%	32.68%	35.45%	38.58%	42.14%	46.26%
Some College (no degree)	4.00%	6.53%	9.00%	11.36%	14.22%	17.47%	21.08%	25.14%	29.71%	34.92%	40.88%
Associate Degree	NA	NA	2.34%	2.47%	2.59%	NA	NA	NA	NA	NA	NA
Bachelor's Degree	0.99%	1.68%	2.37%	3.18%	4.18%	5.21%	6.32%	7.61%	9.02%	10.67%	12.51%
Graduate or Professional Degree	0.76%	0.75%	0.75%	1.18%	1.71%	2.03%	2.35%	2.74%	3.15%	3.65%	4.19%

Source: DCA, US Census Bureau

**Table 11. Chatham County – Educational Attainment**

Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030
Less than 9th Grade	11.45%	8.53%	5.80%	4.63%	3.54%	1.86%	0.29%	0.00%	0.00%	0.00%	0.00%
9th to 12th Grade (no diploma)	10.87%	10.77%	10.68%	9.77%	8.93%	8.52%	8.13%	7.77%	7.43%	7.10%	6.80%
High School Graduate (includes equivalency)	17.82%	18.33%	18.80%	17.86%	16.98%	16.80%	16.64%	16.48%	16.33%	16.19%	16.06%
Some College (no degree)	8.47%	10.56%	12.50%	13.65%	14.72%	16.04%	17.28%	18.45%	19.55%	20.59%	21.57%
Associate Degree	NA	NA	3.16%	3.16%	3.16%	NA	NA	NA	NA	NA	NA
Bachelor's Degree	4.69%	6.28%	7.75%	9.18%	10.51%	11.73%	12.89%	13.97%	15.00%	15.96%	16.88%
Graduate or Professional Degree	3.30%	3.62%	3.92%	4.63%	5.29%	5.71%	6.10%	6.47%	6.82%	7.15%	7.46%

Source: DCA, US Census Bureau

## 1.9 Average Household Income

Household income is the total income generated by all wage earners within one dwelling unit. Average household income is the annual income, in dollar amount, averaged between all households in Port Wentworth. Table 12 compares average household income for Port Wentworth, Chatham County, and the State of Georgia. Average incomes in Port Wentworth are slightly lower than those in Chatham County as a whole and significantly lower than the statewide average. However, the average household income for Port Wentworth increased at a rate higher than Chatham County during 1990-2000 year period. As the population in Port Wentworth grows due to the influx of new families with one to two wage earners per household, it is expected that the City's average household income will continue to rise and may eventually equal or even exceed the County-wide numbers.

*Table 12. Average Household Income (in dollars)*

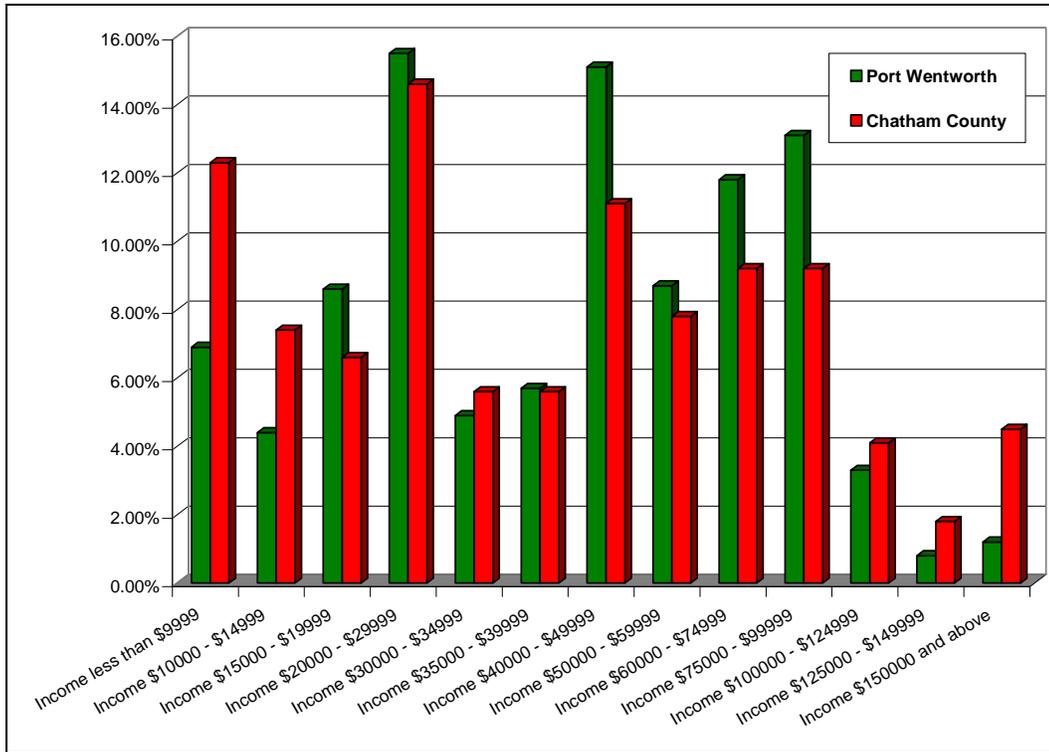
Jurisdiction	1990	2000	% Increase
Port Wentworth	\$29,761	\$48,208	62.0%
Chatham County	\$34,078	\$53,742	57.7%
Georgia	\$36,810	\$80,077	117.5%

*Source: DCA & US Census Bureau*

### 1.9.1 Household Income Distribution

Figure 3 below is based on data from the 2000 Census and illustrates the percentage of households in Port Wentworth and Chatham County that have an annual household income within a specified range.

**Figure 3. Household Income Distribution**



### 1.10 Per Capita Income

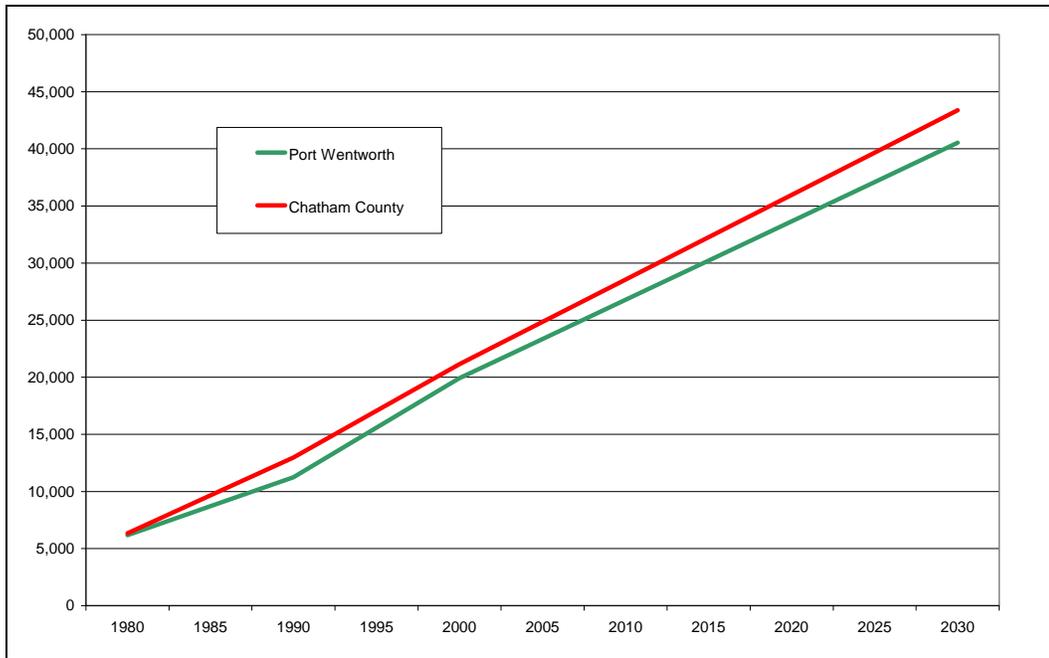
Per capita income is calculated by dividing the total income by the total population. As illustrated in Table 13 below, both the City of Port Wentworth and Chatham County show an upward trend in per capita income, part of which is due to inflation. The DCA had predicted that the City of Port Wentworth will have a future rate of increase in per capita income that is slightly lower than that of Chatham County, as illustrated by the chart in Figure 4.

**Table 13. Per Capita Income (in dollars)**

Jurisdiction	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030
Port Wentworth	6,175	8,712	11,249	15,584	19,919	23,355	26,791	30,227	33,663	37,099	40,535
Chatham County	6,328	9,656	12,983	17,068	21,152	24,858	28,564	32,270	35,976	39,682	43,388
Georgia	NA	NA	13,631	NA	21,154	NA	NA	NA	NA	NA	NA

Source: DCA & US Census Bureau

**Figure 4. Per Capita Income Comparison**



## 2. Economic Development

### 2.1 Economic Base

Table 14 below provides a summary of the census data to date and the projections based on past trends for employment by industry type for the City of Port Wentworth.

*Table 14. Employment by Industry*

Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Total Employed Civilian Population	1,624	1,724	1,824	1,690	1,556	1,539	1,522	1,505	1,488	1,471
Agriculture, Forestry, Fishing, Hunting & Mining	1.1%	0.8%	0.4%	0.4%	0.4%	0.3%	0.1%	0.0%	0.0%	0.0%
Construction	5.5%	7.0%	8.3%	8.0%	7.6%	8.1%	8.7%	9.3%	9.9%	10.5%
Manufacturing	35.9%	30.6%	25.8%	24.5%	22.9%	19.6%	16.0%	12.5%	8.8%	5.1%
Wholesale Trade	6.5%	6.1%	5.8%	3.7%	1.3%	0.0%	0.0%	0.0%	0.0%	0.0%
Retail Trade	13.0%	13.2%	13.4%	13.7%	14.0%	14.3%	14.6%	14.8%	15.1%	15.4%
Transportation, Warehousing & Utilities	15.1%	14.6%	14.1%	12.7%	11.0%	9.9%	8.8%	7.7%	6.5%	5.4%
Information	NA									
Finance, Insurance & Real Estate	2.0%	2.4%	2.8%	3.3%	3.8%	4.3%	4.8%	5.2%	5.8%	6.3%
Professional, Scientific, Management, Administrative & Waste Management Services	2.6%	3.6%	4.4%	6.3%	8.6%	10.2%	11.8%	13.4%	15.1%	16.9%
Educational, Health & Social Services	9.1%	9.6%	9.9%	12.4%	15.3%	17.0%	18.6%	20.3%	22.0%	23.9%
Arts, Entertainment, Recreation, Accommodation & Food Services	1.4%	1.0%	0.8%	2.0%	3.3%	3.9%	4.4%	5.0%	5.5%	6.1%
Other Services	2.0%	5.9%	9.2%	6.8%	3.9%	4.4%	4.9%	5.4%	6.0%	6.5%
Public Administration	5.8%	5.5%	5.2%	5.9%	6.6%	6.8%	7.1%	7.3%	7.5%	7.7%

Source: DCA, US Census Bureau

The percentage is calculated by the number of people employed by a particular industry versus the total civilian employed population. As the chart in Figure 5 demonstrates, the economy in Port Wentworth, as determined through the 2000 Census, is primarily made up

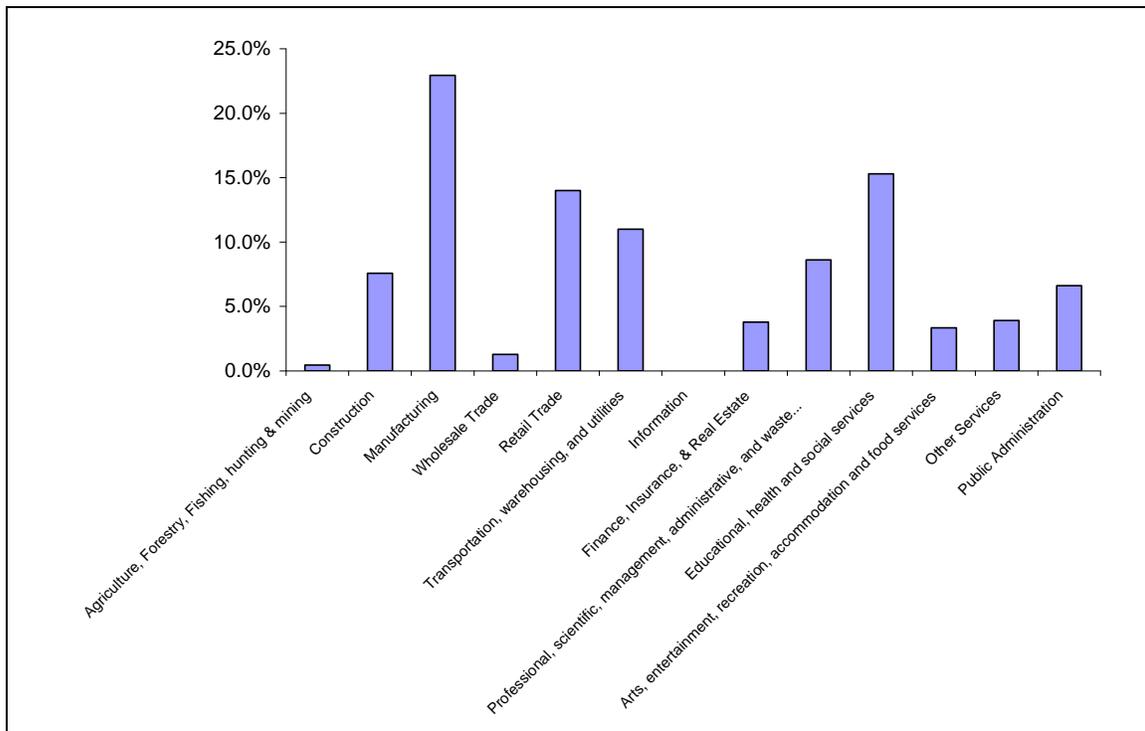
of a few key industry types. The major industry types employing the workforce of Port Wentworth include:

- Manufacturing
- Retail Trade
- Transportation, Warehousing & Utilities
- Educational, Health & Social Services

These four categories account for over 60% of the employed population of the City. A major downturn in any of these industries could have a noticeable effect on the economy of the City.

The major trend apparent from future projections related to employment by industry shows a major decline in the percentage employed in the manufacturing sector and a major increase in the professional, scientific, management, administrative, and waste management services. The other sectors will remain fairly stable or see a slight increase over time.

**Figure 5. Port Wentworth Industry Distribution – Employment by Industry (2000)**



## 2.2 Employment by Industries Comparison

Table 15 compares the percentage of residents employed by each industry type in the City of Port Wentworth versus all of Chatham County.

*Table 15. Employment by Industry Comparison*

Category	1980		1990		2000	
	Port Wentworth	Chatham County	Port Wentworth	Chatham County	Port Wentworth	Chatham County
Agriculture, Forestry, Fishing, Hunting & Mining	1.11%	0.90%	0.38%	1.20%	0.45%	0.30%
Construction	5.48%	7.70%	8.28%	8.00%	7.58%	7.70%
Manufacturing	35.90%	16.10%	25.77%	13.30%	22.94%	10.80%
Wholesale Trade	6.53%	4.90%	5.81%	4.10%	1.29%	3.00%
Retail Trade	12.99%	17.60%	13.43%	18.70%	14.01%	12.80%
Transportation, Warehousing & Utilities	15.09%	10.40%	14.09%	8.90%	10.99%	6.00%
Information	NA	NA	NA	NA	NA	2.30%
Finance, Insurance & Real Estate	1.97%	5.80%	2.80%	5.40%	3.79%	5.40%
Professional, Scientific, Management, Administrative & Waste Management Services	2.65%	3.50%	4.39%	4.00%	8.61%	8.00%
Educational, Health & Social Services	9.11%	16.80%	9.92%	18.80%	15.30%	21.80%
Arts, Entertainment, Recreation, Accommodation & Food Services	1.35%	5.80%	0.77%	1.10%	3.34%	11.50%
Other Services	2.03%	4.30%	9.21%	11.00%	3.92%	5.40%
Public Administration	5.79%	6.20%	5.15%	5.40%	6.62%	4.90%

*Source: DCA, US Census Bureau*

When compared to Chatham County, it is evident that the economy of Port Wentworth relies much more heavily on the Manufacturing and Transportation sectors. Chatham County on the other hand, is more evenly distributed in terms of how the population is employed.

Table 16 below compares employment trends in the City of Port Wentworth to the State of Georgia and the Nation. The distribution of employment by industry remains fairly consistent for the State of Georgia and the Nation. However, trends in the City of Port Wentworth differ from the state and nation in a number of different employment sectors. The City has a higher percentage of employment in the manufacturing and transportation, warehousing, and utilities sectors when compared to statewide and national averages. This is

most likely related to the impact the Georgia Ports Authority and other industries have on the local economy. Conversely, the City of Port Wentworth has lower percentages of employment in other sectors. Most notably, the arts, entertainment, recreation, accommodation, and food service industry. The percentage of employment in this sector is likely to increase based on current development patterns.

**Table 16. Employment by Industry – State & National Comparison**

Census Year 2000	Port Wentworth	Georgia	Nation
Agriculture, Forestry, Fishing, Hunting & Mining	0.4%	1.4%	1.9%
Construction	7.6%	7.9%	6.8%
Manufacturing	22.9%	14.8%	14.1%
Wholesale Trade	1.3%	3.9%	3.6%
Retail Trade	14.0%	12.0%	11.7%
Transportation, Warehousing & Utilities	11.0%	6.0%	5.2%
Information	NA	3.5%	3.1%
Finance, Insurance, & Real Estate	3.8%	6.5%	6.9%
Professional, Scientific, Management, Administrative, & Waste Management Services	8.6%	9.4%	9.3%
Educational, Health & Social Services	15.3%	17.6%	19.9%
Arts, Entertainment, Recreation, Accommodation & Food Services	3.3%	7.1%	7.9%
Other Services	3.9%	4.7%	4.9%
Public Administration	6.6%	5.0%	4.8%

### 2.2.1 Employment Status

Unemployment rates are computed by comparing the number of total adults in the workforce with the number of civilian adults that are unemployed. Unemployment rates in Port Wentworth compare very favorable with those of Chatham County and the State of Georgia (Table 17). The City data also indicates a downward trend in the unemployment rate, which is consistent with both countywide and statewide trends.

**Table 17. Unemployment Rates**

Category	Port Wentworth		Chatham County		Georgia	
	1990	2000	1990	2000	1990	2000
<b>Total Labor Force</b>	<b>1,881</b>	<b>1,612</b>	<b>105,637</b>	<b>113,087</b>	<b>3,351,513</b>	<b>4,129,666</b>
Unemployed	57	43	7,079	6,595	188,102	223,052
Unemployment Rate	3.0%	2.7%	6.7%	5.8%	5.6%	5.4%

Source: DCA & US Census Bureau

## 2.3 Occupation

Table 18 provides a breakdown of the City's workforce by occupation compared with the County. The numbers are consistent with the workforce composition indicated above. As a percentage of the total, Port Wentworth's workforce comprises more construction and production related jobs than the County. However, management, professional and sales/office jobs comprise the highest percentage of the workforce in the City and County.

*Table 18. Workforce by Occupation*

Occupation	Port Wentworth	Chatham County
Management, Professional & Related Occupations	23.3%	32.3%
Service Occupations	15.0%	16.8%
Sales & Office Occupations	26.8%	27.2%
Farming, Fishing & Forestry Occupations	1.2%	0.2%
Construction, Extraction & Maintenance Occupations	14.3%	10.5%
Production, Transportation & Material Moving Occupations	19.5%	13.0%

*Source: DCA, US Census Bureau*

## 2.4 Personal Income by Type

Personal Income by Type is an indicator of how residents of Port Wentworth are supporting themselves financially. The information provided in Table 19 below shows a certain level of consistency between Port Wentworth and the County. However, Port Wentworth experienced a slight increase in wage and salary as a means of financial support, while the County saw a decline. This is a positive trend for the strength of the workforce and economy in Port Wentworth. There was a slight decline in the number of people who are self employed, which is an issue the City may wish to consider in its economic development planning efforts. There was also an increase in the number of people who supported themselves through retirement income which is consistent with an increase in the percentage of the population that is of retirement age (65 years of age or older.)

*Table 19. City of Port Wentworth's Labor Force Information*

Category	Port Wentworth			Chatham County		
	1990	2000	% Difference	1990	2000	% Difference
Wage or Salary	77.20%	79.10%	1.90%	72.90%	69.30%	-3.60%
Self Employed	4.20%	3.70%	-0.50%	5.40%	6.00%	0.60%
Rental Income	3.40%	2.00%	-1.40%	8.20%	9.10%	0.90%
Social Security Income	7.60%	7.50%	-0.10%	6.20%	5.80%	-0.40%
Public Assistance	0.90%	0.50%	-0.40%	0.80%	0.70%	-0.10%
Retirement Income	4.60%	6.30%	1.70%	5.20%	7.00%	1.80%
Other	1.90%	0.90%	-1.00%	1.20%	2.10%	0.90%

*Source: DCA & US Census Bureau*

## 2.5 Wages

Table 20 below shows the median wage earned in the City of Port Wentworth for males and females verses the median wages earned in the County. The median wages are generally consistent between the City and County with Port Wentworth males earning slightly more money than Chatham County males and vice versa for females.

*Table 20. Median Earnings*

Median earnings (dollars)	Port Wentworth	Chatham County
Male full-time, year-round workers	\$37,299	\$35,132
Female full-time, year-round workers	\$23,244	\$24,686

Source: DCA, US Census Bureau

## 2.6 Place of Employment

Table 21 shows the percentage of the total population in the City of Port Wentworth that works within or outside of the City limits. These numbers are derived as a percentage of the total population and are based on information from the 2000 Census Bureau.

The percentage of people that work in the City has dropped slightly between 1990 and 2000. This can be related to the fact that current employment options within the City are primarily related to industrial activities. It is likely that many people moving to the City hold positions in professional fields and must travel outside the City for work. As population rises, the amount of people working outside the City limits will continue to increase unless the City can create more professional job opportunities within City limits. Again this issue should be considered during the economic development planning process.

*Table 21. City of Port Wentworth Employment Information*

Category	Port Wentworth		Chatham County	
	1990	2000	1990	2000
Total population	4,012	3,276	216,935	232,048
Worked in City Limits	8.3%	5.0%	42.5%	42.4%
Worked outside City Limits	37.1%	41.9%	1.2%	1.6%

Source: DCA, US Census Bureau

## 2.7 Commuting Patterns

Table 22 compares commuting patterns in Port Wentworth with those patterns in the County. According to the 2000 Census Bureau data, over 97% of people either drive alone to work or carpool. Barely half a percent of residents rely on public transportation as a mean of travel to work. This can be related to the fact that convenient public transportation does not exist.

*Table 22. Commuting Patterns*

Commuting Patterns	Port Wentworth	Chatham County
Car, truck, or van - - drove alone	86.6%	76.4%
Car, truck, or van - - carpooled	10.5%	13.4%
Public transportation (including taxicab)	0.5%	3.2%
Walked	0.5%	2.9%
Other means	0.9%	1.6%
Worked at home	1.0%	2.5%
<b>Mean travel time to work (minutes)</b>	<b>19.9</b>	<b>22.3</b>

*Source: DCA, US Census Bureau*

## 2.8 Economic Resources

### 2.8.1 Development Agencies, Programs & Tools

Economic development in Port Wentworth is supported by the City through a number of quasi-governmental organizations:

- Port Wentworth Chamber of Commerce. The Port Wentworth Chamber is businesses, professionals, and citizens who work together to promote the City of Port Wentworth. The main goals of the Chamber are to:
  - Promote, support, and strengthen businesses in the community
  - Solicit for and promote new businesses
  - Promote tourism in the community
  - Promote growth in the community
  - Work for effective government to facilitate the goals of the Chamber and create a viable environment for business interest

Members of the Chamber include a wide range of businesses and groups such as accounting, engineering, churches, homeowners, manufacturing, industrial, retail, etc.

- Savannah Economic Development Authority (SEDA). The mission of SEDA is to “improve the standard of living for people in Chatham County by stimulating

economic growth through the attraction of new investment, the creation of new jobs, and the support of established businesses already in the area.” SEDA provides potential businesses with professional site services and works to ease access with regard to various state and local resources. SEDA has been very successful and acts in the best interests of the client and the community.

- Savannah Area Chamber of Commerce. The economy in the Savannah area is made up of a diverse workforce that includes manufacturing, distribution, military, healthcare, tourism, and retail. As the local economy continues to prosper, the need for a well-trained and educated workforce continues to rise. The Savannah Area Chamber works to provide educational opportunities to citizens to ensure they have the opportunity to develop the necessary skills. The Chamber also acts as the voice of the business community by providing assistance with government affairs through lobbying at the local, state, and federal levels. The Chamber markets the Savannah area to both tourists and potential new businesses.
- Georgia Ports Authority (GPA). The GPA’s sole purpose is economic development and has a major impact on the economy in Port Wentworth. The Ports facilitate global trade and are among the world leaders in the operation of modern terminals and in meeting the demands of international business. The Ports specialize in the handling of container, reefer, breakbulk, RoRo cargoes and the Garden City terminal is the fourth-largest container port in the United States and the largest single-terminal operation in North America.

## 2.8.2 Education & Training

A number of educational institutions and training opportunities are available for citizens in the Port Wentworth area. Located in Chatham County are the following colleges and universities:

- Savannah College of Art and Design
- Savannah State University
- Armstrong Atlantic State University
- Savannah Technical College
- Georgia Tech – Savannah Campus
- University of Phoenix
- ITT Technical Institute
- South University

The Savannah-Chatham County Board of Education also provides various training and educational opportunities to citizens.

## 2.9 Economic Trends

### 2.9.1 Sector Trends

The City of Port Wentworth is becoming more diversified in the distribution between the various employment sectors. New residential, commercial, and industrial development has flourished in the past few years. As a result, there has been an increase in the number of professional and service related positions in the City. However, development in the warehousing and transportation sectors continues within the City due to the convenient access to freight lines and highways, as well as the growing presence of the Georgia Ports Authority.

### 2.9.2 Major Employers

Major employers within the City of Port Wentworth are listed in the table below. It should be noted that there are many other businesses located in Port Wentworth. While many of these industries, such as warehouses, have a tremendous amount of traffic on a daily basis, they only employ a small number of people.

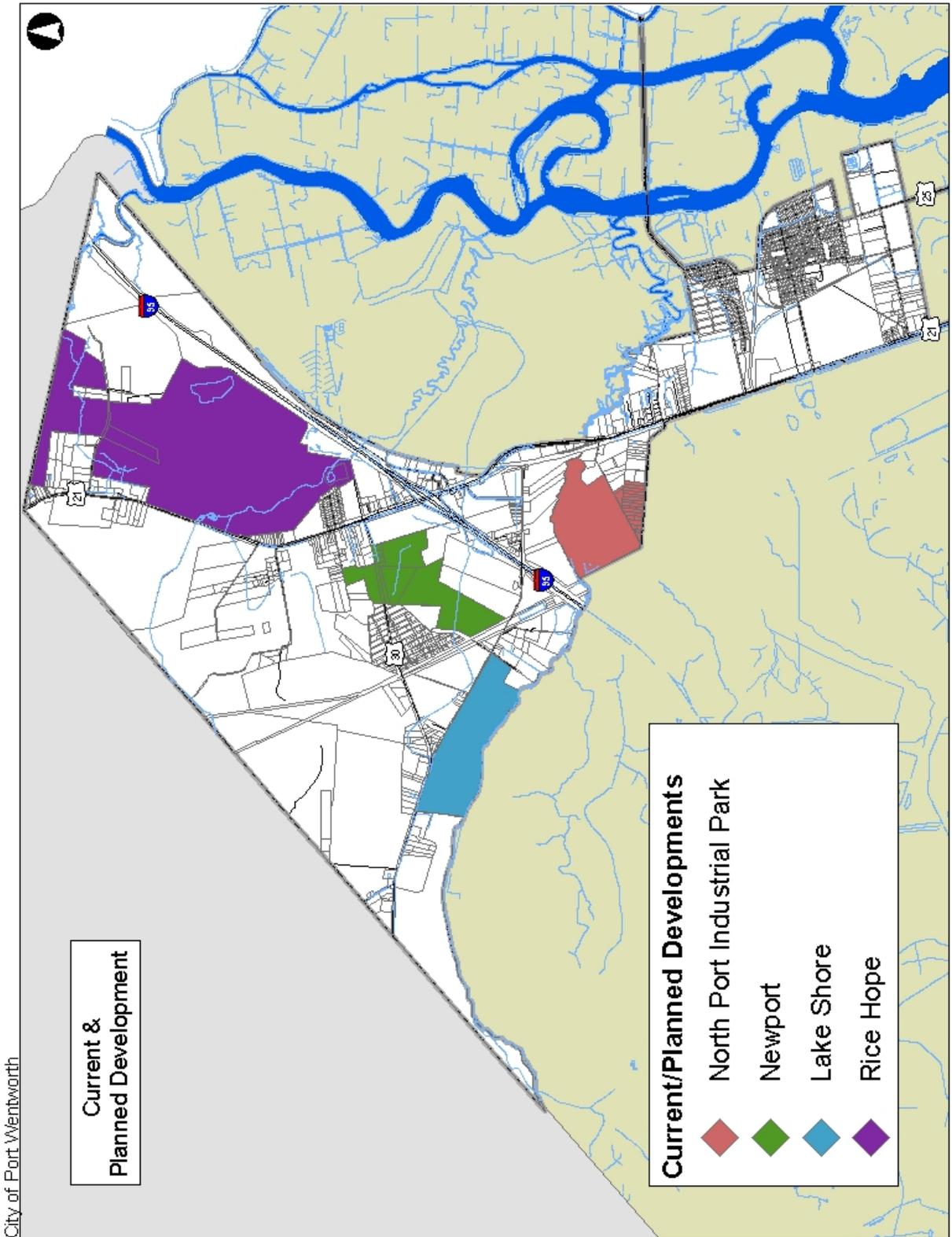
*Table 23. Major Employers*

Name	Service	Employees
Georgia Ports Authority	Shipping	860
Savannah Sugar Refinery	Sugar/Molasses	377
Weyerhaeuser	Bleached Pulp	200
Atlantic Wood Industries	Wood/Lumber	66
City of Port Wentworth	Public	50
Georgia-Pacific Resins	Resins	49

### 2.9.3 Important New Developments

The City of Port Wentworth currently has three major residential developments underway. The Rice Hope Development is located north of Interstate 95 and east of Highway 21. This large development when completed will contain a mix of residential housing types as well as some commercial and office uses. The Lakeshore and Newport developments are located west of Highway 21 just off Highway 30. These developments when completed will contain a mix of single-family residential units. The North Port Industrial Development is an industrial park development located south of Interstate 95 and west of Highway 21. This Park will contain a mix of warehouse and industrial facilities. Current and planned developments within the City of Port Wentworth are illustrated in Figure 6. No additional unique economic situations other than those previously discussed within this document and the Community Assessment exists within the City.

Figure 6. Current & Planned Developments



### 3. Housing

#### 3.1 Types of Housing

The percentages of different types of housing in Port Wentworth are displayed in Table 24. The projections in gray are calculated based on DCA growth rates evidenced over the last 20 years. According to this projection, the current trend is towards single-family detached units, which, for the most part is consistent with current development patterns. However, despite the projection developed by the DCA, Port Wentworth should also expect an increase in single-family attached housing and a decrease in mobile homes and trailers. Examples of single-family attached units are townhouses, condos, row houses, etc. A number of single-family detached units are incorporated into existing and planned residential developments.

*Table 24. Housing Types*

Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030
Single Units (detached)	74.6%	71.7%	69.3%	76.0%	84.0%	86.3%	88.8%	91.2%	93.7%	96.3%	98.9%
Single Units (attached)	7.0%	3.8%	1.0%	0.7%	0.4%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Double Units	1.9%	1.6%	1.3%	0.7%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
3 to 9 Units	6.2%	11.5%	16.0%	9.4%	1.5%	0.2%	0.0%	0.0%	0.0%	0.0%	0.0%
10 to 19 Units	0.6%	0.7%	0.7%	0.7%	0.7%	0.7%	0.7%	0.7%	0.7%	0.7%	0.8%
20 to 49 Units	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
50 or more Units	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Mobile Home or Trailer	9.6%	10.1%	10.5%	11.4%	12.6%	13.3%	14.1%	14.9%	15.6%	16.4%	17.3%
All Other	0.0%	0.7%	1.3%	1.2%	1.0%	1.3%	1.5%	1.8%	2.1%	2.4%	2.6%

Source: DCA, US Census Bureau

### 3.2 Condition of Housing

The condition of housing as reported in the 2000 Census is summarized in Table 25. The percentage of households with insufficient plumbing and kitchen facilities in Port Wentworth is lower than that of the surrounding County and State. This implies that the City has successfully maintained adequate housing and property maintenance standards for residents.

*Table 25. Condition of Housing Units*

Category	Port Wentworth		Chatham County		Georgia	
	1990	2000	1990	2000	1990	2000
Total housing units	1,647	1,377	91,178	99,683	2,638,418	3,281,737
Lacking plumbing facilities	0.0%	0.0%	0.4%	0.8%	1.1%	0.9%
Lacking complete kitchen facilities	1.2%	0.0%	0.8%	1.0%	0.9%	1.0%

*Source: DCA, US Census Bureau*

Table 26 lists the percentage of housing units built during decades past. Based on the information from 1990 and 2000, over 85% of the total housing units on the island were built prior to the year 1980. This trend indicates that the older, traditional housing types unique to the City are still in place. New and planned developments are (will) add a significant amount of new units to the existing number of total housing units. As a result, the high percentage of housing built before 1980 will decline in the future.

*Table 26. Age of Housing Units*

Category	1990	2000
Built 1970 - 1979	10.4%	15.5%
Built 1960 - 1969	13.4%	18.4%
Built 1950 - 1959	25.7%	32.1%
Built 1940 - 1949	28.7%	14.5%
Built 1939 or earlier	8.6%	7.3%

*Source: DCA, US Census Bureau*

### 3.3 Occupancy

Figures from the 1990 and 2000 Census data related to housing occupancy are included in Table 27. In the City of Port Wentworth, there has been an increase in the number of owner-occupied housing units, with a decline in the number of renter-occupied units. Home-ownership leads to a greater personal and financial investment in the property, which creates a vested interest in the appearance and condition of the neighborhood as a whole. This trend, along with a decreasing percentage of vacant houses is a positive trend for the future housing market in the City.

**Table 27. Occupancy Characteristics**

Category	Port Wentworth		Chatham County		Georgia	
	1990	2000	1990	2000	1990	2000
<b>TOTAL Housing Units</b>	<b>1,647</b>	<b>1,377</b>	<b>91,178</b>	<b>99,683</b>	<b>2,638,418</b>	<b>3,281,737</b>
Vacant	8.9%	7.5%	11.0%	9.8%	10.3%	8.4%
Owner Occupied	63.8%	68.5%	52.3%	54.5%	58.2%	61.8%
Renter Occupied	27.3%	24.0%	36.6%	35.7%	31.5%	29.8%

Source: DCA, US Census Bureau

### 3.4 Housing Costs

Housing costs and average rental costs throughout Georgia are on the rise as evidenced in Table 28 below. The rate of increase in the cost of housing is much less in the City of Port Wentworth (34.9%) than of the County (52.2%) and State (57.3%) as a whole. It is unlikely that the cost of housing in Port Wentworth will ever exceed the cost in Chatham County. This is mainly due to the fact that much of the existing houses in the City are smaller and new development generally consists of starter type homes. This adds to the affordability of the City and will likely appeal to younger couples looking for their first home. Unlike the County or the State, median rent in Port Wentworth has actually increased at a greater rate than the median property value which encourages home-ownership.

**Table 28. Housing & Rental Costs (in dollars)**

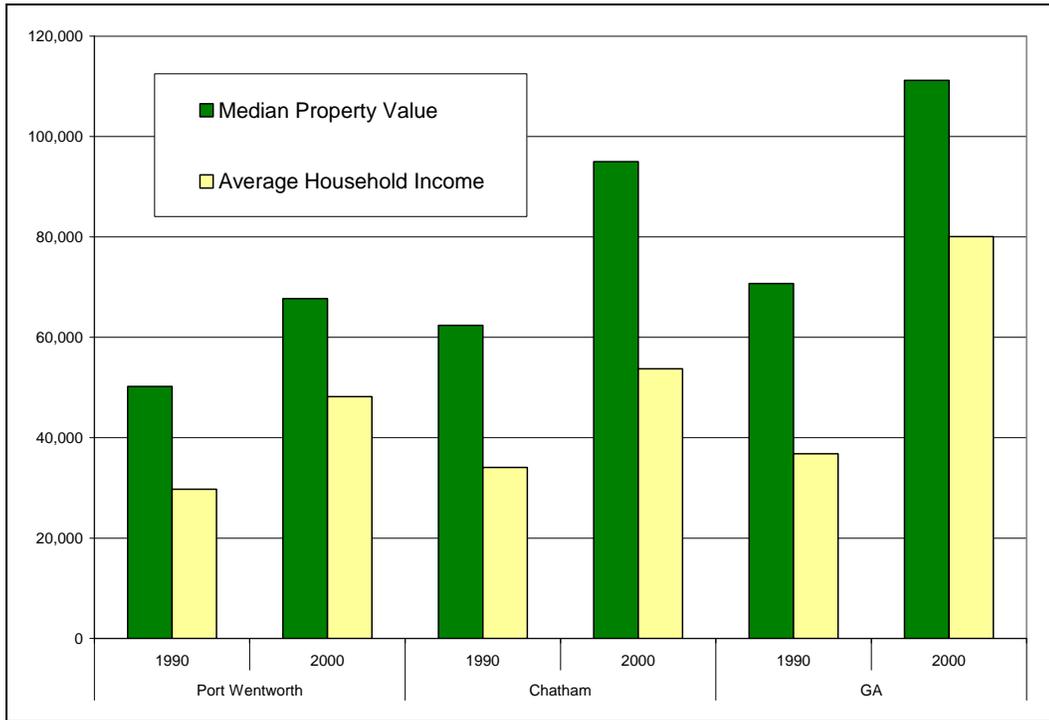
Category	Port Wentworth			Chatham County			Georgia		
	1990	2000	% Growth	1990	2000	% Growth	1990	2000	% Growth
Median property value	50,200	67,700	34.9%	62,400	95,000	52.2%	70,700	111,200	57.3%
Median rent	366	556	51.9%	406	589	45.1%	433	613	41.6%

Source: DCA, US Census Bureau

The average household income is approximately \$48,208/per year according to data collected in the 2000 Census. Typically, it is most favorable when the median property value is less than twice the average household income, which is the case in Port Wentworth (\$67,700 is less than \$96,416.) Figure 7 compares average household income with median property value based on 2000 Census data.

In 2004, Chatham County Tax Digest calculated the average sale price of property in Port Wentworth at \$207,489. This number more accurately represents the increasing value of property in the City.

**Figure 7. Average Household Income vs. Median Property Value**



Affordable housing is defined as annual owner costs less than or equal to 30% of annual gross income. Annual costs are estimated assuming the cost of purchasing a home at the time of the Census based on reported value of the home. Assuming a 7.9% interest rate and national averages for utility costs, taxes, and hazard and mortgage insurance, multiplying income times 2.9 represents the value of a home a person can afford to purchase. For example, the average household with an annual gross income of \$48,208 is estimated to be able to afford a home worth \$139,803 without having total costs exceed 30% of their annual household income.

Additionally, the average household income increased by 62% and median property value increased by 34.9% between the years 1990 and 2000. This indicates that housing in Port Wentworth was more affordable in the year 2000 than it was in 1990.

### 3.5 Cost Burdened Housing

Cost-burdened households are those households paying 30% or more of their net income on housing costs. Table 29 shows the percentage of total households in the City of Port Wentworth that are cost burdened based on the definition above. The total percentage of cost burdened households in 2000 is 12.8%. It is difficult to compare this number to the total number of cost burdened households in 1990 because the number of households with a cost burden above 50% was not calculated. However, the number of households with a cost burden between 30% and 49% decreased only slightly between 1990 and 2000 when

compared to countywide trends. Yet the percentage of cost-burden households is still significantly less in Port Wentworth than in Chatham County which once again demonstrates the affordability of homes in Port Wentworth.

*Table 29. Cost Burden*

Category	Port Wentworth		Chatham County	
	1990	2000	1990	2000
Total Number of Households	1,500	1,285	71,323	81,111
30% - 49%	9.9%	8.0%	30.6%	17.1%
50% and greater	NA	4.8%	NA	14.2%
Not computed	1.4%	5.0%	3.1%	4.2%

Source: DCA, US Census Bureau

### 3.6 Special Needs Housing

The City of Port Wentworth contains two facilities related to special needs housing:

- Westview Nursing and Rehabilitation. Located at 1000 Dorset Street. Westview offers private care to people in need of long-term care and rehabilitation services.
- Green Acres Private Care Home. Located at 605 Meinhard Road. Green Acres provides private care and assisted living to elderly people in needs of special services.

### 3.7 Job / Housing Balance

Table 30 illustrates the balance between housing and jobs within the City of Port Wentworth. A balanced community generally has a jobs-housing ratio of 1.25 to 1.75. Port Wentworth had a ratio of 1.17 in 2000, which is up slightly from 1.14 in 1990. The City of Port Wentworth will likely become more of a balanced community as the population increases.

*Table 30. Job / Housing Balance*

Category	1990	2000
Population	4,012	3,276
Average Household Size	2.61	2.48
Number of Households	1,500	1,285
Housing Units	1,647	1,377
Employment	1,881	1,612
Employment / Population Ratio	0.47	0.49
Employment / Housing Unit Ratio	1.14	1.17

Source: DCA, US Census Bureau

## **4. Public Facilities**

### **4.1 Water System**

The City of Port Wentworth owns and operates the primary water system within the City, which is a combined groundwater and surface water system. The water system is comprised of roughly 110,000 linear feet of water mains, three supply wells, and one elevated storage tank, which holds 330,000 gallons. The City has a Water Withdrawal Permit to pump 0.590 million gallons per day (MGD) from the Upper Floridan Aquifer and its 2004 daily average withdrawal was 0.309 MGD. The City also has an agreement with the City of Savannah to accept 1.3 MGD of surface water from Savannah's Industrial and Domestic Water Withdrawal & Treatment Plant. All development in Port Wentworth, north of Godley Road is on surface water.

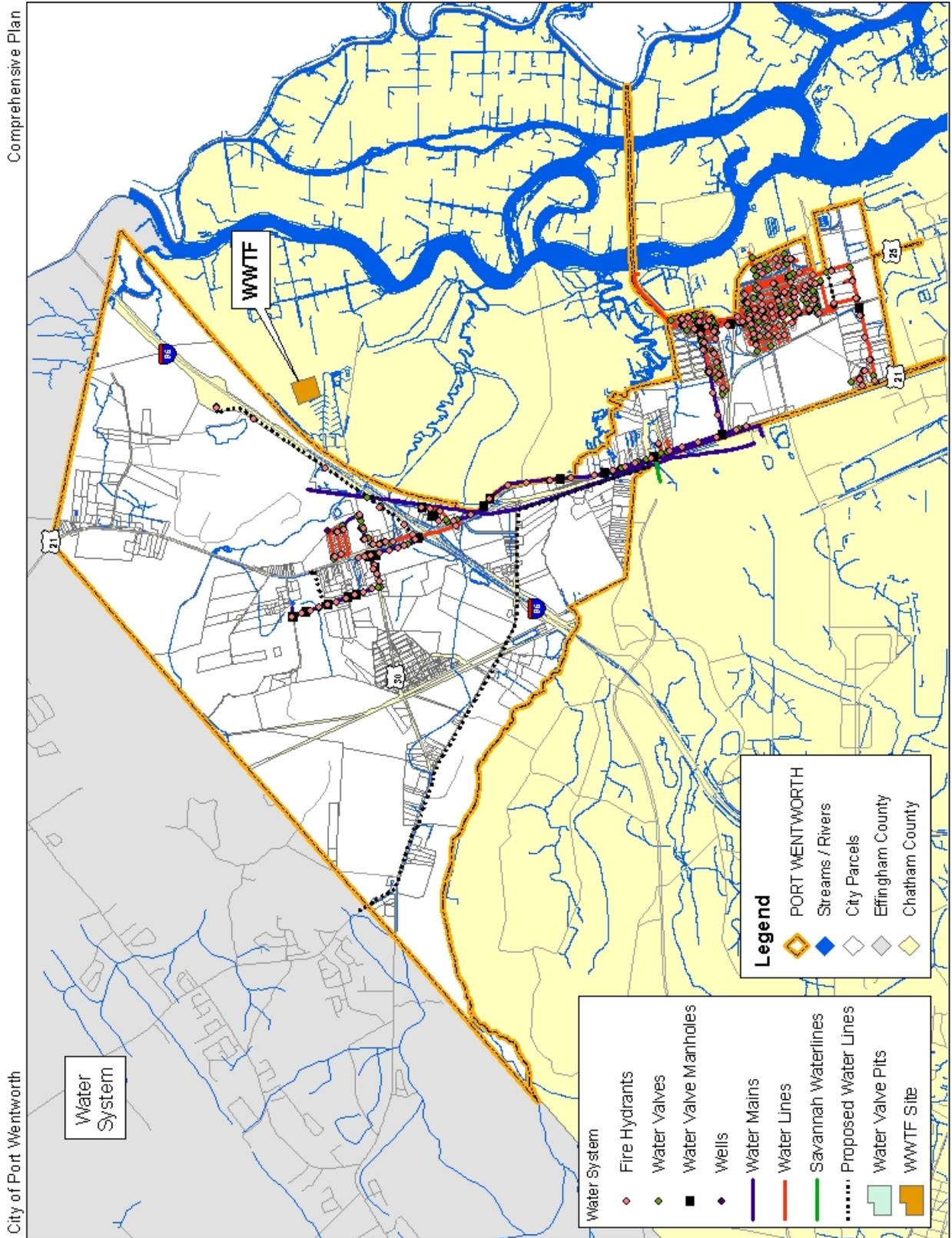
EPD has recently finalized the Coastal Water and Wastewater Permitting Plan that includes water conservation & efficiency requirements for water withdrawal and NPDES Wastewater Discharge Permits that include, but are not limited to:

- Water reuse, including purple pipe in new development
- Public education
- Unaccounted for Water program including leak detection and metering
- Plumbing fixture retrofits
- Alternative water sources

The City of Port Wentworth will now be required to implement these programs in order to receive new, renewed, or expanded water withdrawal or wastewater permits.

There are also a number of small private water systems that serve small neighborhoods within the City. Figure 8 illustrates the City's water system.

Figure 8. Water System Map



Comprehensive Plan

City of Port Wentworth

## 4.2 Sanitary Sewer

### 4.2.1 Current Sanitary Sewer Service

Sanitary sewer service is currently only provided within a portion of the Port Wentworth city limits (approximately 688 of the City's 10,632 acres). Municipal wastewater treatment and disposal for the City is provided by a Water Pollution Control Plant (WPCP) which discharges effluent into the Savannah River and is privately owned and operated by the Weyerhaeuser Company. The NPDES Permit (GA0002798) for this facility specifies the following effluent limits:

*Table 31. Weyerhaeuser WPCP NPDES Permit Effluent Limits*

Effluent Characteristics	Units	Discharge Limitations	
		Daily Avg.	Daily Max.
Flow	MGD	None	None
BOD <sub>5</sub>	lbs./day	6,700	13,400
Total Suspended Solids	lbs./day	28,200	55,800
Fecal Coliform	MPN/100ml		400
pH	6.0 < pH < 9.0		

*Note: Other effluent limits relate to industry specific contaminants*

Since 2003, the Weyerhaeuser WPCP has had 19 incidents in which permitted effluent limits were exceeded or onsite lift stations overflowed. The table below summarizes the number of reportable environmental incidents for each year.

*Table 32. Weyerhaeuser WPCP Reportable Environmental Incidents*

Year	Lift Station Overflow	TSS Discharged	BOD Discharged
2003	6	0	5
2004	4	0	1
2005	2	0	1

In 2005, the Weyerhaeuser WPCP average discharge was 13.0 MGD. The total inflow from Port Wentworth was 1.325 MGD. The inflow from Port Wentworth included 0.76 MGD from Savannah Sugar Refinery, 0.351 from EMD Chemicals, and 0.351 from the City sewer customers. The remaining discharge attributable to Weyerhaeuser was 11.675 MGD.

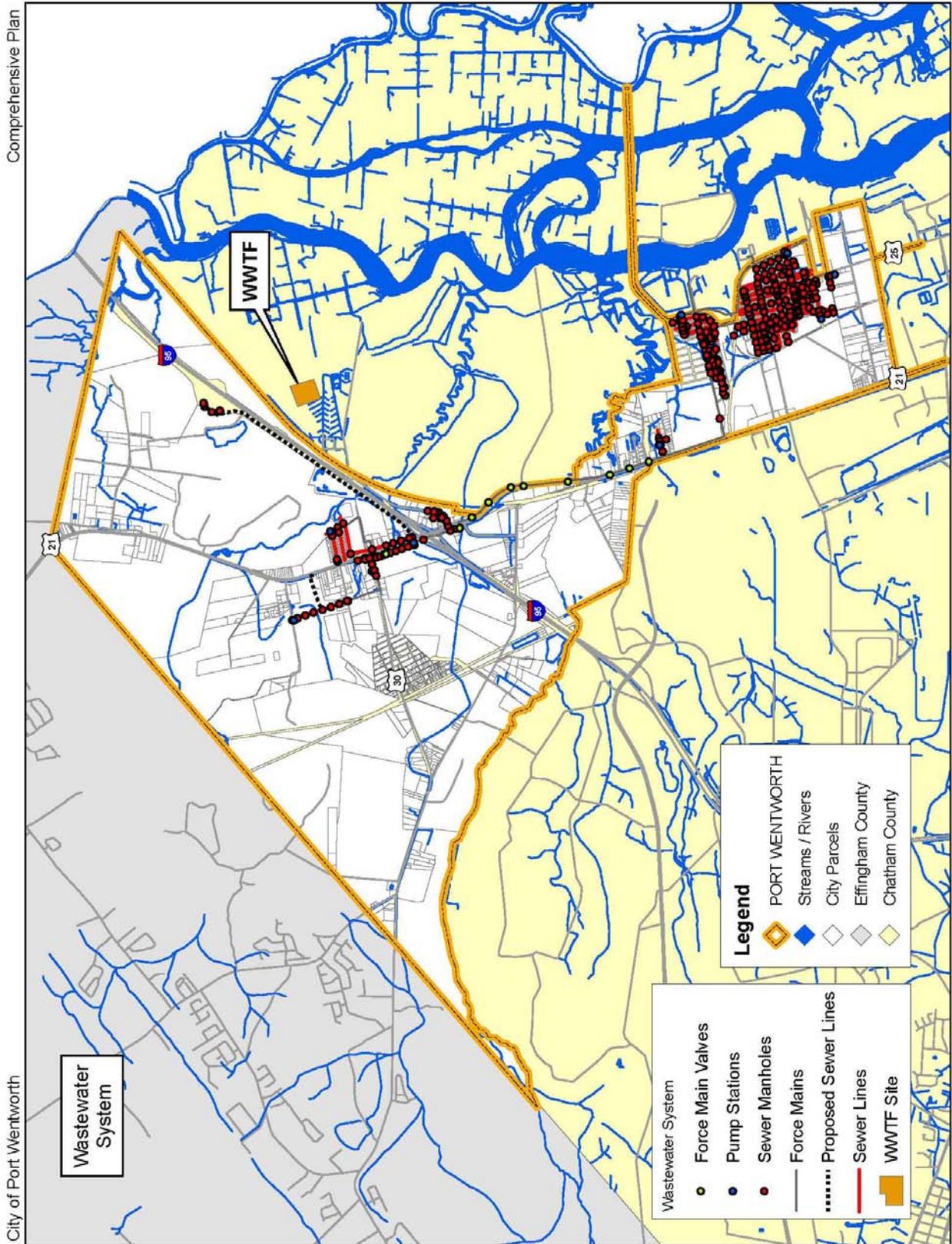
## 4.2.2 Future Sanitary Sewer Service

Due to anticipated growth with the City and compliance issues associated with the Weyerhaeuser WPCP, the City has decided to construct a new 2.0 MGD WPCP to be owned and operated by the City. The new facility will allow the City to expand sewer service throughout the City. The City has received a wasteload allocation for the new WPCP including the effluent limits provided below.

*Table 33. Wasteload Allocation for the City of Port Wentworth WPCP*

Effluent Characteristics	Units	Effluent Limit
Flow	MGD	2.0
BOD <sub>5</sub>	mg/L	12
Total Suspended Solids (TSS)	mg/L	10
Fecal Coliform	MPN/100ml	200
Ammonia (NH <sub>3</sub> )	mg/L	2.0
Total Residual Chlorine (TRC)	mg/L	0.5
pH	Standard Units	6.0 – 9.0
Total Phosphorus	mg/L	1.0
Dissolved Oxygen	mg/L	6.0

Figure 9. Wastewater System Map



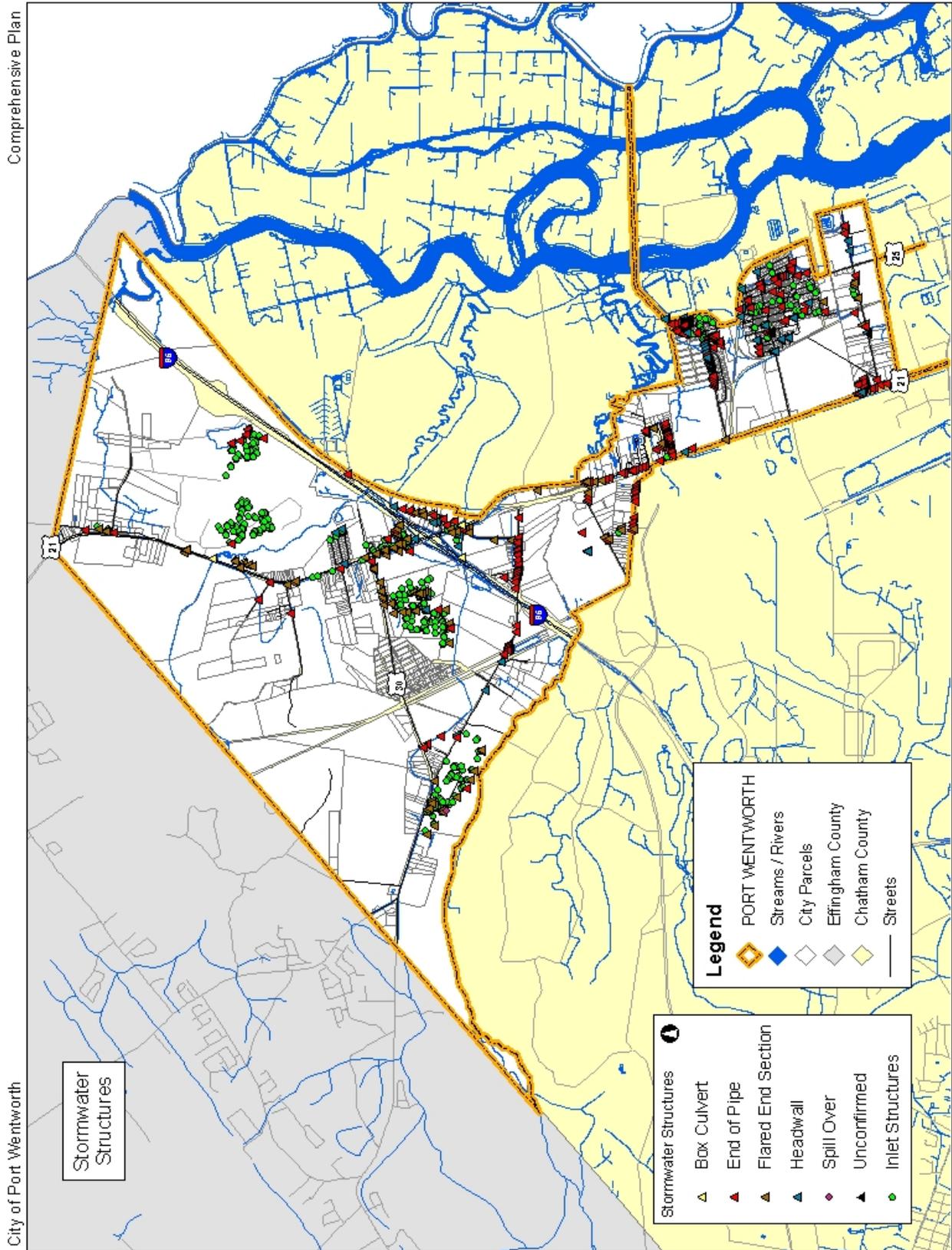
### 4.3 Storm Sewer System

The City has completed GPS mapping the entire Storm Sewer System. The inventory work was conducted at map grade accuracy with hand held GPS units. To date, the City has recorded location and attribute information for a total of 954 storm structures. The breakdown of structures is shown in Table 34 and illustrated in Figure 10.

*Table 34. Storm Structures*

Type of Structure	Total Count
<b>Outfalls</b>	
Box Culvert	8
End of Pipe	258
Flared End Section	128
Headwall	81
Spill Over	1
Unconfirmed	2
<b>TOTAL</b>	<b>478</b>
<b>Inlets</b>	
Box Inlet	1
Catch Basins	360
Drop Inlet	50
Field Inlet	51
Hooded Grate Inlet	8
Inlet	1
Shoot	5
<b>TOTAL</b>	<b>476</b>

Figure 10. Stormwater Structures Map



## 4.4 Fire Department

The City of Port Wentworth's fire department consists of two paid employees and ten volunteers. The Fire Department headquarters is located at 317 Cautyre Street and contains the main offices as well as a three-bay station. Housed at this station are an E-One class A Pumper, a heavy-duty rescue unit, and a first responder unit. Station Two is located at 6721 Highway 21, which is approximately one mile east of Interstate 95. Housed at this station is a Bean class A Pumper, a Ford brush truck, and a tanker that contains over 5,800 gallons of water.

## 4.5 Public Safety

The Port Wentworth Police Department is broken down into three main divisions:

- Administrative Division. This division is staffed by two full-time civilian clerks and one certified officer. This division processes all incident reports, accident reports, arrest and booking reports, traffic citations and warnings, court dockets and warrants. They are also responsible for all entries made into the National Crime Information Center (NCIC) network. This includes arrest warrants, stolen vehicles, stolen firearms, stole serial-numbered articles, and missing persons.
- Investigative Division. The investigative division is staffed by two criminal investigators and one drug investigator. They are responsible for conducting criminal investigations into all crimes reported within the jurisdiction of the City of Port Wentworth. This will include crimes against persons, property crimes, missing persons, juvenile crimes, undercover investigations, drug investigations, and City ordinance violations as well as assisting patrol units in their day-to-day operations.
- Patrol Division. The Patrol Division is the largest division within the police department. The primary mission of the Patrol Division is crime suppression and criminal apprehension. Although certain officers have specialized training, each officer is expected to patrol their assigned areas in order to be visible to prevent crimes and to reassure the public by their presence. Officers assigned to the Patrol Division are responsible for the investigation of suspicious persons and activities, responding to calls for service, and investigation of less-than-serious traffic collisions. While they are the primary responding officers to crime scenes and are charged with collecting the initial information and determining if more specialized units need to be contacted, patrol officers may complete most investigations themselves if they wish. The Patrol Division currently has twelve officers, each assigned to one of four "watches". Each watch works 12 hour shifts that rotate every 28 days. Watches are commanded by an officer ranking Sergeant or higher and consist also of a Corporal and a Patrolman. Each Watch commander reports directly to the Chief of Police.

## 4.6 Parks & Recreation

The City offers a number of recreational activities to residents as listed below:

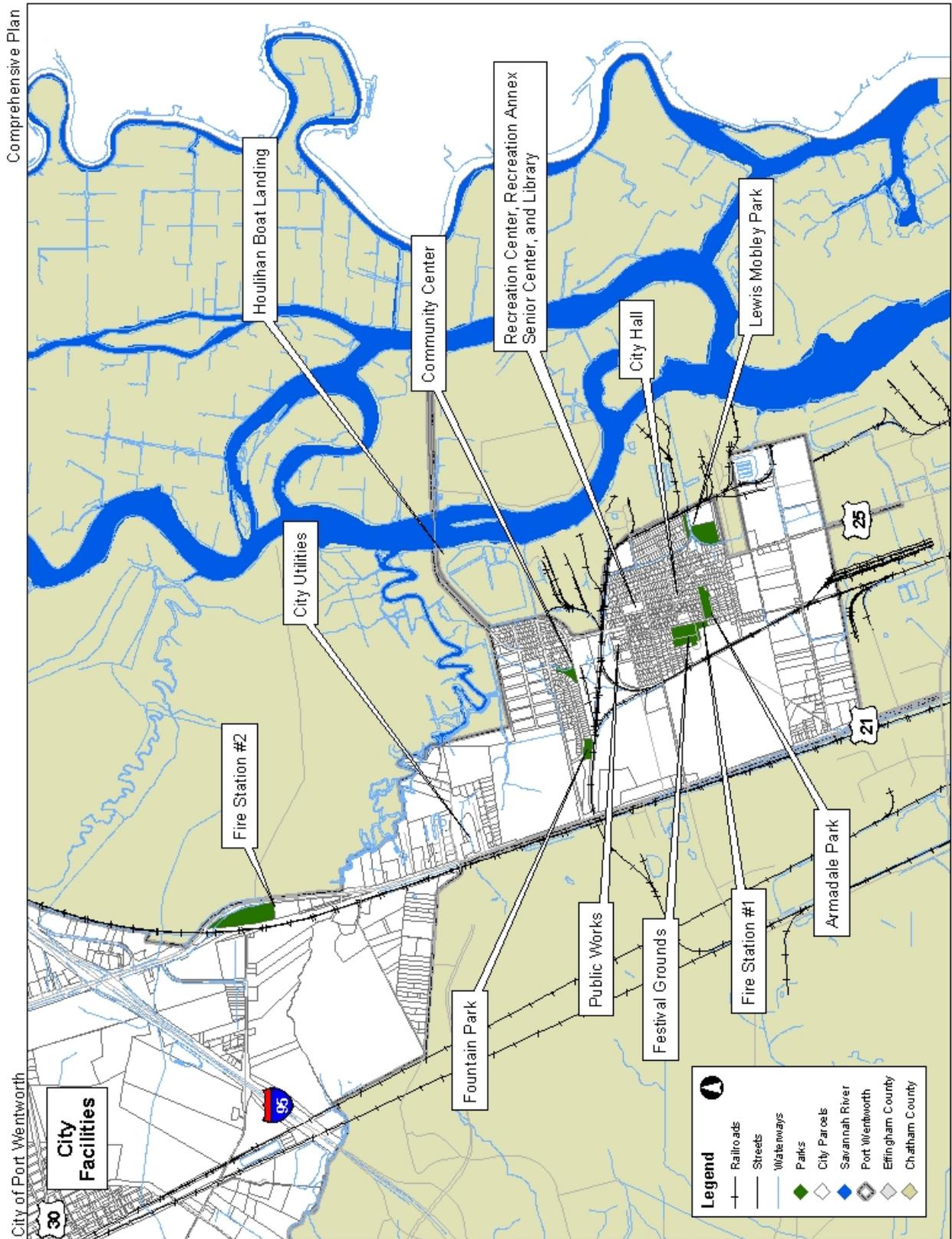
- Lewis Mobley Park. This park totals approximately nine acres and includes three baseball fields, a football field, concessions, three press boxes, and batting cages.
- Armada Park. This passive park is approximately five acres and contains light walking trails and parking.
- Festival Grounds. Located on Cantyre Street and is roughly 10 acres. The pavilion has picnic tables, grills, water, and electricity. The residents of Port Wentworth are encouraged to use this facility. This facility is also used for Stand Up For America Day, which is held the last Saturday in April and the Senora Guadalupe/Festival Latino in December.
- Fountain Park. This park is located on Warren Drive and is just over two acres in size. The park contains double tennis courts (lighted) and basketball courts.
- Houlihan Boat Landing. This landing is located off Highway 25. The boat landing provides access to the Savannah River and contains two double-wide boat ramps.

## 4.7 Other Facilities

The following list identifies other facilities located in the City available to residents of Port Wentworth:

- Public Works. The City Public Works Facility is located at the north end of Cantyre Street. The facility houses the staff and equipment used to maintain the City's water & sewer, sanitation, and street & road services.
- P.B. Edwards Jr. Recreation Center. The recreation center contains a gymnasium and is available for citizens to use. The center has concession facilities, dressing rooms, showers, and is adjacent to the Recreation Annex.
- Recreation Annex. The Fitness Center is equipped with free weights, treadmills, stepper machines, exercise bicycles, abdominal machines, bench weights, and nautilus-style machines. It is located in the annex next to the P.B. Edwards, Jr. Recreation Center.
- Senior Citizens Center. The Senior Citizens Center is located in the annex next to the P.B. Edwards, Jr. Recreation Center.
- Community Center. The Community Center is located on Appleby Road and is available for rent by any resident of Port Wentworth. The facility will accommodate approximately 100 people. It has a fully equipped kitchen, tables, and chairs.
- Library. The Chatham County Public Library's Port Wentworth Branch is located in the annex next to the P.B. Edwards, Jr. Recreation Center.

Figure 11. City Facilities Map



## **5. Natural & Cultural Resources**

### **5.1 Mapping of Significant Natural & Cultural Resources**

Please see Figure 13 for a GIS map of the natural and cultural resources of the City of Port Wentworth. These resources are listed and discussed below.

### **5.2 Part V Environmental Planning Criteria**

The City has adopted the Part V Environmental Planning Criterion for Wetlands which is the only criterion that is applicable to the City. None of the City's land area falls within the jurisdictional boundaries of groundwater recharge zones, protected river corridors, or water supply watersheds as identified in Chapter 391-3-16 of the Rules for Environmental Planning Criteria of Georgia Department of Natural Resources Environmental Protection Division. Additionally, as the City of Port Wentworth is on the coast of Georgia, the criterion for Mountain Protection is not applicable.

### **5.3 Other Environmentally Sensitive Areas**

#### **5.3.1 Public Water Supply Sources**

The City of Port Wentworth benefits from being within the Floridan Aquifer system. This groundwater resource is recognized as one of the most productive in the country. For more than 100 years, Port Wentworth and Chatham County have utilized the Upper Floridan Aquifer as the main source for fresh water. A small area within the City of Port Wentworth is also identified as being within the watershed of Ebenezer Creek, which is the surface water supply source for the City of Savannah's Industrial and Domestic Water Treatment Plant. The City of Port Wentworth purchases surface water from the City of Savannah to supplement and backup its groundwater supply to serve current development and future growth.

#### **5.3.2 Steep Slopes**

The topography in Port Wentworth is very low-lying with a very small range in elevation. As a result, steep slopes within the landscape are not an environmental issue for the City.

### 5.3.3 Coastal Resources

The City of Port Wentworth lies within the 11-county purview of the Georgia Coastal Management Program and as a result benefits from the many programs administered by the Georgia Coastal Resources Division. The City has many environmental features that are unique to the coast. While the wetlands within the City are primarily freshwater in nature, there is a notable tidal effect with the Savannah River and St. Augustine Creek.

### 5.3.4 Flood Plains

A significant portion of the City (38%) falls within the FEMA 100-year flood zone, as shown on the map in Figure 12.

### 5.3.5 Soils

The major land resource areas (MLRA) classifies the entire south-eastern part of Georgia as Atlantic Coast Flatwoods. This classification is based on the flat topography of the area and is defined by having poorly drained soils underlain by marine sands, loams, and/or clays.

The National Resource Conservation Service (NRCS) further breaks down the soil composition in Port Wentworth to include 18 different soils types. However, six types account for roughly 85% of the total soil composition in the City. The six main soil types in Port Wentworth are as follows:

- Cape Fear. Very deep, poorly drained, slowly permeable soils. Formed in clayey marine and fluvial sediments. Slopes are 0 to 2 percent.
- Ocilla. Very deep, somewhat poorly drained moderately permeable soils formed in sandy and loamy marine sediments. These soils are on low uplands and stream terraces. Slopes range from 0 to 10 percent.
- Ogeechee. Very deep, poorly drained, moderately permeable soils that formed in thick beds of loamy fluvial and marine sediments. The soils are on nearly level broad flats, drainage ways, and slight depressions on the lower Coastal Plain generally below about 50 feet elevation. Slopes are from 0 to 2 percent.
- Pooler. Very deep, poorly drained, slowly permeable soils that formed in beds of marine sediments, dominantly sandy clays and clay, on flats and in depressions of the lower Coastal Plain. Slopes are 0 to 2 percent.
- Pelham. Very deep, poorly drained, moderately permeable soils that formed in unconsolidated Coastal Plain sediments. These soils are on nearly level broad flats, toe slopes, depressions and drainage ways. Slopes range from 0 to 5 percent.

- Ellabelle. Deep, very poorly drained soils of Coastal Plain depressions and drains. These soils have black loamy sand 'A horizons' over thick gray sandy clay loam 'Bt horizons.' Slopes are 0 to 2 percent.

The soil composition of Port Wentworth is illustrated in Figure 12. Soils in the City are generally poorly drained, which is a consideration for stormwater management, construction, and installation of septic tanks.

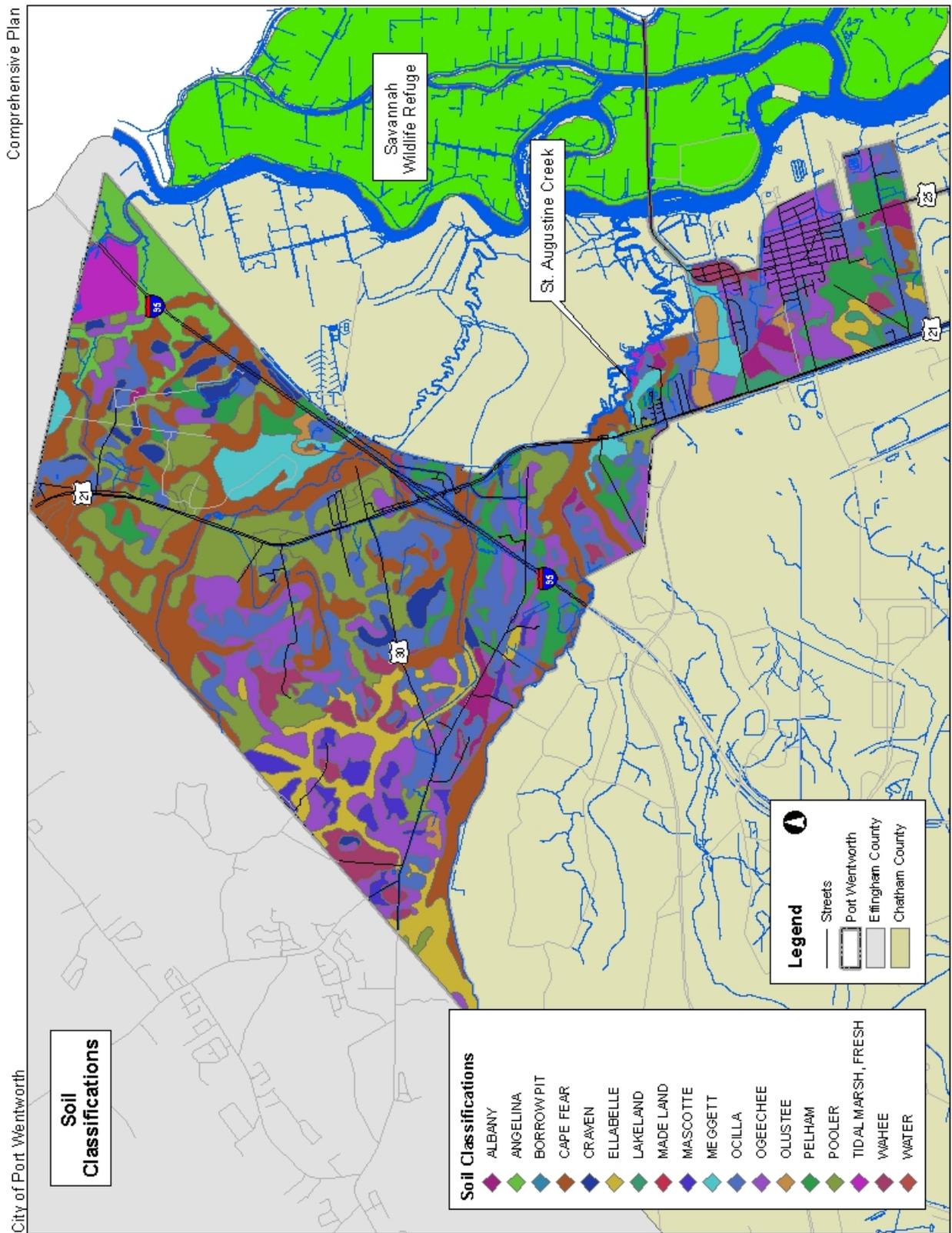
### 5.3.6 Plant & Animal Habitats

The City of Port Wentworth is in close proximity to the Savannah Wildlife Refuge (SWR). The SWR totals over 29,000 acres and provides habitat to a variety of plant and animal species. Proximate to the SWR, the City of Port Wentworth may contain many of the same plants and animals within the rivers, streams, and marshes dispersed throughout the City. The threatened and endangered species that could potentially be found in Port Wentworth include:

- American Alligator (threatened)
- American Bald Eagle (threatened)
- Flatwoods Salamander (threatened)
- Shortnose Sturgeon (endangered)
- South Indian Manatee (endangered)
- Wood Stork (endangered)

The City of Port Wentworth is facing significant development, which makes fragmentation of existing habitats a major concern. The City will need protect and sustain local wildlife by following procedures and federal regulations as defined in the Endangered Species Act (ESA).

Figure 12: Soil Classifications



## **5.4 Natural Resources**

The City of Port Wentworth is approximately 17 square miles or 10,700 acres and contains a variety of different natural resources. The City contains approximately 3,500 acres of wetlands, which accounts for roughly 33% of the total area in the City. The City is adjacent to the Savannah River, and there are 57 miles of streams and other natural and man-made waterways within the City.

### **5.4.1 Scenic Areas**

There are no designated “scenic areas” within the City of Port Wentworth. However, the marsh, streams, and waterways provide a view of a unique natural landscape like no other in the State. Driving north on the Coastal Highway exposes the marsh, the local wildlife and crosses a historic bridge over the Savannah River before entering the SWR. The St. Augustine Creek also offers a scenic view of the area. The creek meanders through marsh areas, clusters of cypress trees, and spanish moss.

### **5.4.2 Agriculture & Forest Land**

The City of Port Wentworth does not contain any significant tracts of land that are still utilized for agriculture or silviculture.

### **5.4.3 Parks, Recreation & Conservation Areas**

The SWR is also within close proximity to the City. The wildlife refuge, combined with the other features discussed above, add to the unique habitat present in the community. There are four public parks accounting for over 25 acres dispersed throughout the City. These parks offer a variety of recreational opportunities for residents. Parks within the City are identified and discussed in greater detail in Section 4.6 above.

The St. Augustine Creek intersects the City of Port Wentworth. This creek totals approximately seven miles in length and is a designated fishing area. In addition, the creek provides a habitat to various forms of aquatic life and bird species. Figure 13 illustrates some of the natural resources present in the City of Port Wentworth.

## 5.5 Cultural Resources

The City has identified the following historic and cultural resources. A preliminary inventory of these resources has been completed and is illustrated in Figure 13.

### Historic Residential Resources

- 108 North Coastal Highway
- 317 Cantyre Street

### Commercial Resources

- 107 Route 17
- 105 North Coastal Highway
- 121 Route 17

### Institutional Resources

- Richmond Baptist Church
- North Salem Baptist Church
- Our Lady of Lourdes Church
- White Oak Baptist Church

### Industrial Resources

- Adeline Inn
- Supervisors Houses

### Rural Resources

- Keller-Bolton House
- Rosella Boughton House
- Palm Lined Drive
- Houlihan Bridge
- 631 Meinhard Road
- Hester-Wendelken House
- Oliver House
- Augustine Creek Bridge
- Old Augusta Road

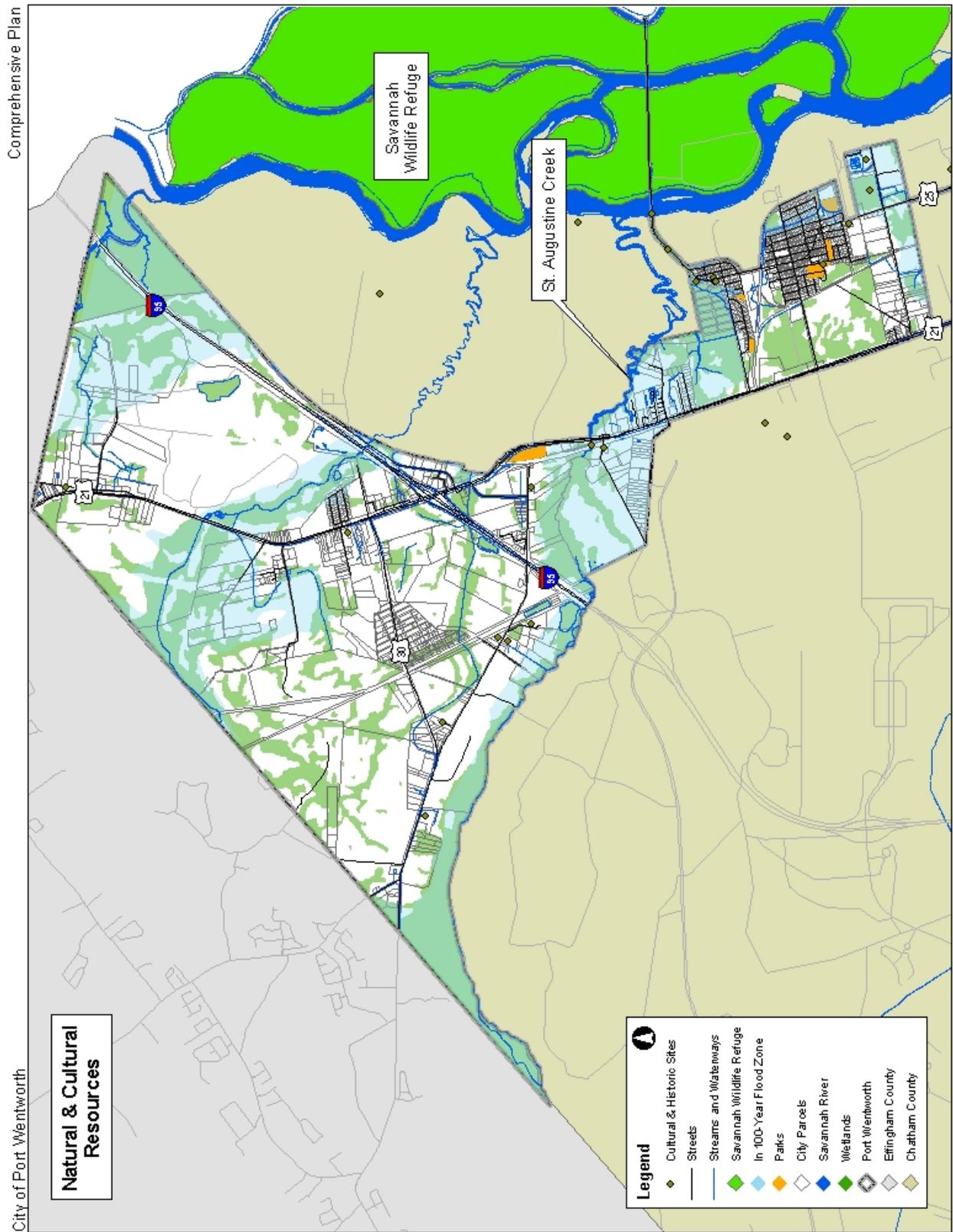
### Cultural Resources

- Fairlawn Cemetery
- Cherokee Cemetery
- Avenue of Live Oaks
- Dotson Cemetery

### Archeological Sites

- Mulberry Grove Archaeological Site
- Paragon Mill Archaeological Site

Figure 13. Natural & Cultural Resources Map



## **6. Intergovernmental Coordination**

### **6.1 *Adjacent Local Governments***

The City of Port Wentworth is located in the northern part of Chatham County, Georgia. Effingham County borders Port Wentworth to the north, Savannah and unincorporated County to the west, Garden City to the south, and parts of the unincorporated County to the east.

### **6.2 *Independent Special Authorities & Districts***

There are no independent special authorities and/or districts in the City of Port Wentworth not covered in the sections below.

### **6.3 *School Boards***

The City of Port Wentworth is part of the Savannah-Chatham County Public School System. The following public schools serve the City:

- Port Wentworth Elementary, PK – 5<sup>th</sup>
- Mercer Middle School, 6<sup>th</sup> – 8<sup>th</sup>
- Groves High School, 9<sup>th</sup> – 12<sup>th</sup>

The Chatham County Board of Education is a governing body of the Chatham County School System. The primary role of the Board is the development and enforcement of school system policies that are then executed by the superintendent and staff.

### **6.4 *Independent Development Authorities & Districts***

#### **6.4.1 Port Wentworth Chamber of Commerce**

The Port Wentworth Chamber of Commerce is a collection of businesses, professionals, and citizens that work to promote, support, and improve businesses within the City. The Chamber works to promote new business development, tourism, and growth in the City.

## **6.4.2 Savannah Economic Development Authority (SEDA)**

In general, the Savannah Economic Development Authority aims at improving the overall quality of life for all residents in Chatham County. SEDA works to stimulate growth, attract new businesses, generate new jobs, and support existing businesses. SEDA provides assistance to existing and potential businesses and investors by streamlining the process of developing within Chatham County. SEDA provides a site selection services and easy access to available resources in the area.

## **6.5 Federal, State or Regional Programs**

### **6.5.1 Chatham County – Savannah Metropolitan Planning Commission**

The Chatham County – Savannah Metropolitan Planning Commission (MPC) is a joint planning agency of Chatham County and the City of Savannah. The MPC focuses on comprehensive planning, historic preservation, development and zoning, and transportation as they relate to the County.

### **6.5.2 Coastal Georgia Regional Development Center**

The Coastal Georgia Regional Development Center (RDC) is a multi-county planning and development agency that serves 10 coastal counties and 35 cities. The RDC provides local and regional planning services. Also provided are services that relate to transportation, water resources, Geographic Information Systems (GIS), economic development, and historic preservation.

### **6.5.3 Chatham Emergency Management Agency (CEMA)**

The main priority of any government is to provide safety to citizens in the event of a disaster or emergency situation. The Chatham Emergency Management Agency (CEMA) is an agency established to protect people and property from the threat of these natural disasters, manmade disasters, and a variety of other emergencies that occur. CEMA offers preparedness tips for a variety of situations such as boating, earthquakes, evacuation procedures, hurricanes, tornados, terrorism, etc.

### **6.5.4 Chatham Urban Transportation Study (CUTS)**

CUTS is the ongoing transportation planning process and MPO for the Savannah Urbanized Area and all of Chatham County. The main goal of CUTS is to address the current and

future transportation needs of the Savannah region. Financing for CUTS is through federal funds (80%) and state funds (10%), with the remaining 10% coming from local funding sources.

### **6.5.5 Department of Community Affairs (DCA)**

The Georgia Department of Community Affairs (DCA) is the state agency responsible for coordinating planning programs and reviewing plans for compliance with minimum planning standards. The DCA also provides technical assistance to City's and grant funding opportunities.

### **6.5.6 Georgia Department of Transportation (GDOT)**

GDOT maintains and improves state and federal highways in the City of Port Wentworth. GDOT also provides financial assistance for local road improvements.

### **6.5.7 Georgia Coastal Management Program**

Recognizing that the coast of Georgia comprises a vital natural resource system, the State of Georgia implemented the Georgia Coastal Management Program in order to balance economic development with preservation of coastal resources. Developed through an extensive public process, the Georgia Coastal Management Program addresses the economic development concerns and natural resource issues identified by the citizens of Georgia.

Administered by the Department of Natural Resources, Coastal Resources Division, the Coastal Management Program uses existing state resource laws and establishes a network among agencies with management authority in the 11-county coastal service area. The Georgia Coastal Management Act (O.C.G.A 12-5-320, et seq.) provides the authority for state agencies to network and coordinate activities, and for the state to participate in the National Coastal Zone Management Program. Activities implemented as part of this program are listed below:

- Water Quality Monitoring
- Local Government
- Coastal Incentive Grant Program
- Federal Consistency Review
- Outreach and Education
- Direct Permit Authorities
- Coastal Nonpoint Source (6217) Program
- Coastal Advisory Council

## **7. Transportation**

### **7.1 Road Network**

#### **7.1.1 Roads & Highways**

The City of Port Wentworth is made up of approximately 75 miles of streets and roadways. The City contains a 5-mile stretch of I-95, which adds a significant amount of traffic volume to the City on a daily basis. There is also a high volume of truck traffic due to the many industrial facilities located within and adjacent to the City. The City lies between the I-95 interchange with State Route 21 (SR 21) and the Georgia Ports Authority which adds a significant volume of truck traffic along SR 21 and Highway 25. Please see the map in Figure 14 for an illustration of the roadway network.

#### **7.1.2 Bridges**

The City of Port Wentworth contains a variety of different bridges in terms of size, length, and function. The Houlihan Bridge is the most notable in the City as it is a historic resource and provides a crossing over the Savannah River. The other bridges are minor in comparison as they consist of overpass crossings for streams, creeks, highways, and railroad right-of-ways. Roughly 20 bridges exist within the City.

#### **7.1.3 Connectivity**

In order to address traffic congestion and improve connectivity, the City of Port Wentworth supports the various transportation projects outlined in Section 7.6.

#### **7.1.4 Signalized Intersections**

The City of Port Wentworth contains 12 signalized intersections. The majority being at intersections of collector and arterial roads such as Highway 21 and 25.

#### **7.1.5 Signage**

The City supports and implements the Highway 95 Corridor Plan as it relates to signage and billboards along this corridor. The City has identified a need to invest in signage within the Community Gateway Character Area that will inform people that they have entered Port Wentworth and direct them to the unique resources within the City.

## **7.2 *Alternative Modes of Transportation***

### **7.2.1 Pedestrian & Bicycle Paths**

Due to the heavy volumes of truck traffic in the City, it is difficult to provide a safe environment for alternative modes of transportation. However, the close proximity of the SWR offers a great opportunity for the City to provide a connection via a trail system. The Chatham County Long-Range Transportation Plan has identified a project that would result in the construction of a 5.5-mile bicycle route along the Highway 25 corridor from the wildlife refuge to Bourne Avenue, Bonnybridge Road, and SR 21. This route would cross the Savannah River and also provide scenic views of the surrounding marshlands and local wildlife.

Other projects identified in the Long-Range Transportation Plan for Port Wentworth include implementation of a Multi-Purpose Trail System. Phase I consists of five miles of sidewalks in urban areas and a multi-use trail connecting natural areas to the new town center. Also identified is the On-Road Bikeway System Extension. This contains four miles of bikeways that include 5-foot bike lanes on major roads and “Share the Road Facilities” on minor roads within the City.

### **7.2.2 Public Transportation**

The Chatham Area Transit (CAT) provides public transportation to areas around Chatham County. However, no CAT shuttles or stops currently serve the City of Port Wentworth.

## **7.3 *Parking***

The City of Port Wentworth contains a Park and Ride located at the intersection of I-95 and SR 21 (shown in Figure 14). The City does not contain a significant number of other facilities related to parking. There are no surface parking facilities located in the City, and on-street parking is currently the only public parking option. Currently, there is no need for additional parking facilities in the City. Existing parking options are sufficient for residents and visitors.

## **7.4 Railroads, Trucking, Port Facilities & Airports**

### **7.4.1 Railroads**

The City of Port Wentworth contains roughly 20 miles of railroads. These rail freight lines are owned and operated by CSX Transportation and Norfolk Southern. The rail and freight infrastructure in Port Wentworth is primarily related to the transportation of commodities to and from the Georgia Ports Authority.

### **7.4.2 Ports**

The Georgia Ports Authority has two facilities located along the Savannah River. The 1,200 acre Garden City Terminal intersects the City of Port Wentworth and is the largest single-terminal container port on the East Coast. The Georgia Ports Authority has a tremendous impact on the local economy and provides a significant amount of jobs to people in the County. However, it also is responsible for the large amount of truck traffic within the City. The Georgia Ports Authority has experienced significant growth and continued growth is expected in the foreseeable future.

### **7.4.3 Trucking**

Due to the City's proximity to the Georgia Ports Authority Garden City Terminal, there is a significant amount of truck traffic. Industrial areas of the City also experience a significant amount of truck traffic. Grange Road area contains a concentration of trucking and warehousing industries that increase the amount of traffic in and around the City. Specific transportation projects have been identified and are list in the section below to address the congestion caused by truck traffic.

### **7.4.4 Airports**

The City of Port Wentworth is located in relatively close proximity to the Savannah-Hilton Head International Airport. This airport is the largest airport in Coastal Georgia and continues to expand.

## **7.5 Transportation & Land Use Connection**

The transportation issues and policies identified within this plan will have a direct impact on the other elements of the plan and can ultimately shape the character of the City. The reverse is also true; working to achieve the desired character in a neighborhood can raise a

new set of transportation related issues. For example, the density of a new housing development is important in determining the appropriate transportation infrastructure. Another example would be that the growth of the Georgia Ports Authority and the truck traffic associated with it has a direct impact on the City's ability to revitalize the traditional downtown area. As a result, it is important for the City of Port Wentworth to develop a coordinated approach for implementing the goals set forth in this plan.

## **7.6 Transportation Projects**

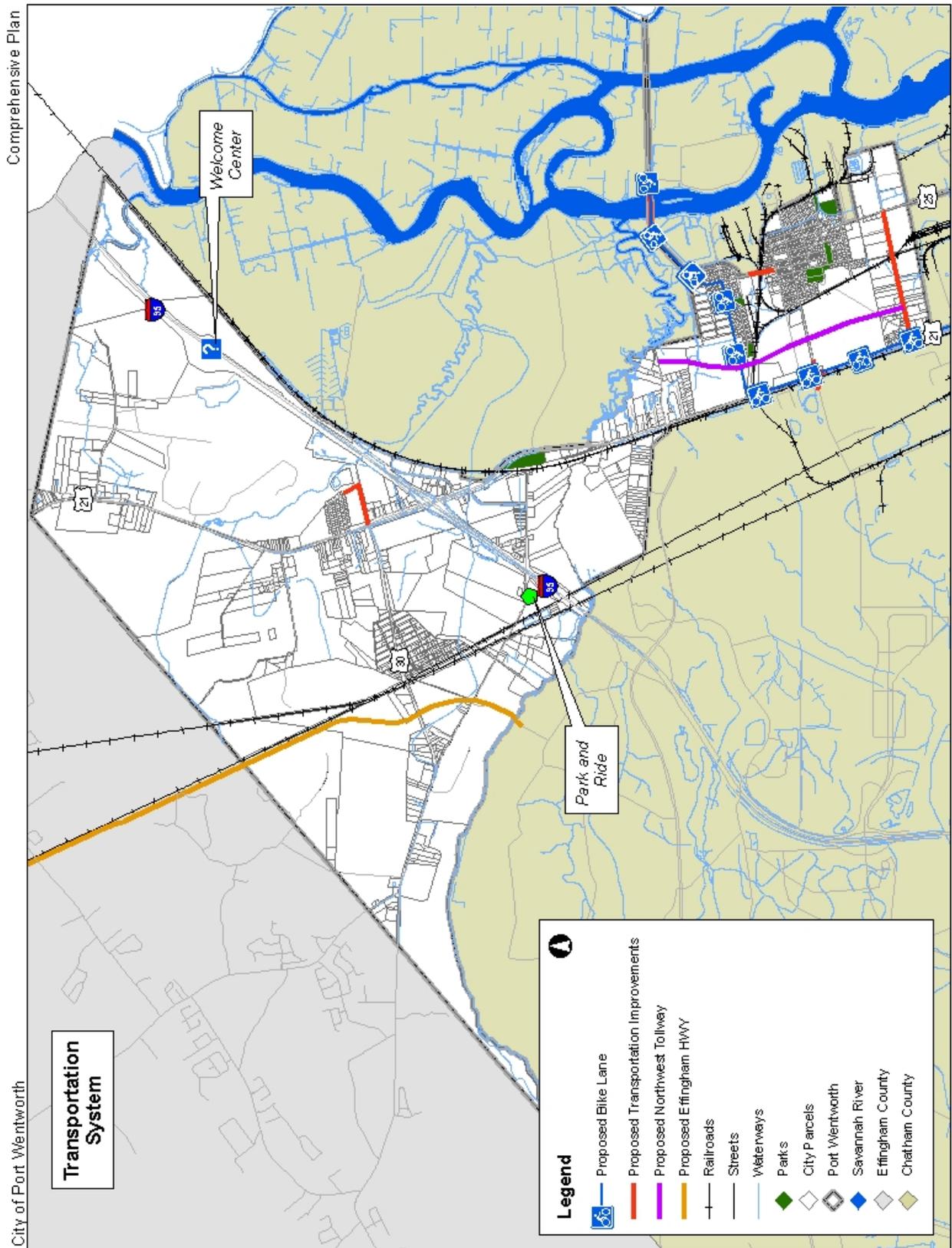
In an effort to alleviate some of the traffic issues within the City of Port Wentworth, there are a number of active and proposed construction projects in and around the City. Funding has been approved for improvements at the intersection of SR 21 and State Route 307 (SR 307). This area experiences a high volume of truck traffic due to the proximity to entrances to the Georgia Ports Authority. Improvements at this intersection are scheduled to be completed in the summer of 2007.

Other projects defined by GDOT and identified in the Chatham County Long-Range Transportation Plan are listed below and illustrated in Figure 14:

- Improvements to SR 307 (Dean Forest Road) from R.B. Miller Road to SR 21 (Priority 1A)
- I-95 Welcome Center (Priority 1A)
- SR 25 at Norfolk Southern Railroad (Priority 1C)
- SR 30 / Bonnybridge Road relocation (Priority 1C)
- Improvements to the Houlihan Bridge (SR 25) over the Savannah River (Priority 1C)
- Improvements to Grange Road between SR 25 and SR 21 (Priority 3)
- Northwest Tollway (Priority 3). This project is proposed to be constructed east of SR 21 and would provide connection to the Jimmy Deloach Parkway
- The addition of turning lanes and other improvements at SR 21, Crossgate Road, and Gulf Stream Road
- Construction of an overpass over the new Port Authority Rail Line on SR 307
- Richmond Road / Black Creek Road - Construction of new road

The Chatham County Long-Range Transportation Plan breaks down the projects into three main categories (Priority 1, 2, and 3). Priority 1 projects are programmed for preliminary engineering and have identified a funding source. Priority 2 projects are mid-range projects that are currently unfunded. Lastly, Priority 3 consists of unfunded long-range projects.

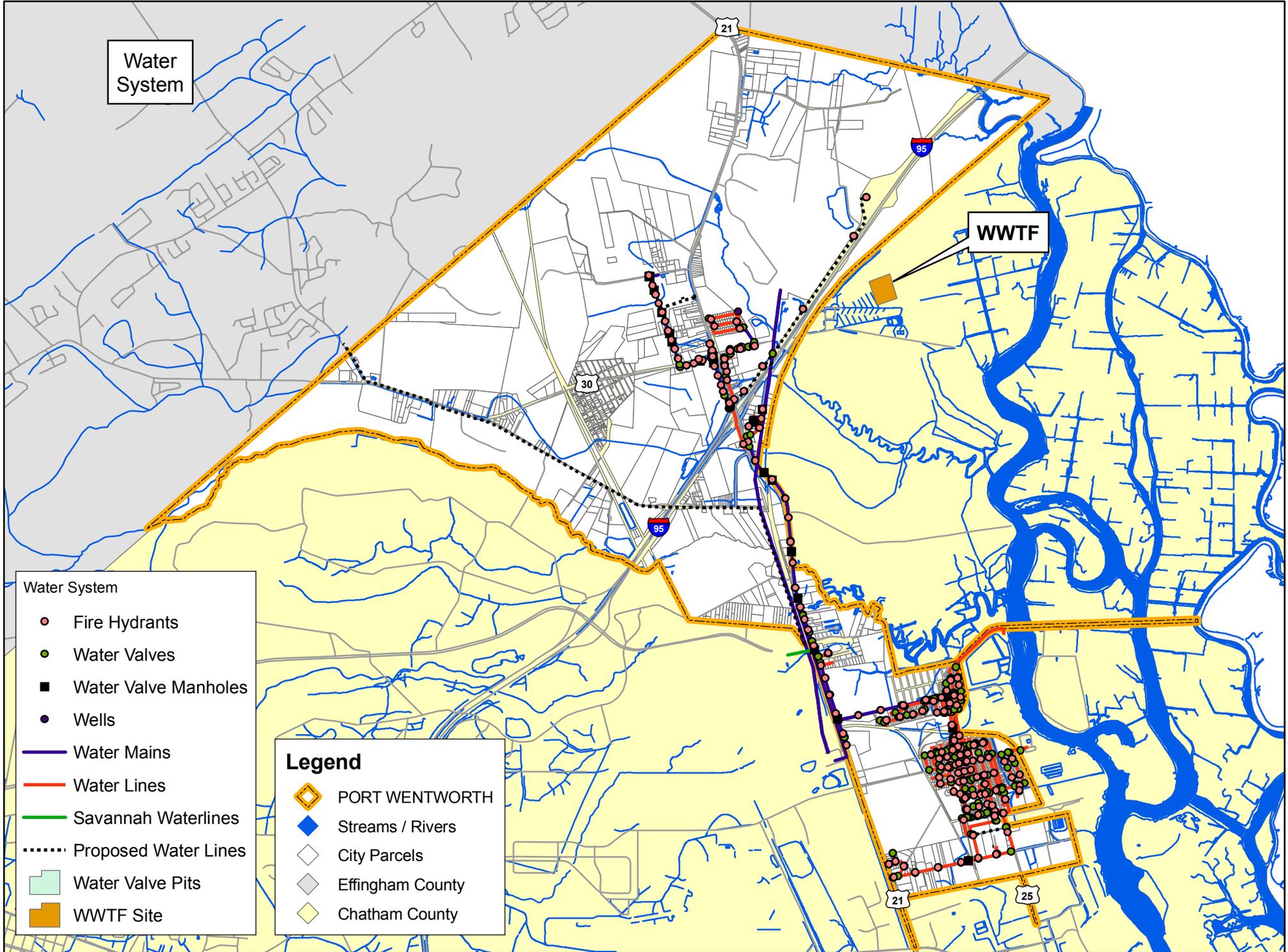
Figure 14. Transportation System Map



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# MAPS

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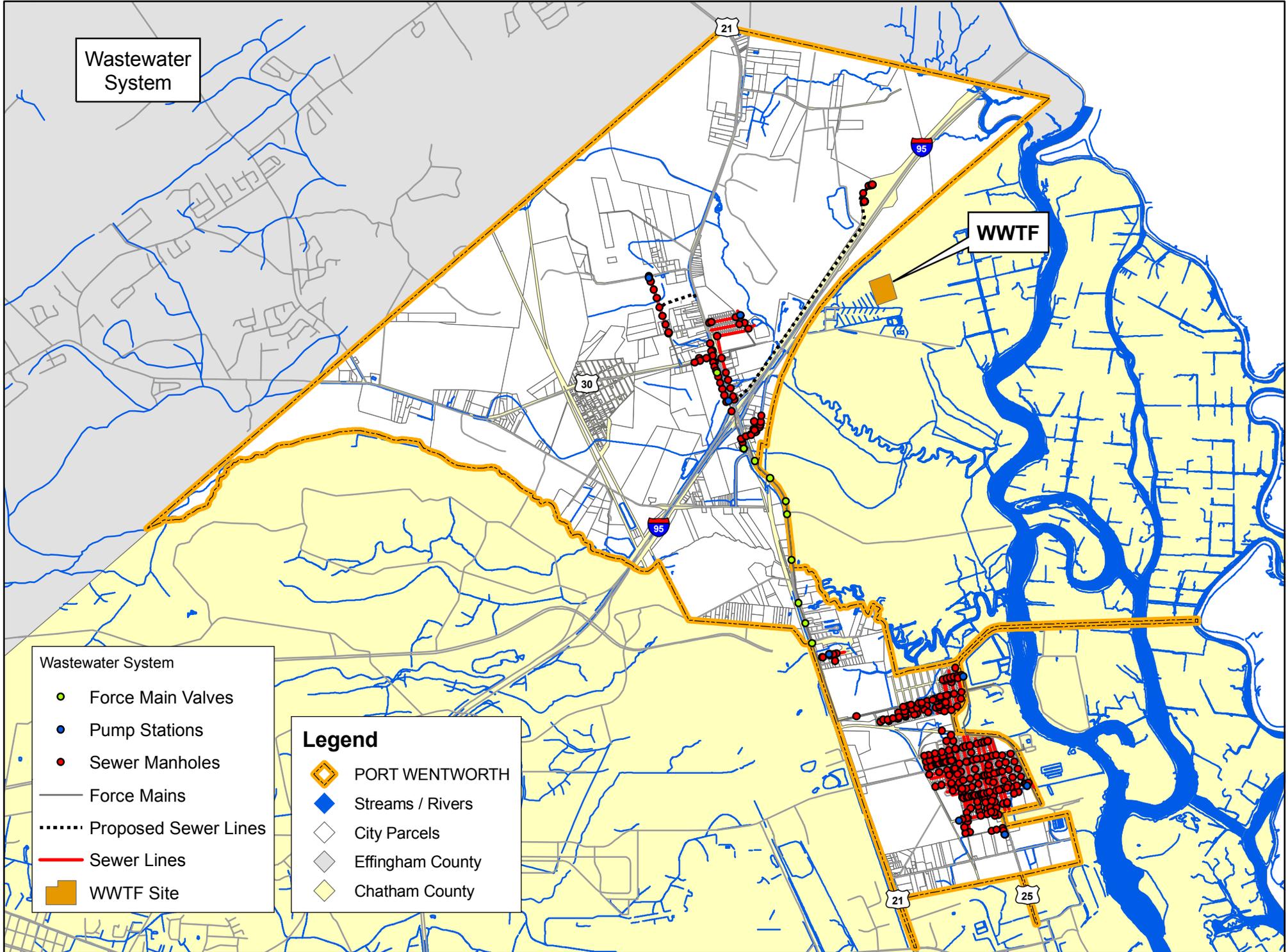


Water System

WWTF

- Water System
- Fire Hydrants
  - Water Valves
  - Water Valve Manholes
  - Wells
  - Water Mains
  - Water Lines
  - Savannah Waterlines
  - ..... Proposed Water Lines
  - Water Valve Pits
  - WWTF Site

- Legend
- ◇ PORT WENTWORTH
  - ◆ Streams / Rivers
  - ◇ City Parcels
  - ◇ Effingham County
  - ◇ Chatham County

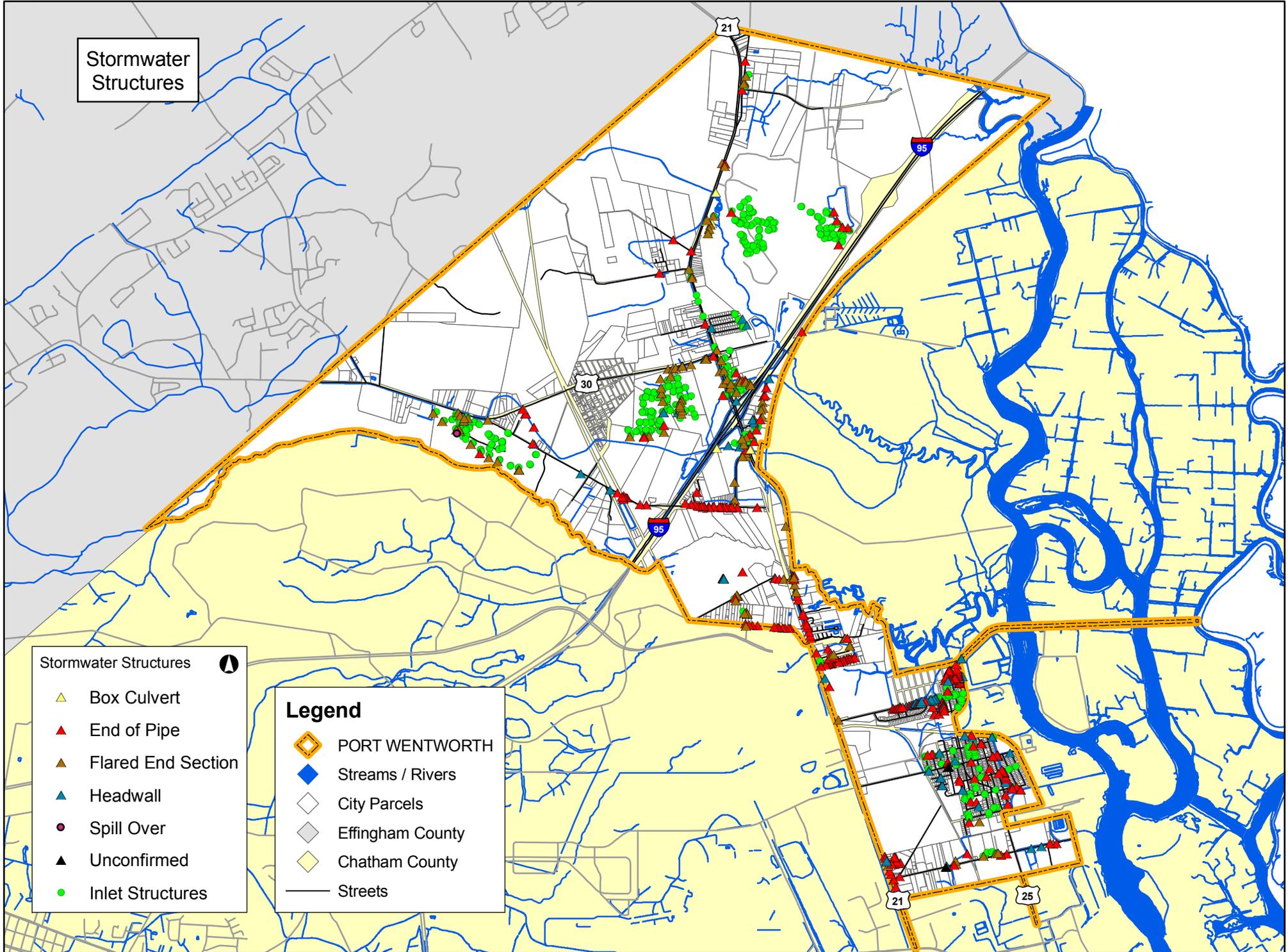


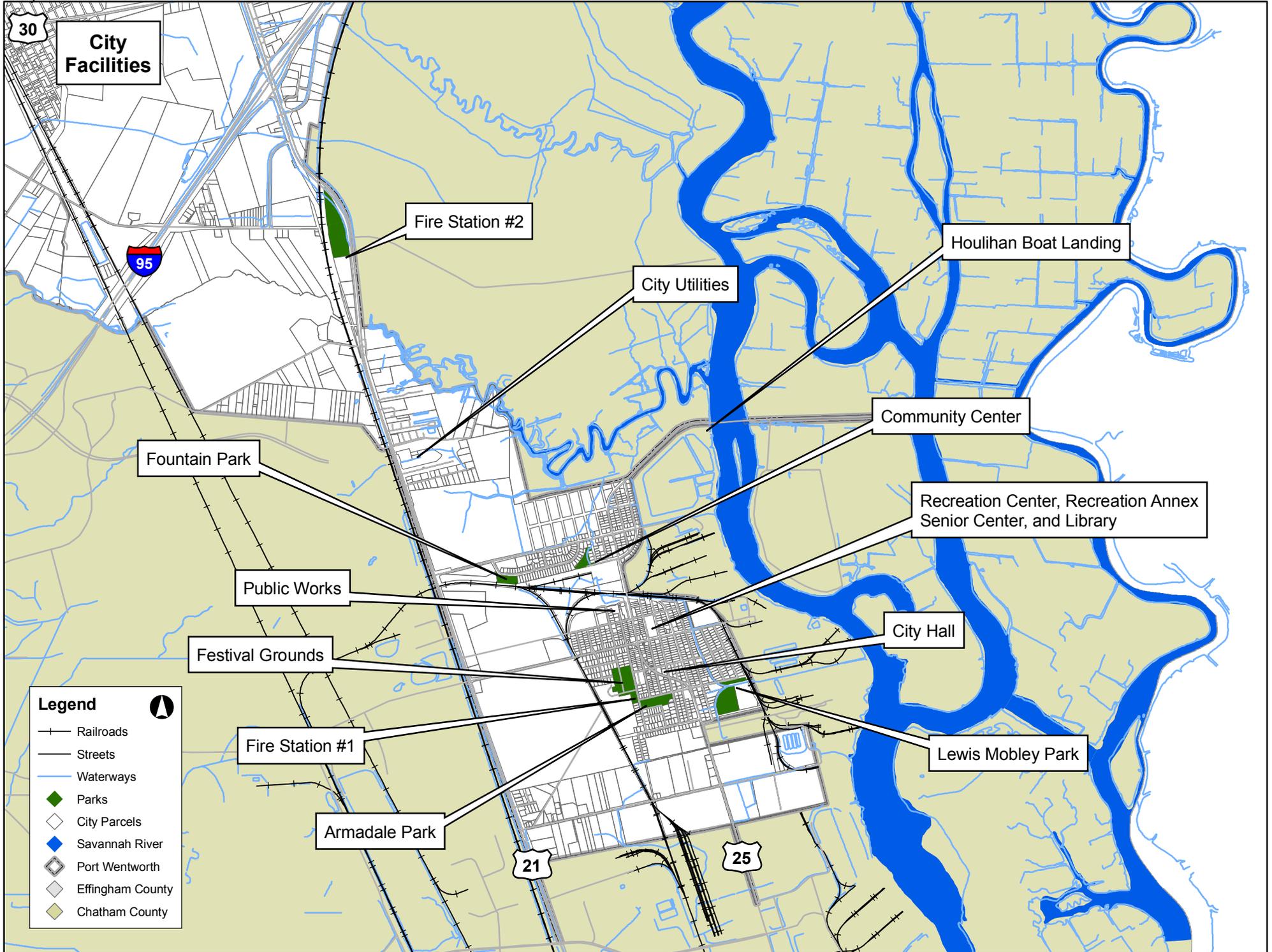
Wastewater System

WWTF

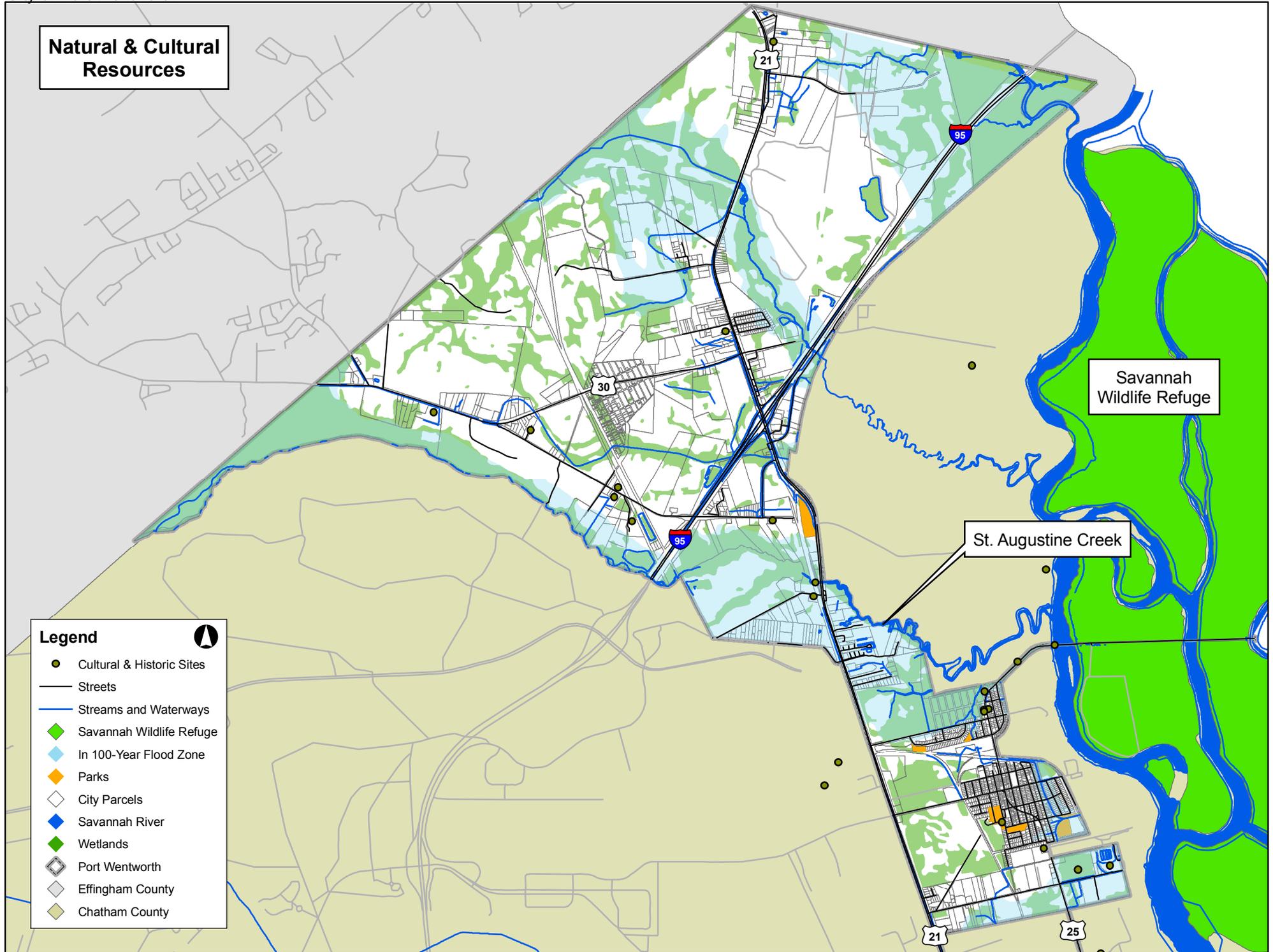
- Wastewater System
- Force Main Valves
  - Pump Stations
  - Sewer Manholes
  - Force Mains
  - - - - Proposed Sewer Lines
  - Sewer Lines
  - WWTF Site

- Legend**
- ◆ PORT WENTWORTH
  - ◆ Streams / Rivers
  - ◇ City Parcels
  - ◇ Effingham County
  - ◇ Chatham County





### Natural & Cultural Resources

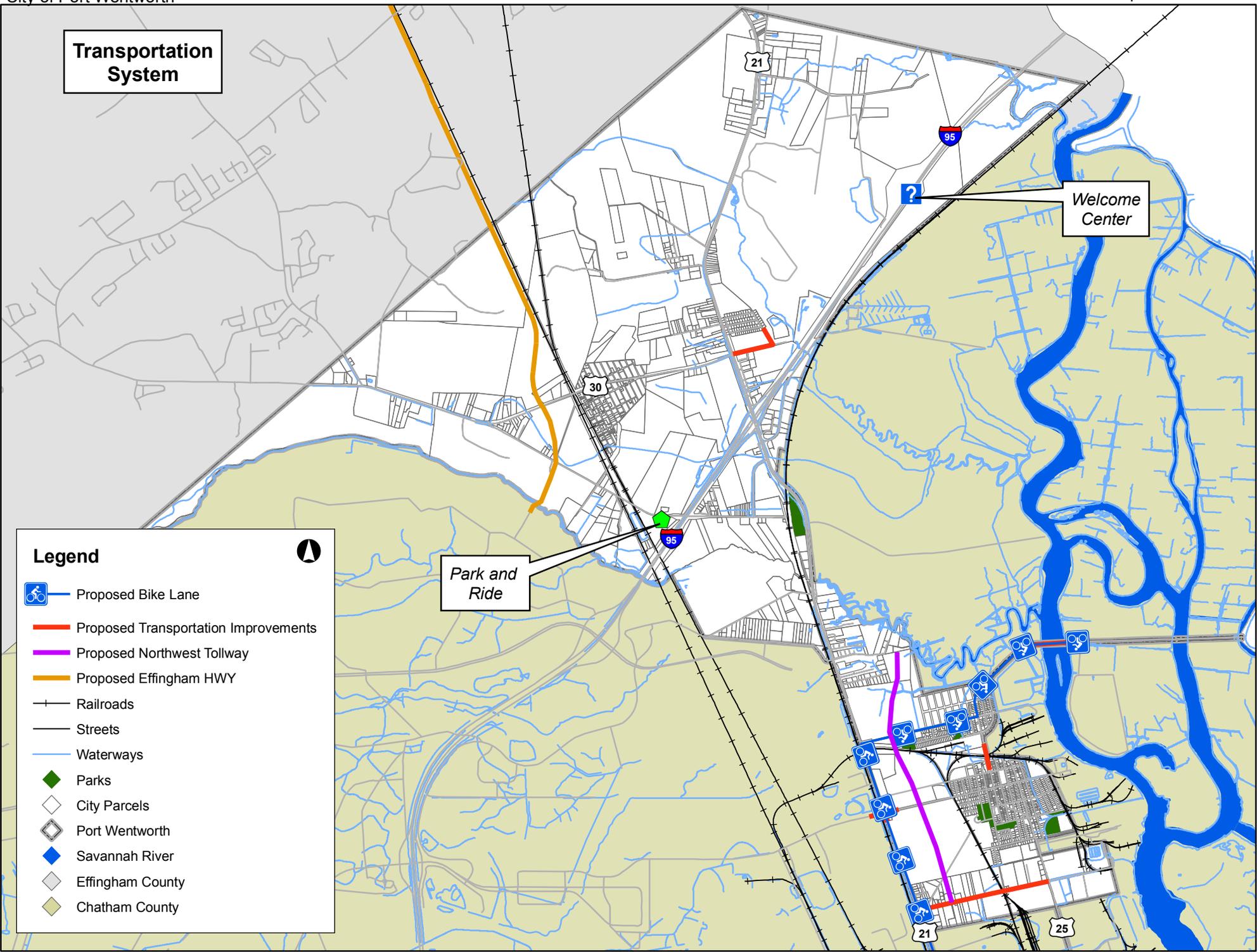


#### Legend



- Cultural & Historic Sites
- Streets
- Streams and Waterways
- ◆ Savannah Wildlife Refuge
- ◆ In 100-Year Flood Zone
- ◆ Parks
- ◇ City Parcels
- ◆ Savannah River
- ◆ Wetlands
- ◆ Port Wentworth
- ◆ Effingham County
- ◆ Chatham County

### Transportation System



#### Legend

- Proposed Bike Lane
- Proposed Transportation Improvements
- Proposed Northwest Tollway
- Proposed Effingham HWY
- Railroads
- Streets
- Waterways
- Parks
- City Parcels
- Port Wentworth
- Savannah River
- Effingham County
- Chatham County