



# CITY OF PORT WENTWORTH

CITY COUNCIL

MARCH 21, 2024

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Council Meeting Room

Regular Meeting

7:00 PM

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7224 GA HIGHWAY 21  
PORT WENTWORTH, GA 31407

1. **CALL MEETING TO ORDER**
2. **PRAYER AND PLEDGE OF ALLEGIANCE**
3. **ROLL CALL - CLERK OF COUNCIL**
4. **APPROVAL OF AGENDA**
5. **PUBLIC COMMENTS - REGISTERED SPEAKERS**
6. **RECOGNITION OF SPECIAL GUESTS**
7. **ELECTIONS & APPOINTMENTS**
8. **ADOPTION OF MINUTES**
  - A. Regular Council Meeting Minutes - February 15, 2024
9. **COMMUNICATIONS & PETITIONS**
10. **COMMITTEE REPORTS**
11. **CONSENT AGENDA**
  - A. National Multiple Sclerosis Educational Awareness Month
  - B. Intergovernmental Agreement with Chatham County for Fire Protection Pursuant to SDS
12. **UNFINISHED BUSINESS**
  - A. Consideration of a 2nd Reading for a Zoning Map Amendment Application submitted by Philip R. McCorkle as Agent for Inter Metro Properties (GA), LLC, requesting to rezone 2.6 acres from R-1 to I-1, to allow for expansion of a logistics yard. PIN # 7-0003-01-006, located in the 4th Council District, at 324 Flonnel Avenue.
  - B. Consideration of the 2nd Reading of a Zoning Map Amendment Application submitted by Southern Wood Company, LLC as Agent for Yash Desai, requesting to rezone 15.38 of 22.59 acres from C-2 to R-5, to allow for a multi-family residential development. PIN # 7-0037-02-004, located in the 3rd Council District, on Georgia Highway 21.
13. **NEW BUSINESS**
  - A. Zoning Map Amendment Application has been submitted by Steven Campisi as Agent for HP-221120 Port Wentworth, LLC, requesting to rezone (+/-)38.8 of 77.7 acres from R-1 to R-5, to allow for zoning unification for an approved multifamily development. PIN # 7-1017-01-014, located in the 2nd Council District, on Highway 30.

- Public Hearing
- Action

- B. Zoning Map Amendment Application has been submitted by Philip R. McCorkle as Agent for Ronald A. Royal, requesting to rezone 41.5 of (+/-)48.48 acres from R-1 to I-1, to allow for warehouse development. PIN # 7-0975-01-024, located in the 1st Council District, on Georgia Highway 21.

- Public Hearing
- Action

- C. Zoning Map Amendment Application has been submitted by Ernest Investments, LLC as Agent for Warren Sweatt, requesting to rezone 4.21 acres from R-1 to C-1, to allow for retail development. PIN # 7-1017-01-013, located in the 2nd Council District, at 1005 Highway 30.

- Public Hearing
- Action

**14. RESOLUTIONS/ORDINANCES/PROCLAMATIONS**

**15. EXECUTIVE SESSION**

- A. Litigation
- B. Personnel
- C. Real Estate

**16. ADJOURNMENT**



**City Council**  
7224 GA Highway 21  
Port Wentworth, GA 31407

Meeting: 03/21/24 07:00 PM  
Department: All  
Category: Agreement  
Prepared By: Zahnay Smoak  
Department Head: Steve Davis

**SCHEDULED**

**AGENDA ITEM (ID # 2965)**

DOC ID: 2965

## **Intergovernmental Agreement with Chatham County for Fire Protection Pursuant to SDS**

**Issue/Item:** Continuation and assurance of the 2022 Service Delivery Strategy areas with respect to Fire Protection Services to certain unincorporated area.

**Background:** Pursuant to the 2022 Service Delivery Strategy (SDS), the City provides Fire Protection Services to certain unincorporated area. Chatham County is looking to modernize and update its own County-wide fire protection, possibly including additional or changed fire districts, and proposed legislation to the GA General Assembly to update a 1960's that limited the County's ability to do so.

In consideration of this legislation, the City and County recognized there may exist a question of service delivery in the certain unincorporated area currently serviced by the City for Fire Protection Services, if the legislation were to pass. To remove any question of service delivery, and to ensure continuation of services, the City and County mutually support the attached IGA to clarify the issue.

The IGA will maintain the status quo of the 2022 SDS.

**Facts and Findings:** N/A

**Funding:** N/A

**Recommendation:** Approve IGA.

**ATTACHMENTS:**

- 2024.03.24 - IGA with County re Fire Svc in SDS (002)[28] (PDF)

STATE OF GEORGIA  
COUNTY OF CHATHAM

INTERGOVERNMENTAL AGREEMENT BETWEEN CHATHAM COUNTY AND  
THE CITY OF PORT WENTWORTH, FOR CONTINUED FIRE PROTECTION  
SERVICE PURSUANT TO CURRENT SERVICE DELIVERY STRATEGY

WHEREAS, Chatham County (“County”) and the City of Port Wentworth (“City”) are both vested with the powers to protect and preserve the health, safety, and welfare of the citizens of the county and city, respectively; and

WHEREAS, the County and the City are parties to the Chatham County Service Delivery Strategy 2022 Update (“2022 SDS”), executed by the County on or about July 18, 2022 and by Port Wentworth on or about June 23, 2022; and

WHEREAS, pursuant to the 2022 SDS the City provides certain fire protection services to an area of unincorporated Chatham County; and

WHEREAS, the County and the City mutually desire to continue for the City to provide such fire protection services to the area of unincorporated Chatham County, as provided in the 2022 SDS and for which the City is providing such fire services within unincorporated area of the County; and

WHEREAS, fire protection service is an essential and necessary governmental service that requires short and long term planning; and

WHEREAS, the County and the City mutually desire to maintain the status quo of the current 2022 SDS agreement not to exceed 8 years;

NOW, THEREFORE, IT IS MUTUALLY AGREED AS FOLLOWS:

Chatham County and the City of Port Wentworth agree that the 2022 SDS shall remain in full force and effect, notwithstanding any general or local legislation allowing, providing, or creating County fire districts or fire protection services, with respect to the fire protection service boundaries within the 2022 SDS. Specifically, this continuation of fire protection services by the City for certain unincorporated area of the County shall continue pursuant to the terms of the 2022 SDS not to exceed eight years.

NOW WHEREAS, this Agreement will become effective upon its execution by both parties and will be in effect for period not to exceed an additional 8 years over





**City Council**  
7224 GA Highway 21  
Port Wentworth, GA 31407

Meeting: 03/21/24 07:00 PM  
Department: Development Services  
Category: Amendment  
Prepared By: Katie Dunnigan  
Department Head: Katie Dunnigan

**SCHEDULED**

**AGENDA ITEM (ID # 2961)**

DOC ID: 2961 A

**Consideration of a 2nd Reading for a Zoning Map  
Amendment Application submitted by Philip R. McCorkle as  
Agent for Inter Metro Properties (GA), LLC, requesting to  
rezone 2.6 acres from R-1 to I-1, to allow for expansion of a  
logistics yard. PIN # 7-0003-01-006, located in the 4th  
Council District, at 324 Flonnel Avenue.**

**Issue/Item:** Consideration of a 2nd Reading for a Zoning Map Amendment Application submitted by Philip R. McCorkle as Agent for Inter Metro Properties (GA), LLC, requesting to rezone 2.6 acres from R-1 to I-1, to allow for expansion of a logistics yard. PIN # 7-0003-01-006, located in the 4th Council District, at 324 Flonnel Avenue.

**Background:** The applicant requests I-1 zoning to create truck parking and effectively expand existing operations for a logistics facility/container yard which is comprised of approximately 40 acres of contiguous I-1 zoned property.

**Facts and Findings:**

- Adjacent property to the north and west is within the I-1 zoning district.
- The property is bordered to the east by Waters of the State.
- The parcel to the south is within the R-1 zoning district. As it is under ownership of the Georgia Ports Authority and has a pervasive wetlands presence, it is unlikely that residential development would occur.
- The 2021-2041 Comprehensive Plan shows this parcel to be located within the industrial park character area, which is intended for high intensity use, to include transportation operations.
- The property does not meet the minimum acreage requirement (5 acres) for the I-1 zoning district. It must be combined to meet the minimum acreage, and should be combined with the entirety of the overall logistics development.

**Funding:** N/A

**Recommendation:** The proposed rezoning meets applicable zoning criteria and the intended use is consistent with Port Wentworth's Comprehensive Plan.

Approval for this request must include a condition that a recombination plat, bringing the parcel to the required 5 acre minimum, be recorded prior to the rezoning taking effect.

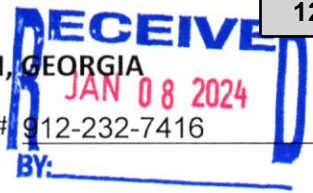
During the February 12, 2024 meeting, the Planning Commission recommended approval of this item.

**ATTACHMENTS:**

- ZMA 324 FLONNEL AVE 7-0003-01-006 2023-Application (PDF)
- ZMA 324 FLONNEL AVE 7-0003-01-006 2023-Adj. Property Owners (PDF)
- ZMA 324 FLONNEL AVE 7-0003-01-006 2023-Legal Description (PDF)

- ZMA 324 FLONNEL AVE 7-0003-01-006 2023-Warranty Deed (PDF)
- 20240108112209558 (PDF)
- 20240108112213402 (PDF)

APPLICATION TO AMEND THE ZONING MAP OF PORT WENTWORTH, GEORGIA



Applicant: Phillip R. McCorkle

Phone # 912-232-7416

Mailing Address: 319 Tattnall Street, Savannah, Georgia 31401

Property Owner: Inter Metro Properties (GA) LLC

Phone # 973-624-6444

Use back if more than one owner

Owner Address: P.O. Box 651, Basking Ridge, New Jersey 07920

PIN #(s): 7-0003-01-006 # of Acres 2.6

Zoning Classification: Present R-1 Requested I-1

Use of Property: Present Single Family Home Requested Truck Parking

X If the requested change is to extend an existing adjacent zoning district to include this property, explain below why the proposed change should be made.

If the requested change is not to extend an adjacent zoning district, explain below why this property should be placed in a different zoning district than all adjoining properties. (How does it differ from adjoining properties and why should it be subject to different restrictions than those applying to adjoining properties?)

The parcel is bordered on two sides by an existing and expanding truck facility owned by Inter Metro, and on the other two sides by undevelopable property owned by Georgia Ports Authority. It will become part of the existing truck facility with direct access to Jimmy Deloach Parkway.

Attach the following documents:

- 1. Written legal description of the property (e.g. copy of deed) – full metes and bounds description rather than plat reference.
2. Name, PIN #, property address and mailing address of property owners within 300 feet of this property.
3. Plat showing property lines with lengths and bearings, adjoining streets, locations of existing buildings, north arrow and scale. Submit three (3) copies of in 11" x 17", one 1 copy in 8.5" x 11", and a PDF on a flash drive.
4. Site Plan of proposed use of property. Submit three (3) copies in 11" x 17", one 1 copy in 8.5" x 11", and a PDF on a flash drive.
5. Disclosure of Campaign Contributions and Gifts form.
6. Disclosure of Financial Interests form
7. If property owner and applicant are not the same, Authorization by Property Owner form or Authorizations of Attorney form.
8. Filing fee of \$500.00 + \$50.00 per acre + \$75.00 Administrative Fee, payable to the City of Port Wentworth.

APPLICATION MUST BE FILED 20 BUSINESS DAYS PRIOR TO THE PLANNING COMMISSION MEETING AT WHICH THEY ARE TO BE CONSIDERED.

I hereby authorize the staff of the City of Port Wentworth to inspect the premises of the above described property and to post this property with the duly required notices. I hereby depose and say that all statements herein and attached statements submitted are true and correct to the best of my knowledge and belief.

Sworn to and subscribed before me this 4th day of December, 2023

Notary Public signature



Applicant signature

Signature of Applicant



**DISCLOSURE OF CAMPAIGN CONTRIBUTIONS**

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

Reference: Application filed on December 4, 2023, to rezone real property described as follows:

*See Attached Exhibit "A"*

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

*NONE*

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

Sworn to and subscribed before me this 4<sup>th</sup> day of December, 2023.

*[Handwritten Signature]*

Signature of Applicant

*[Handwritten Signature]*  
Notary Public



Attachment: ZMA 324 FLONNEL AVE 7-0003-01-006 2023-Application (2961 : 2nd Reading: ZMA 70003 01006 324 Flonnel Ave R1-J1 FEB 24)

**DISCLOSURE OF FINANCIAL INTERESTS**

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

Reference: Application filed on December 4, 20 23, to rezone real property described as follows:

*See Attached Exhibit "A"*

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

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

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

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

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

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

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

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

Sworn to and subscribed before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Signature of Official

\_\_\_\_\_  
Notary Public

Updated 7/13/2023

Attachment: ZMA 324 FLONNEL AVE 7-0003-01-006 2023-Application (2961 : 2nd Reading: ZMA 70003 01006 324 Flonnel Ave R1-I1 FEB 24)

**AUTHORIZATION OF PROPERTY OWNER**

Application for Rezoning or Variance

I swear that I am the owner of the property which is the subject matter of the attached application, as is shown in the records of Port Wentworth, Georgia.

I authorize the person named below to act as applicant in the pursuit of a variance or for the rezoning of this property.

Name of Applicant: Phillip R. McCorkle

Address: 319 Tattnell Street, Savannah, Georgia 31401

Telephone Number: 912-232-7416

INTER METRO PROPERTIES (GA) LLC

By: [Signature]  
Signature of Owner

Personally appeared before me

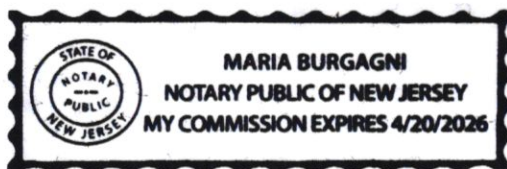
ROBERT D. SANSONE

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

[Signature]

Notary Public

11/30/2023  
Date



Updated 7/13/2023

Attachment: ZMA 324 FLONNEL AVE 7-0003-01-006 2023-Application (2961 : 2nd Reading: ZMA 70003 01006 324 Flonnel Ave R1-I1 FEB 24)

Surrounding Property Owners Within 300 Feet

Georgia Ports Authority  
 PINs: 70003 01007  
 Property Addresses: Flonell Avenue, Port Wentworth 31407  
 Mailing Address: Post Office Box 2406, Savannah, Georgia 31402-2406

Georgia Ports Authority  
 PINs: 10812 01001  
 Property Address: International Trade Parkway, Port Wentworth 31407  
 Mailing Address: Post Office Box 2406, Savannah, Georgia 31402-2406

Inter Metro Properties (GA) LLC  
 PINs: 70003 01005  
 Properties Addresses: 277 Flonell Avenue, Port Wentworth 31407  
 Mailing Address: Post Office Box 651, Basking Ridge, New Jersey 07920

Inter Metro Properties (GA) LLC  
 PINs: 70003 01010  
 Properties Addresses: Flonell Avenue, Port Wentworth 31407  
 Mailing Address: Post Office Box 651, Basking Ridge, New Jersey 07920

Inter Metro Properties (GA) LLC  
 PINs: 70003 01011  
 Properties Addresses: 302 Flonell Avenue, Port Wentworth 31407  
 Mailing Address: Post Office Box 651, Basking Ridge, New Jersey 07920

Inter Metro Properties (GA) LLC  
 PINs: 70003 01012  
 Properties Addresses: 301 Flonell Avenue, Port Wentworth 31407  
 Mailing Address: Post Office Box 651, Basking Ridge, New Jersey 07920

Inter Metro Properties (GA) LLC  
 PINs: 70003 01013  
 Properties Addresses: Flonell Avenue, Port Wentworth 31407  
 Mailing Address: Post Office Box 651, Basking Ridge, New Jersey 07920

Attachment: ZMA 324 FLONNELL AVE 7-0003-01-006 2023-Adj. Property Owners (2961 : 2nd Reading: ZMA 70003 01006 324 Flonell Ave R1-11

**Exhibit "A"**  
Legal Description

All that certain lot, tract or parcel of land situate, lying and being in Chatham County, Georgia, approximately six (6) miles northwest of Savannah city limits on Highway 21, containing Two and Six tenths (2.6) acres, more or less, and being a part of the southern portion of properties owned by C.R. Mock, Jr., which adjoin the property now or formerly belonging to Port Wentworth Terminal Co., said property herein conveyed being shown as belonging to C.G. Braddock on a map or plat made for him by Ray Bailey, dated November 27, 1957, recorded in the Office of the Clerk of the Superior Court of Chatham County, Georgia, in Plat Record Book I, Folio 63, containing a frame bungalow with asbestos siding with four (4) rooms and bath, and being more particularly described as follows:

Beginning at a point (iron pin) where the southeastern corner of the property shown on said map as belonging to C.G. Braddock intersects the property shown on said map as belonging to Port Wentworth Terminal Company and running thence in a northerly direction along the Augustine Creek Ninety-seven and Ninety-one One Hundredths (97.91) feet to a stake; thence in a westerly direction Two Hundred Seventy-four and Thirty-for One Hundredths (274.34) feet to a stake; thence in a northwesterly direction Two Hundred Twenty-four and Forty-one One Hundredths (224.41) feet to a stake; thence continuing in a northwesterly direction One Hundred Ninety-four and Eighty-two One Hundredths (194.82) feet to a stake; thence in a southwesterly direction Two Hundred Fifty-one and Forty-seven One Hundredths (251.47) feet to a stake on the dividing line between the property herein conveyed and the property of said Port Wentworth Terminal Co.; thence in an easterly direction along said dividing line for a distance of Seven Hundred Forty and Seventy-One Hundredths (740.70) feet to a point of beginning; being bounded on the south by Port Wentworth Terminal Co., on the north and west by property of C.R. Mock, Jr. and on the east by Augustine Creek. Also conveyed herein is right of way for ingress and egress of the Twenty (20) feet wide by Three Hundred Sixty-two and Fifty-five One Hundredths (362.55) feet along access road located in the southern portion of the property of C.R. Mock, Jr. on the dividing line between the property of C.R. Mock, Jr. and the property of Port Wentworth Terminal Co.

Being 324 Flonell Avenue, Port Wentworth, Georgia 31407 and having PIN No. 70003-01006.



AND THE SAID Grantor(s), for their heirs, executors and administrators, will warrant and forever defend the right and title to the above-described property, unto the said Grantee(s) against all persons owning, holding or claiming by, through or under the Grantor(s).

IN WITNESS WHEREOF, the said Grantor(s) have hereunto set their hand(s) and seal(s) on the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]

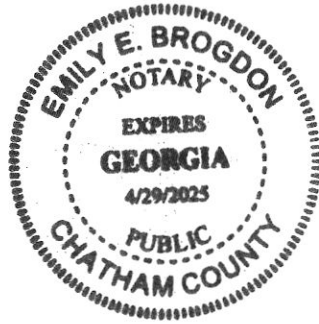
Witness

[Signature]  
Notary Public

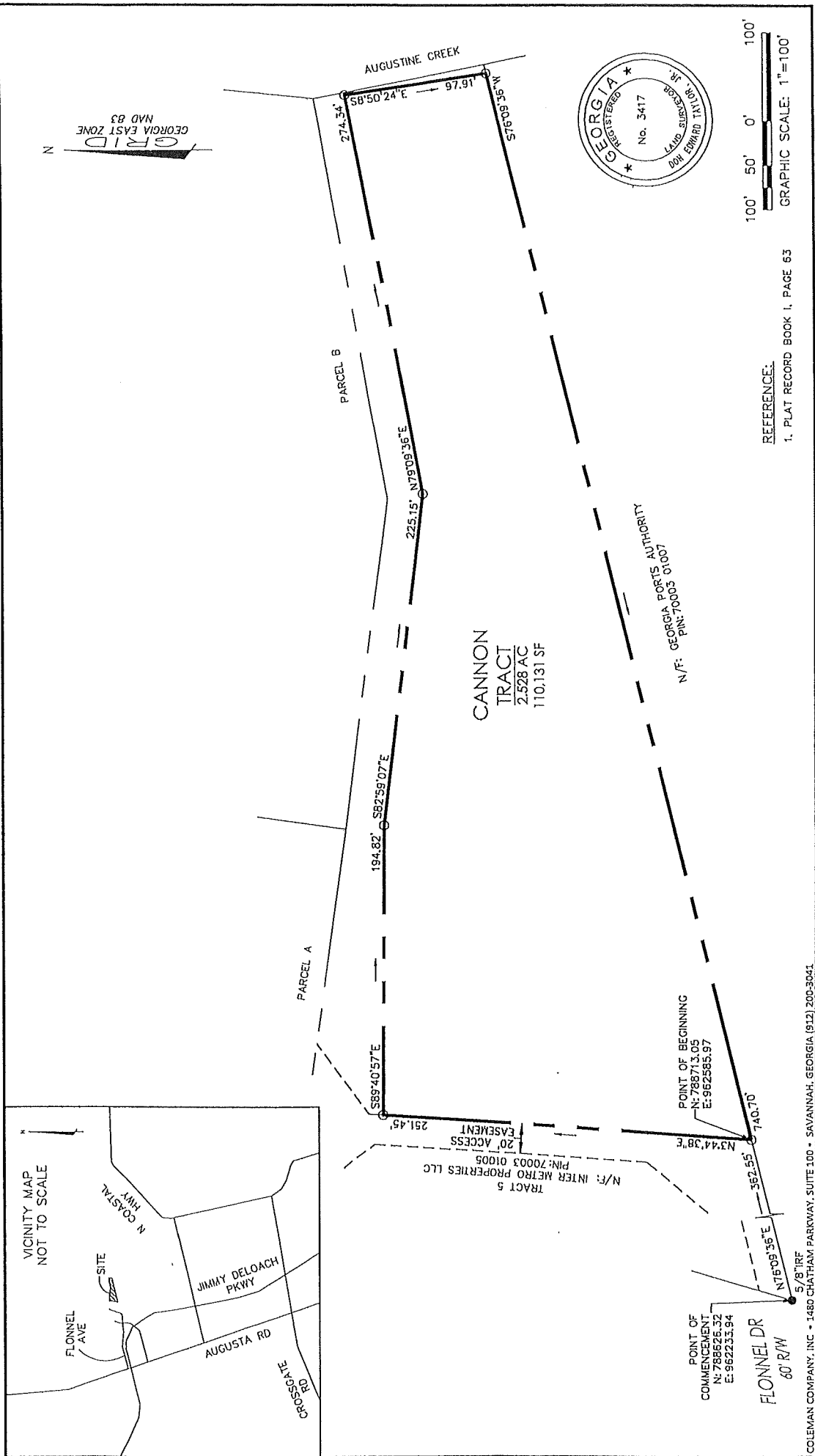
Sheryl Cannon

Sybil Cannon, by Sheryl Cannon as attorney-in-fact

(Notary Seal)



Attachment: ZMA 324 FLONNEL AVE 7-0003-01-006 2023-Warranty Deed (2961 : 2nd Reading: ZMA 70003 01006 324 Flonnel Ave R1-I1 FEB 24)



**COLEMAN COMPANY**  
ENGINEERS - SURVEYORS

A ZONING EXHIBIT OF THE  
CANNON TRACT,  
8TH G.M. DISTRICT, CITY OF PORT WENTWORTH,  
CHATHAM COUNTY, GEORGIA  
PREPARED FOR: JOE MCVEIGH

REFERENCE:  
1. PLAT RECORD BOOK I, PAGE 63

GRAPHIC SCALE: 1"=100'

100' 50' 0' 100'

POINT OF BEGINNING  
N: 788713.05  
E: 962585.97

POINT OF COMMENCEMENT  
N: 788626.32  
E: 962233.94

FLONNEL DR  
60' R/W

5/8" IRF

COLEMAN COMPANY, INC. • 1480 CHATHAM PARKWAY, SUITE 100 • SAVANNAH, GEORGIA (912) 200-3041

TRACT 5  
N/F: INTER METRO PROPERTIES LLC  
PIN: 70003 01005

20' ACCESS  
EASEMENT  
291.45'

N34°4'38"E

362.55'

740.70'

POINT OF BEGINNING  
N: 788713.05  
E: 962585.97

N76°09'56"E

589.40' 57"E

194.82' S82°59'07"E

225.15' N79°09'36"E

274.34'

97.91'

58°50'24"

AUGUSTINE CREEK

PARCEL A

PARCEL B

CANNON TRACT  
2.528 AC  
110,131 SF

N/F: GEORGIA PORTS AUTHORITY  
PIN: 70003 01007

VICINITY MAP  
NOT TO SCALE

FLONNEL AVE

AUGUSTA RD

CROSSCANE RD

JIMMY DELOACH PKWY

N COASTAL HWY

SITE

GRID  
GEORGIA EAST ZONE  
MAD 83

JOB NUMBER: 22-750.002  
DATE: 11/27/2023  
DRAWN BY: CNR  
CHECKED BY:  
SCALE: 1"=100'

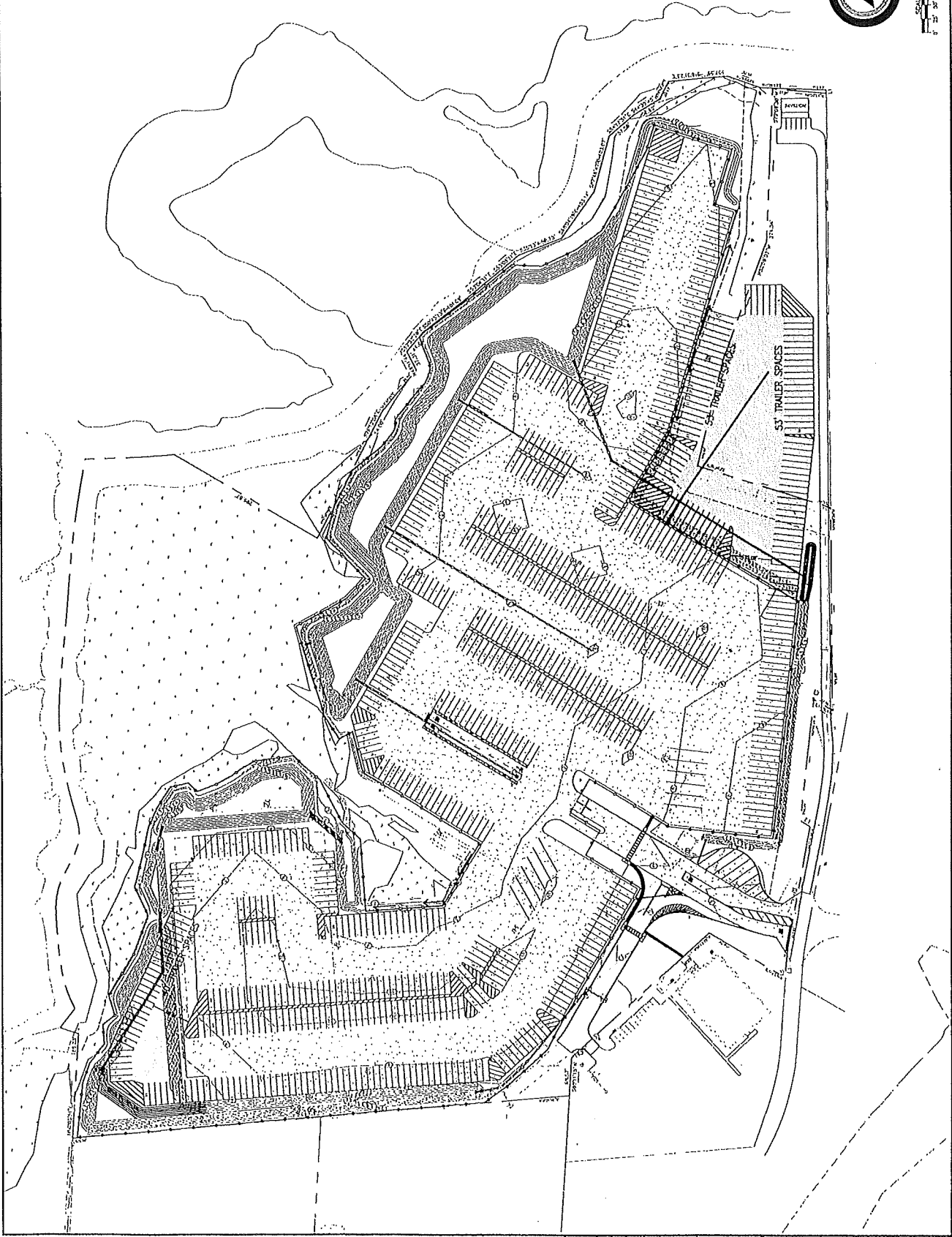
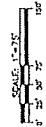
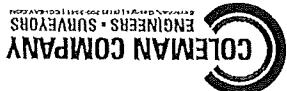
SHEET#: 1/1

Attachment: 20240108112209558 (2961 : 2nd Reading: ZMA 70003 01006 324 Flonnel Ave R1-I1 FEB 24)



CIVIL CONSTRUCTION PLANS FOR  
FLONNEL AVENUE LOGISTICS FACILITY  
CONTAINER YARD  
LOCATED IN PORT WENTWORTH, GEORGIA  
PREPARED FOR INTERMETRO PROPERTIES OF GEORGIA, LLC

NOT FOR CONSTRUCTION



Attachment: 20240108112213402 (2961 : 2nd Reading: ZMA 70003 01006 324 Flonnel Ave R1-I1 FEB 24)



**City Council**  
7224 GA Highway 21  
Port Wentworth, GA 31407

Meeting: 03/21/24 07:00 PM  
Department: Development Services  
Category: Ordinance  
Prepared By: Katie Dunnigan  
Department Head: Katie Dunnigan

**SCHEDULED**

**AGENDA ITEM (ID # 2962)**

DOC ID: 2962 A

**Consideration of the 2nd Reading of a Zoning Map Amendment Application submitted by Southern Wood Company, LLC as Agent for Yash Desai, requesting to rezone 15.38 of 22.59 acres from C-2 to R-5, to allow for a multi-family residential development. PIN # 7-0037-02-004, located in the 3rd Council District, on Georgia Highway 21.**

**Issue/Item:** Consideration of the 2nd Reading of a Zoning Map Amendment Application submitted by Southern Wood Company, LLC as Agent for Yash Desai, requesting to rezone 15.38 of 22.59 acres from C-2 to R-3, to allow for a multi-family residential development. PIN # 7-0037-02-004, located in the 3rd Council District, on Georgia Highway 21.

**Background:** The applicant proposes to develop a 288-unit residential complex.

- The concept plan shows 12, 3-story buildings, each with 24 units which are to be comprised of studio, one, two, and three bedroom apartments.
- Community features shown on the concept sketch include a dog park, pickleball courts, and a 2-story amenities center.
- After subdivision, the remaining 7+/- acre parcel's future use is planned for retail development and 95-room hotel and conference center.
- A minor subdivision plat has been submitted to Development Services for review.

**Facts and Findings:**

- The R-5 zoning district is described in Appendix B, Article 3, Section 3.20 of the City of Port Wentworth Code of Ordinances as "*intended for multi-family residential buildings. This district also allows for limited civic and recreational uses, as well as single-family and two-family residences and townhomes. Characteristics of lands zoned R-5 include apartment complex facilities and denser townhome communities closer to goods and services or planned mixed-use village areas...*" Adjacent properties to the north and east are in the C-2 (General Commercial) zoning district. The adjacent property to the south is in the R-4 (Mixed Residential) zoning district.
- The 2021-2041 Comprehensive Plan indicates that this parcel lies within the Highway Commercial Interchange Area. While residential use is not specifically listed as an intended use in this character area, the fact that it abuts a Suburban character area (to the west) indicates that R-5 is appropriate for transitional zoning.
- The parcel has frontage on both Georgia Highway 21 and Interstate 95.
- Access is proposed to Newport Boulevard via PIN # 7-0037-02-019. This parcel is under different ownership, Staff is unaware of an existing access agreement.

**Funding:** N/A

**Recommendation:** The proposed rezoning meets applicable zoning criteria. The surrounding commercial properties support the intended characteristics of R-5. This placement of R-5 also continues a logical increase in density between single family dwellings along Highway 30 and commercial development along Highway 21.

During the February 12, 2024 meeting, the Planning Commission recommended approval of

this item.

**ATTACHMENTS:**

- ZMA HWY 21 7-0037-02-004 2023-Application (PDF)
- ZMA HWY 21 7-0037-02-004 2023-Adj. Prop. Owners (PDF)
- ZMA HWY 21 7-0037-02-004 2023-Legal Description A & B (PDF)
- ZMA HWY 21 7-0037-02-004 2023-Limited Warranty Deed (PDF)
- ZMA HWY 21 7-0037-02-004 2023-Land Survey (PDF)
- ZMA HWY 21 7-0037-02-004 2023-Rezoning Exhibit (PDF)
- ZMA HWY 21 7-0037-02-004 2023-Site Plan 1.22.24 (PDF)

230509

APPLICATION TO AMEND THE ZONING MAP OF PORT WENTWORTH, GEORGIA



12.B.a

Applicant: Southern Wood Company LLC.

Phone # 912-398-0280

Mailing Address: 118 Pipemakers Circle, Ste 100, Pooler, GA 31312

Property Owner: Yash Desai

Phone# 912-398-0280

Use back if more than one owner

Owner Address: 0 Hwy 21, Port Wentworth, GA 31407

PIN #(s): 70037 02004

# of Acres 15.38

Zoning Classification: Present P-C-3 Requested R-5

Use of Property: Present N/A general business Requested Multi-Family Residential

If the requested change is to extend an existing adjacent zoning district to include this property, explain below why the proposed change should be made.

X If the requested change is not to extend an adjacent zoning district, explain below why this property should be placed in a different zoning district than all adjoining properties. (How does it differ from adjoining properties and why should it be subject to different restrictions than those applying to adjoining properties?)

We are requesting to rezone a portion of PIN # 70037 02004 to R-5 to meet the requirements for denser multi-family residential buildings uses allowed under R-5 (Multi - Family Residential)

Attach the following documents:

- 1. Written legal description of the property (e.g. copy of deed) -full metes and bounds description rather than plat reference.
2. Name, PIN#, property address and mailing address of property owners within 300 feet of this property.
3. Plat showing property lines with lengths and bearings, adjoining streets, locations of existing buildings, north arrow and scale. Submit three (3) copies of in 11" x 17", one 1 copy in 8.5" x 11", and a PDF on a flash drive.
4. Site Plan of proposed use of property. Submit three (3) copies in 11" x 17", one 1 copy in 8.5" x 11", and a PDF on a flash drive.
5. Disclosure of Campaign Contributions and Gifts form.
6. Disclosure of Financial Interests form
7. If property owner and applicant are not the same, Authorization by Property Owner form or Authorizations of Attorney form.
8. Filing fee of \$500.00 + \$50.00 per acre+ \$75.00 Administrative Fee, payable to the City of Port Wentworth.

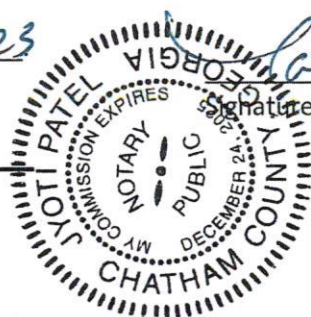
APPLICATION MUST BE FILED 20 BUSINESS DAYS PRIOR TO THE PLANNING COMMISSION MEETING AT WHICH THEY ARE TO BE CONSIDERED.

I hereby authorize the staff of the City of Port Wentworth to inspect the premises of the above described property and to post this property with the duly required notices. I hereby depose and say that all statements herein and attached statements submitted are true and correct to the best of my knowledge and belief.

Sworn to and subscribed before me this 6th day of December, 2023

[Signature]

Notary Public



[Signature of Applicant]

Signature of Applicant

Updated 8/25/2023

Attachment: ZMA HWY 21 7-0037-02-004 2023-Application (2962 : 2nd Reading: ZMA 70037 02004 Hwy 21 C2-R5 FEB 24)

**DISCLOSURE OF CAMPAIGN CONTRIBUTIONS**

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

Reference: Application filed on December 7, 2023, to rezone real property described as follows:

PIN # 70037 02004  
0 Hwy 21, Port Wentworth, GA 31407

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

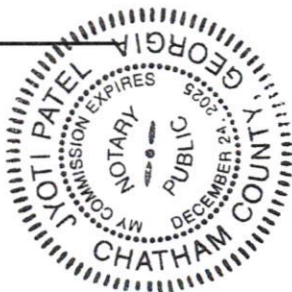
No contributions made

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

Sworn to and subscribed before me this 6th day of December, 2023

[Signature]  
Signature of Applicant

[Signature]  
Notary Public



**AUTHORIZATION OF PROPERTY OWNER**

Application for Rezoning or Variance


I swear that I am the owner of the property which is the subject matter of the attached application, as is shown in the records of Port Wentworth, Georgia.


I authorize the person named below to act as applicant in the pursuit of a variance or for the rezoning of this property.

Name of Applicant: Yash Desai, managing member Southern Wood Company LLC.

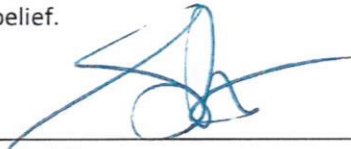
Address: 118 Pipemakers Circle, Ste 100, Pooler, GA 31312

Telephone Number: 912-398-0280

  
Signature of Owner

Personally appeared before me  


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

  
Notary Public

12/6/23  
Date



**DISCLOSURE OF FINANCIAL INTERESTS**

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

Reference: Application filed on December 7, 2023, to rezone real property described as follows:

PIN # 70037 02004  
0 Hwy 21, Port Wentworth, GA 31407

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

None

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

None

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

None

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

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

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

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

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

Sworn to and subscribed before me this

6th day of December, 2023

*[Signature]*

\_\_\_\_\_  
Notary Public

*[Signature]*

Notary Public

Updated 8/25/2023



Attachment: ZMA HWY 21 7-0037-02-004 2023-Application (2962 : 2nd Reading: ZMA 70037 02004 Hwy 21 C2-R5 FEB 24)

# Invite to Community meeting

Neighboring addresses to the Savannah Gateway West project on Parcel 2B, Magellan Boulevard:

①

PIN/Prop. Address:

70976 02021  
50 Newport Blvd.

Property Owner:

OREI POINTE GRAND PROPERTY OWNER, LLC  
888 BRICKELL AVE 3RD FLOOR  
MIAMI, FL, 33131

Legal Desc.:

PT OF TRACT 3 MEADOW LAKES SUB PH 1 SMB  
25S 46 3

②

70037 02014  
0 MAGELLAN BLVD

1311 EUCLID LLC  
1128 24TH ST  
SANTA MONICA, CA, 90403

PARCEL 8 SAVANNAH GATEWAY WEST PHASE 1  
PRB 47P 32

③

70037 02019  
0 Highway 21

COASTAL CLUB PORT WENTWORTH, LLC  
1031 WEST MORSE BLVD STE 240  
WINTER PARK, FL, 32789

PT PARCEL 2A FORMER BOARDMAN TRACT

④

70037 01001A  
7106 HIGHWAY 21

TRI-RIVERS FOODS LP  
PO BOX 1767  
CLEMSON, SC, 29633

PT OF HUBERT KELLER TCT N E INTERSECTION  
I-95 + H

Attachment: ZMA HWY 21 7-0037-02-004 2023-Adj. Prop. Owners (2962 : 2nd Reading: ZMA 70037 02004



EXHIBIT "A"

reference  
lot 9, not  
being  
rezoned

ALL that certain lot, tract or parcel of land situate, lying and being in Chatham County, Georgia, and shown as Lot 9 on that plat entitled "Phase 1 Savannah Gateway West, Being a Subdivision of a Portion of Lands of the Savannah West, LLC, Eighth G.M. District, City of Port Wentworth, Chatham County, Georgia", prepared by Hussey, Gay, Bell & DeYoung, Inc. and James M. Sims, G.R.L.S. No. 2280, dated July 31, 2008, recorded in Plat Book 41-S, page 11, Chatham County, Georgia, records, said plat being incorporated herein and made a part hereof by this reference.

AND, Also,

legal  
description  
FPIN  
100 39 02004  
to be  
rezoned  
in this  
application

ALL that certain lot, tract or parcel of land situate, lying and being in the Eighth G.M. District, City of Port Wentworth, Chatham County, Georgia, being Parcel 2 of a Revised Minor Subdivision Survey Former Boardman Tract, last revised and recorded on May 12, 2020, in Plat Book 52, page 428, Chatham County, Georgia, records, said plat being incorporated herein and made a part hereof by this reference.

**LESS AND EXCEPT FROM SAID PARCEL 2:**

ALL that certain lot, tract or parcel of land situate, lying and being in the Eighth G.M. District, City of Port Wentworth, Chatham County, Georgia, being Parcel 2-A of a Minor Subdivision Plat of Parcel 2-A, Savannah Gateway West, dated February 21, 2020, and recorded on February 27, 2020, in Plat Book 52, page 363, Chatham County, Georgia, records, said plat being incorporated herein and made a part hereof by this reference.

EXHIBIT "B"

1. Ad valorem property taxes for 2022 and subsequent years, which are liens not currently due and payable.
2. Matters revealed by that plat entitled "Plat of a Portion of the Former Hubert Keller Tract Located West of Georgia Highway 21 in the 8th G.M.D.", prepared by Dan E. Sewell, G.R.L.S. No. 1116, dated April 24, 1964, and recorded in Plat Book P, page 111, Chatham County, Georgia, records.
3. As to Parcel 2 only, Easement for Right-of-Way from Clayton B. Boardman, Jr., Barney D. Boardman, and Ward S. Claussen to Savannah Electric and Power company dated December 27, 1972, and recorded in Deed Book 101Q, page 721, Chatham County, Georgia, records.
4. Limited access rights contained in that Case Number J100613 dated April 17, 1973, and recorded in Deed Book 103U, page 872, Chatham County, Georgia, records.
5. Department of Transportation State of Georgia Conveyance of Access Rights from Clayton P. Boardman, Sr., Ward S. Claussen, and Barney J. Boardman, dated November 12, 1987, and recorded in Deed Book 136Q, page 321, Chatham County, Georgia, records.
6. As to Parcel 2 only, well site and access and utility easement rights contained in Warranty Deed from Barney D. Boardman, Clayton P. Boardman, Jr., and Ward S. Claussen to City of Port Wentworth, Georgia, a Municipal Corporation dated July 27, 1988, and recorded in Deed Book 139D, page 731, Chatham County, Georgia, records as shown on that plat entitled "Plat of a Proposed Well Site, Being Lands of Boardman and Clausen, 8th G.M. District, City of Port Wentworth," dated June 14, 1988, and recorded in Plat Book 19P, page 195, Chatham County, Georgia, records.
7. Restrictive Covenant from by Ann Carter Boardman, as Trustee for Carter B. Brown, Braye C. Boardman, Clayton P. Boardman, III, Barney D. Boardman, and Hollis B. Willig dated January 14, 1997, and recorded in Deed Book 183G, page 627, Chatham County, Georgia, records, and amended by that First Amendment and Extension of Restrictive Covenant by Jules B. Paderewski, John S. Kern and Barnard M. Portman, Hollis B. Willig, Ann Carter Boardman, as Trustee for Carter B. Brown under Trust Agreement Dated September 29, 1986, The Summit Works, LLLP, Chattooga Partners, LLP and Eric W. Sulzberger, as Trustee of the Stephanie Page Boardman Trust U/W of Barney D. Boardman, Deceased, and New City Development, LLC dated August 23, 2002, and recorded in Deed Book 241T, page 647, Chatham County, Georgia, records, as shown on that plat entitled "A Wetland Plat of a 353.30 Acre Tract, Being a Portion of the Herbert Keller Tract, 8th G.M. District, Port Wentworth, Chatham County, State of Georgia, dated February 28, 2002, prepared by Terry Mack Coleman, Georgia Registered Land Surveyor Number 2486, of Kern-Coleman & Co., and recorded in Plat Book 22P, page 59A, Chatham County, Georgia, records.
8. As to Parcel 2 only, Natural Gas Transmission Easement from Eric W. Sulzberger, as Trustee of the Stephanie Page Boardman Trust u/w Barney Boardman, a/k/a Barney Dunbar Boardman, deceased, The Summit Works, LLLP Chattooga Partners, LLLP, Hollis R. Willig, and Ann Carter Boardman, as Trustee for Carter B. Brown under Trust Agreement dated September 29, 1986 to SCG Pipeline, Inc. dated November 21, 2002, and recorded in Deed Book 247V, page 266, Chatham County, Georgia, records.

9. Matters revealed by that plat entitled "Plat of a 20' Utility Easement Through Lands of McKamey Investments, LLC, Eighth G.M. District, City of Port Wentworth, Chatham County, Georgia", prepared by Hussey, Gay, Bell, & DeYoung, Inc., Consulting Engineers, and James M. Sims, G.R.L.S. No.2280, dated November 23, 2004, revised January 17, 2005, recorded in Plat Book 30P, page 25, Chatham County, Georgia, records.
10. Declaration of Restrictive Covenant, by McKamey Investments, LLC, dated August 12, 2005, recorded in Deed Book 293L, page 212, Chatham County, Georgia, records.
11. License Agreement between Georgia Power Company and Savannah West, LLC dated June 18, 2007, and recorded in Deed Book 332I, page 597, Chatham County, Georgia, records.
12. Encroachment Agreement for Easement between Georgia Power Company and Savannah West LLC dated June 18, 2007, and recorded in Deed Book 330N, page 757, Chatham County, Georgia, records.
13. As to Lot 9, matters revealed by that plat entitled "Phase 1, Savannah Gateway West Being a Subdivision of a Portion of Lands of the Savannah West, LLC, Eighth G.M. District, City of Port Wentworth, Chatham County, Georgia", prepared by Hussey, Gay, Bell, & DeYoung, Inc., Consulting Engineers, and James M. Sims, G.R.L.S. No. 2280, dated July 31, 2008, recorded in Plat Book 41S, page 11, Chatham County, Georgia, records.
14. Master Declaration of Easements, Covenants, Conditions and Restrictions for Savannah Gateway West, by Savannah Gateway West, LLC, dated April 16, 2009, recorded in Deed Book 350U, page 687, Chatham County, Georgia, records; as affected by Acknowledgment, Agreement and Consent by and among Land Holding, LLC, Coastal Club Port Wentworth, LLC, and PNC Bank, National Association, dated February 27, 2020, and recorded in Deed Book 1861, page 258, Chatham County, Georgia, records; and as affected by Quitclaim Assignment and Assumption of Developer Rights between Land Holdings, LLC, Coastal Club Port Wentworth, LLC, and PNC Bank, National Association, dated February 27, 2020, and recorded in Deed Book 1861, page 365, Chatham County, Georgia, records.
15. Declaration of Use Restrictions, by Savannah Interests, LLC, dated August 19, 2012, in Deed Book 380S, page 363, Chatham County, Georgia, records; as amended by Amendment to Declaration of Use Restrictions, by Savannah Interests, LLC, dated November 19, 2013, recorded in Deed Book 392U, page 820, Chatham County, Georgia, records.
16. As to Parcel 2 only, matters revealed by that plat entitled "Minor Subdivision Survey, Former Boardman Tract, Being a Subdivision of an 88.27 Acre Parcel of the Former Boardman Tract, 8th G.M. District, City of Port Wentworth, Chatham County, Georgia," dated December 18, 2017, revised January 22, 2018, and last revised January 23, 2018, prepared by Michael A. Hussey, Georgia Registered Land Surveyor Number 2509, of Sundial Land Surveying, PC, and recorded in Plat Book 52, page 233, Chatham County, Georgia, records.
17. As to Parcel 2 only, Easement from Land Holding, LLC to Savannah Electric and Power Company dated May 24, 2019, and recorded in Deed Book 1653, pages 606-610, Chatham County, Georgia, records as corrected in Easement from Land Holding, LLC to Savannah Electric and Power Company dated May 24, 2019, and recorded in Deed Book 2351, pages 574-578, Chatham County, Georgia, records.

18. As to Parcel 2 only, matters revealed by that plat entitled "Minor Subdivision, Former Boardman Tract, Being a Division of Parcel 2, a 77.27 Acre Portion of the Former Boardman Tract, 8th G.M. District, City of Port Wentworth, Chatham County, Georgia," dated January 28, 2020, prepared by Michael A. Hussey, Georgia Registered Land Surveyor Number 2509, of Sundial Land Surveying, and recorded in Plat Book 52, page 353, Chatham County, Georgia, records.
19. As to Parcel 2 only, matters revealed by that plat entitled "Revised Minor Subdivision Survey, Former Boardman Tract, Being a Division of Parcel 2, a 77.32 Acre Portion of the Former Boardman Tract, 8th G.M. District, City of Port Wentworth, Chatham County, Georgia," dated January 28, 2020, revised February 26, 2020, prepared by Michael A. Hussey, Georgia Registered Land Surveyor Number 2509, of Sundial Land Surveying, PC and recorded in Plat Book 52, page 360, Chatham County, Georgia, records, as superseded by that plat entitled "Revised Minor Subdivision Survey, Former Boardman Tract, Being a Division of Parcel 2, a 77.32 Acre Portion of the Former Boardman Tract, 8th G.M. District, City of Port Wentworth, Chatham County, Georgia," dated January 28, 2020, revised February 26, 2020, and last revised May 12, 2020, and recorded in Plat Book 52, page 428, Chatham County, Georgia, records.
20. Matters revealed by that plat entitled "A Minor Subdivision Plat of Parcel 2A, Savannah Gateway West, a Portion of Tax Parcel No. 7-0037 -02-004, 8th G.M.D., The City of Port Wentworth, Chatham County, Georgia," dated February 21, 2020, prepared by Thomas W. Hurley, Georgia Professional Land Surveyor Number 2468, of Atlas Surveying, Inc., recorded in Plat Book 52, page 363, Chatham County, Georgia, records.
21. Matters revealed by that unrecorded plat entitled "Boundary Survey, Lots 1, 2, 5, 7, 9 & Sign Parcel, Phase 1, Savannah Gateway West, and Parcels 2B & 4, Former Boardman Tract, Being a Division of Parcel 2, a 77.32 Acre Portion of the Former Boardman Tract, 8th G.M. District, City of Port Wentworth, Chatham County, Georgia", prepared by Thomas & Hutton and Wright C. Powers, Jr., G.R.L.S. No. 2612, dated April 24, 2020, last revised May 20, 2020, Job No. 28247.
22. As to Lot 9 only, Declaration of Restrictive Covenant by Double Reverse, LLC dated February 2, 2021, and recorded in Deed Book 2229, pages 353-358, Chatham County, Georgia, records.
23. Use restriction contained in Limited Warranty Deed from Double Reverse, LLC to Port City Car Wash LLC dated February 2, 2021, and recorded in Deed Book 2229, pages 534-538, Chatham County, Georgia, records.

Type: WD  
Kind: WARRANTY DEED  
Recorded: 8/24/2022 1:49:00 PM  
Fee Amt: \$2,650.00 Page 1 of 6  
Transfer Tax: \$2,625.00  
Chatham, Ga. Clerk Superior Court  
Tammie Mosley Clerk Superior Court

Participant ID(s): 4878462932,  
7067927936

BK 2896 PG 554 - 559

ABOVE SPACE FOR RECORDING INFORMATION ONLY

Prepared by:

**BOUHAN  
FALLIGANT**

ATTORNEYS & COUNSELORS AT LAW  
One West Park Avenue  
Savannah, Georgia 31401  
ATTN: Harris G. Martin  
(912) 644-5744  
File No.: 19846-0040

LIMITED WARRANTY DEED

THIS INDENTURE, made and entered into as of August 24, 2022, by and between **DOUBLE REVERSE, LLC**, a Florida limited liability company ("Grantor"), and **SOUTHERN WOOD COMPANY, LLC**, a Georgia limited liability company ("Grantee") (the words "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits).

WITNESSETH, THAT:

**GRANTOR**, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto said Grantee, all those tracts or parcels of land lying and being located in Chatham County, Georgia, and being known as **Lot 9 and Remaining Portion of Parcel 2, Savannah Gateway West Subdivision, City of Port Wentworth**, and more particularly described on Exhibit "A", attached hereto and incorporated herein by this reference (the "Property").

THIS CONVEYANCE and the warranties contained herein are expressly made subject to those liens, encumbrances, restrictions and other matters set forth on Exhibit "B" attached hereto and incorporated herein by this reference.

Attachment: ZMA HWY 21 7-0037-02-004 2023-Limited Warranty Deed (2962 : 2nd Reading: ZMA 70037 02004 Hwy 21 C2-R5 FEB 24)

TO HAVE AND TO HOLD the said described Property to the said Grantee, so that neither the said Grantor nor any person or persons claiming under the said Grantor, shall at any time, by any means or ways, have, claim or demand any right or title to the said described Property or appurtenances, or any rights thereof.

AND THE SAID GRANTOR will warrant and forever defend the right and title to the above described Property unto the said Grantee against the claims of all persons and entities owning, holding or claiming by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed on the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]  
Unofficial Witness

[Signature]  
Notary Public

My Commission Expires:  
7/21/2023

[NOTARY SEAL]



**GRANTOR:**

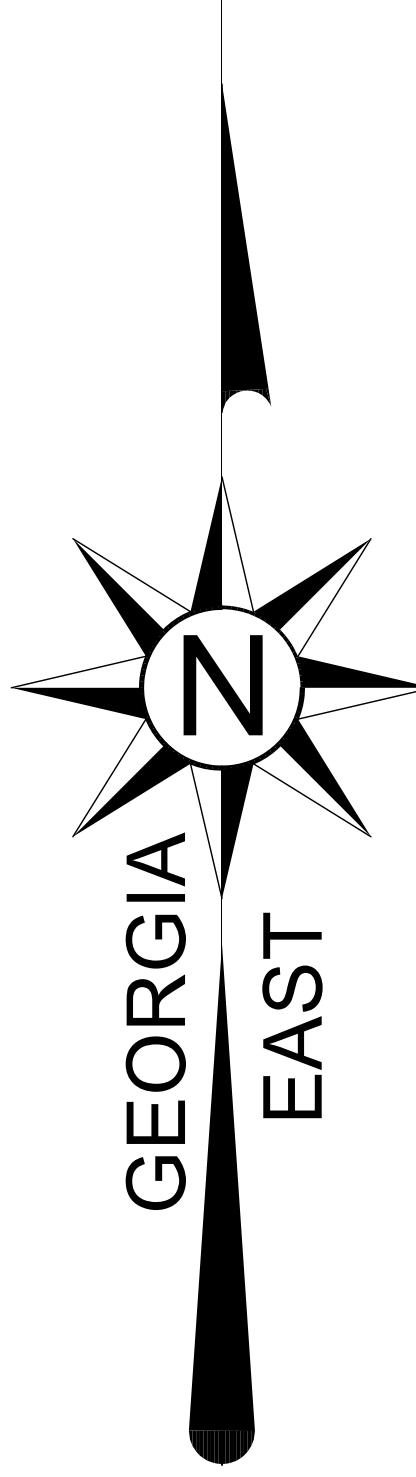
**DOUBLE REVERSE, LLC,**  
a Florida limited liability company

By: Wentworth Land Manager, LLC,  
a Florida limited liability company

Its: Manager

By: [Signature]  
Michael F. Beale, as Manager

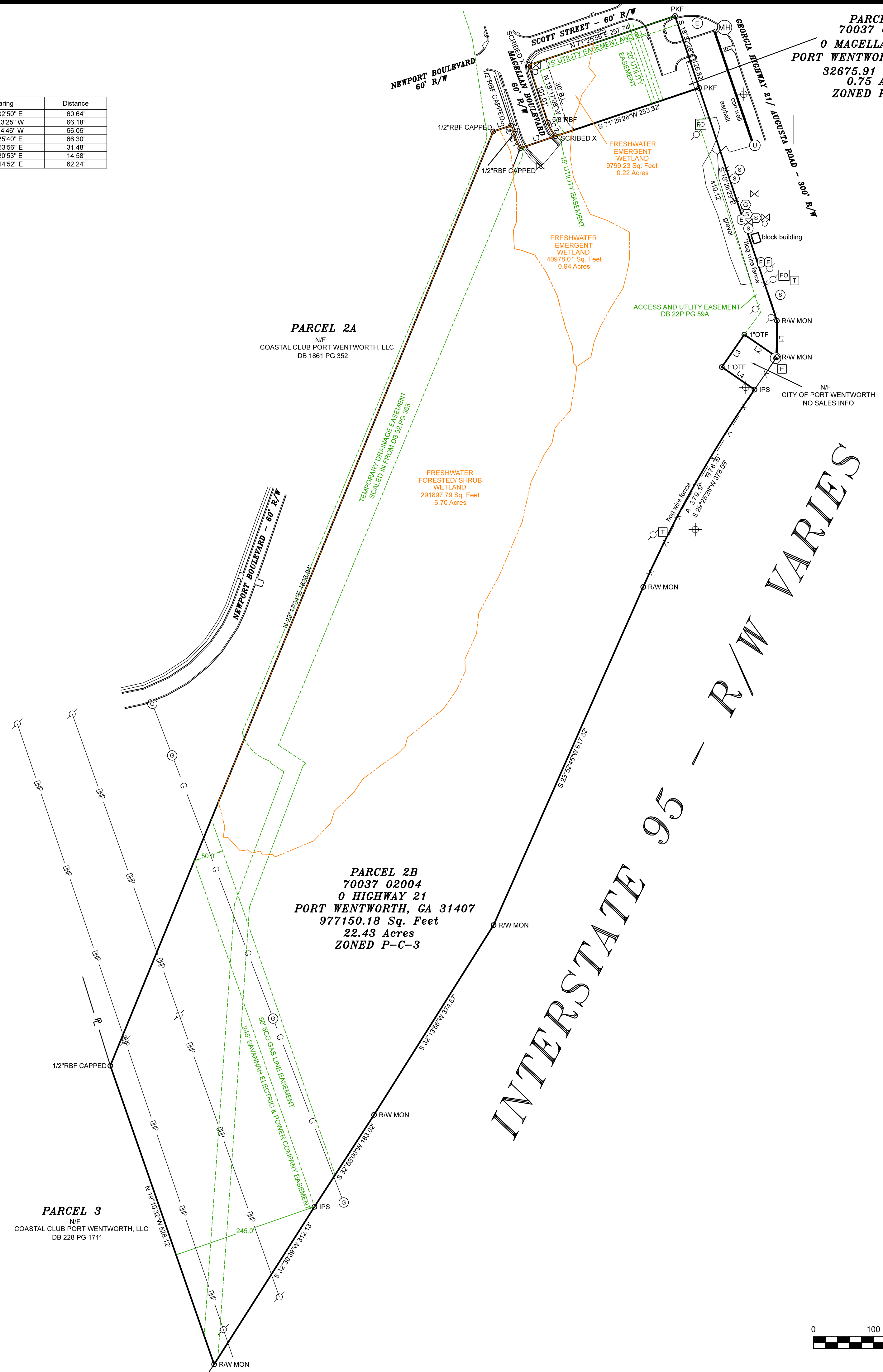
THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.



Curve	Radius	Length	Chord	Chord Bear.
C1	130.00'	26.27'	26.23'	S 24°10'16" E
C2	70.00'	26.39'	26.23'	N 29°13'58" W

Course	Bearing	Distance
L1	S 00°02'50" E	60.64'
L2	N 55°23'25" W	66.18'
L3	S 34°44'48" W	66.06'
L4	S 55°25'40" E	66.30'
L5	N 71°53'56" E	31.48'
L6	S 18°20'53" E	14.58'
L7	N 71°14'52" E	62.24'

- NOTES
- ALL IRON PINS SET ARE 1/2" REBAR UNLESS STATED OTHERWISE.
  - SURVEY AND BEARING BASIS ESTABLISHED WITH GPS USING A NETWORK ADJUSTED REAL TIME KINEMATIC ROVER.
  - THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS RELATIVE POSITIONAL ACCURACY OF +/- 0.03 FEET.
  - THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 150,000 FEET.
  - EQUIPMENT USED IN THIS SURVEY WAS A CARLSON MESA 2 DATA COLLECTOR AND A GEOMAX ZOOM 40 TOTAL STATION.
  - FIELD WORK COMPLETED ON JUNE 3, 2022.
  - SETBACKS ARE SHOWN FROM COUNTY CODE INFORMATION. GARMON LAND SURVEYING, LLC IS NOT LIABLE FOR ANY DISCREPANCIES.



**PARCEL 9**  
**70037 02015**  
**0 MAGELLAN ROAD**  
**PORT WENTWORTH, GA 31407**  
**32675.91 Sq. Feet**  
**0.75 Acres**  
**ZONED P-C-3**

**PARCEL 2A**  
 NF  
 COASTAL CLUB PORT WENTWORTH, LLC  
 DB 1881 PG 352

**PARCEL 2B**  
 70037 02004  
 0 HIGHWAY 21  
 PORT WENTWORTH, GA 31407  
 977150.18 Sq. Feet  
 22.43 Acres  
 ZONED P-C-3

**PARCEL 3**  
 NF  
 COASTAL CLUB PORT WENTWORTH, LLC  
 DB 228 PG 1711

- LEGEND
- CON= CONCRETE
  - IPF= IRON PIN FOUND
  - P/L= PROPERTY LINE
  - ⊕= GRATE INLET
  - ⊙= POWER POLE
  - ⊙= SEWER MANHOLE
  - ⊙= CAMERA POLE
  - ⊕= LIGHT POLE
  - FO= FIBER OPTIC BOX
  - ⊕= POWER BOX
  - ⊕= TELEPHONE BOX
  - ⊕= POWER MANHOLE
  - ⊕= STORM MANHOLE
  - ⊕= GAS POST
  - ⊕= FIRE HYDRANT
  - ⊕= SUMP PUMP
  - ⊕= GENERATOR PUMP
  - ⊕= WATER VALVE
  - ⊕= POWER METER
  - ⊕= WELL

SURVEYORS CERTIFICATION:

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated herein. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-8-67.



SURVEY FOR:		<b>SOUTHERN WOOD COMPANY LLC</b>	
C.M.D.:	DATE	8/18/2022	
DISTRICT:	SCALE	1" = 100'	
SECTION:	JOB NO.	2022-119	
COUNTY:	DRAWING NAME:	SAVANNAH GATEWAY WEST	

**GARMON**  
 LAND SURVEYING  
 1920 Railroad Street Statham Ga 30666  
 678-726-7582  
 garmonsurveying@gmail.com



HIGHWAY 21

PARCEL 2B  
PIN: 70037 02004  
0 HWY 21 PORT WENTWORTH, GA. 31407  
307,246.7528 S.F. (7.05 AC.)  
WETLAND AREA = 1.10 AC.±  
UPLAND AREA = 5.95 AC.  
ZONED P-C-3





INTERSTATE 95

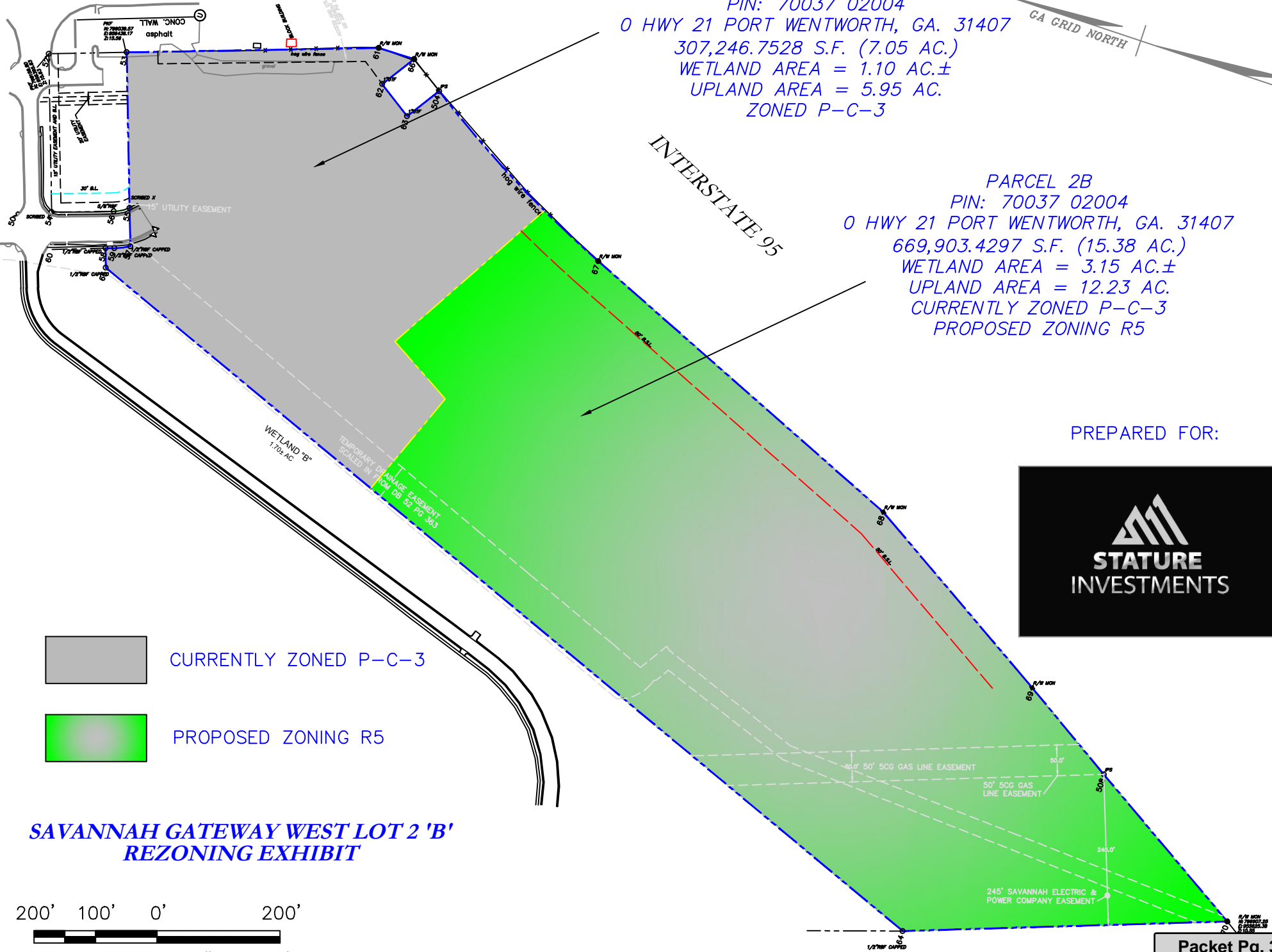
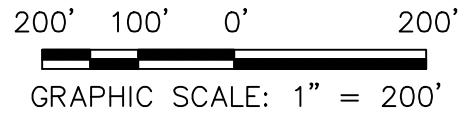
PARCEL 2B  
PIN: 70037 02004  
0 HWY 21 PORT WENTWORTH, GA. 31407  
669,903.4297 S.F. (15.38 AC.)  
WETLAND AREA = 3.15 AC.±  
UPLAND AREA = 12.23 AC.  
CURRENTLY ZONED P-C-3  
PROPOSED ZONING R5

PREPARED FOR:



-  CURRENTLY ZONED P-C-3
-  PROPOSED ZONING R5

**SAVANNAH GATEWAY WEST LOT 2 'B'  
REZONING EXHIBIT**



Attachment: ZMA HWY 21 7-0037-02-004 2023-Rezoning Exhibit (2962 : 2nd Reading: ZMA 70037 02004





118 PIPEMAKERS CIRCLE SUITE 100 POOLER, GEORGIA 31322 PH: (812) 228-2882 ydesai@statureinvestments.com former@statureinvestments.com



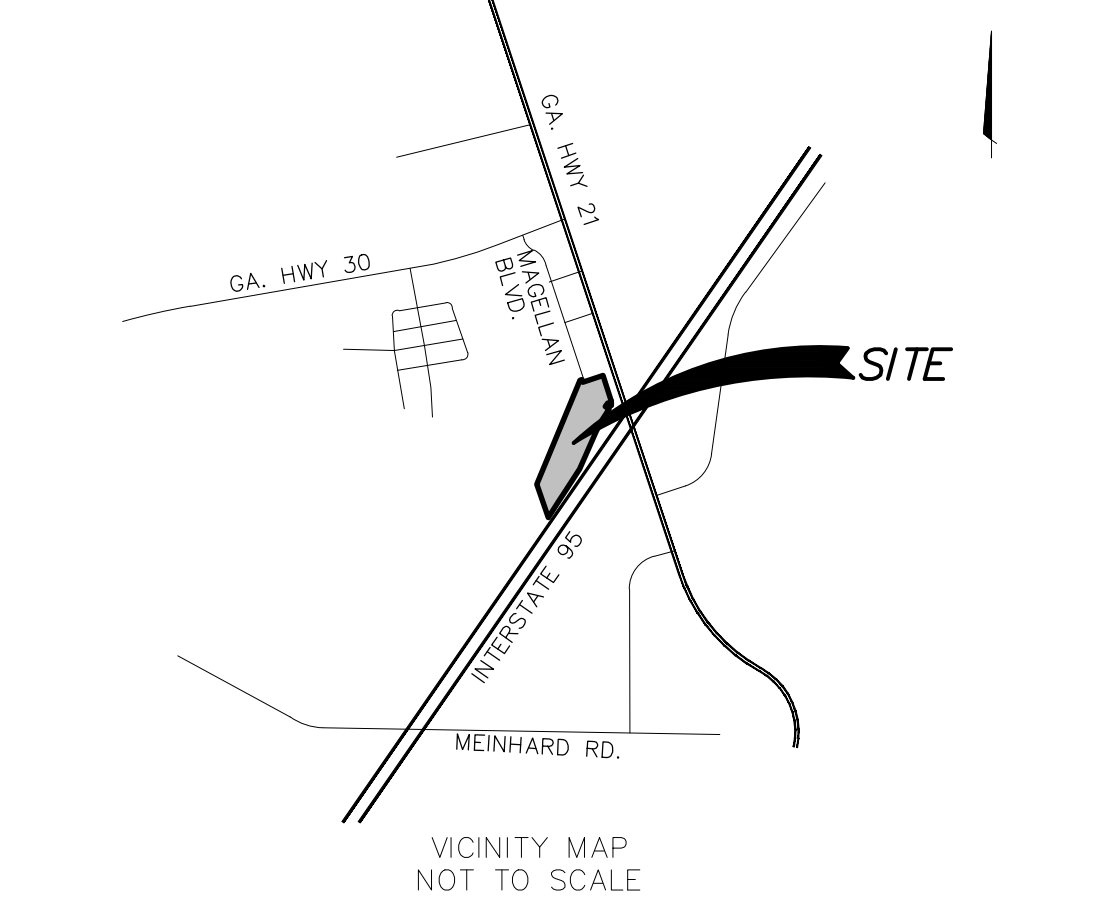
LEVEL II CERTIFIED DESIGN PROFESSIONAL #8750



KNOW WHAT'S BELOW CALL BEFORE YOU DIG DIAL 811 OR CALL 1-800-282-7411

No.	Revision/Issue	Date

GEORGIA HIGHWAY 21/ AUGUSTA ROAD - 300' R/W



**PARCEL 2B**  
 PIN: 70037 02004  
 0 HWY 21 PORT WENTWORTH, GA. 31407  
 307,246.7528 S.F. (7.05 AC.)  
 WETLAND AREA = 1.10 AC.±  
 UPLAND AREA = 5.95 AC.  
 ZONED P-C-3

**GREEN SPACE CALCULATIONS (COMMERCIAL)**  
 BUILDING: 22,291.689 S.F. (0.51 AC.)  
 SIDEWALK: 9,084.857 S.F. (0.21 AC.)  
 PAVEMENT: 102,235.144 S.F. (2.35 AC.)  
 TOTAL IMPERVIOUS AREA: 133,611.69 S.F. (3.07 AC.) 43.5%  
 GREENSPACE: 173,635.06 S.F. (3.98 AC.) 56.5%

**95 ROOM HOTEL**  
 1ST FLOOR: 8,750 SF  
 2ND FLOOR: 8,750 SF  
 3RD FLOOR: 8,750 SF  
 4TH FLOOR: 8,750 SF  
 5TH FLOOR: 8,750 SF  
 TOTAL: 43,750 SF

RADIUS = 1,976.16'  
 CH. BRG = S 29°25'28"W  
 CHORD LEN. = 1976.16'  
 ARC LEN. = 379.17'

**PARCEL 2B**  
 PIN: 70037 02004  
 0 HWY 21 PORT WENTWORTH, GA. 31407  
 669,903.4297 S.F. (15.38 AC.)  
 WETLAND AREA = 3.15 AC.±  
 UPLAND AREA = 12.23 AC.  
 ZONED P-C-3

REQUIRED PARKING	NEEDED	PROVIDED
288 RESIDENTIAL	= 474 SPACES	474 SPACES
95-ROOM HOTEL	= 95 SPACES	97 SPACES
10,000 S.F. RETAIL	= 40 SPACES	40 SPACES
1,800 S.F. CONFERENCE CENTER	= 9 SPACES	28 SPACES
<b>TOTAL REQUIRED PARKING</b>	<b>= 618 SPACES</b>	<b>639 SPACES</b>
		<b>TOTAL PROVIDED = 639 SPACES</b>

**MULTIFAMILY ADA PARKING**  
 401 TO 500 PARKING SPACES = 9 SPACES TOTAL  
 MULTIFAMILY SPACES PROPOSED = 46 SPACES (INCLUDES 22 VAN SPACES)

**HOTEL ADA SPACES**  
 76 - 100 SPACES = 4 SPACES REQUIRED  
 4 SPACES PROVIDED (INCLUDES 1 VAN SPACE)

**RETAIL ADA SPACES**  
 26 - 50 SPACES = 2 SPACES REQUIRED  
 3 SPACES PROVIDED (INCLUDES 1 VAN SPACE)

**CONFERENCE CENTER ADA SPACES**  
 26 - 50 SPACES = 2 SPACES REQUIRED  
 2 SPACES PROVIDED (INCLUDES 1 VAN SPACE)

MULTIFAMILY BUILDING COVERAGE = 1.87 AC. OR 12% OF TOTAL MULTIFAMILY AREA

**MULTIFAMILY PARKING**

STUDIO = 1.25 SPACES/UNIT * 24 UNITS	= 30 SPACES
1 BR = 1.50 SPACES/UNIT * 96 UNITS	= 144 SPACES
2 BR = 1.75 SPACES/UNIT * 144 UNITS	= 252 SPACES
3 BR = 2.00 SPACES/UNIT * 24 UNITS	= 48 SPACES
<b>TOTAL</b>	<b>288 UNITS 474 SPACES (REQUIRED)</b>

Course	Bearing	Distance
L1	S 00°02'50" E	60.64'
L2	N 55°23'25" W	66.18'
L3	S 34°44'48" W	66.06'
L4	S 55°23'40" E	66.30'
L5	N 71°53'56" E	31.48'
L6	S 18°20'53" E	14.58'
L7	N 71°14'52" E	62.24'

Curve	Radius	Length	Chord	Chord Bear.
C1	130.00'	26.27'	26.23'	S 24°10'16" E
C2	70.00'	26.39'	26.23'	N 29°13'58" W

**GREEN SPACE CALCULATIONS (15.38 AC. MULTIFAMILY)**  
 BUILDING: 97,400.00 S.F. (2.24 AC.)  
 SIDEWALK: 25,038.73 S.F. (0.57 AC.)  
 PAVEMENT: 207,246.12 S.F. (4.76 AC.)  
 TOTAL IMPERVIOUS AREA: 329,684.85 S.F. (7.57 AC.) 49.2%  
 GREEN SPACE: 340,203.60 S.F. (7.81 AC.) 50.8%

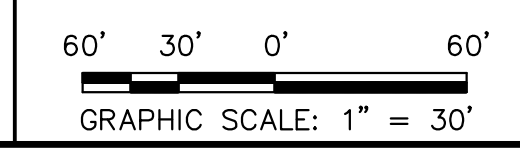
**PARCEL 9**  
 PIN: 70037 02015  
 0 MAGELLAN RD.  
 PORT WENTWORTH, GA 31407  
 32675.91 S. F. (0.75 Ac.)  
 ZONED P-C-3

FRESHWATER EMERGENT WETLAND  
 9799.23 S. F. (0.22 Ac.)

**PARCEL 2A**  
 DB 1861 PG 352  
 N/F COASTAL CLUB PORT WENTWORTH, LLC

**PARCEL 3**  
 N/F  
 COASTAL CLUB PORT WENTWORTH, LLC  
 DB 228 PG 1711

REVISED: 01/12/24



PROJECT TITLE:  
**INTERSTATE 95 & HWY 21 SAVANNAH GATEWAY WEST DEVELOPMENT**

OWNER:  
 MR. YASH DESAI  
 STATURE INVESTMENTS

PREPARED FOR:  
 STATURE INVESTMENTS

PROJECT LOCATION:  
 INTERSTATE 95 & HWY 21  
 MAGELLAN BLVD.  
 PORT WENTWORTH, GEORGIA

SHEET TITLE:  
**CONCEPT PLAN**

SCALE: 1" = 30'  
 PROJECT NO.: 03  
 DATE: NOVEMBER 29, 23  
 DRAWN BY:  
 CHECKED BY:  
 SHEET 1 OF 1  
 Packet Pg. 33

Attachment: ZMA HWY 21 7-0037-02-004 2023-Site Plan 1.22.24 (2962) 2nd Reading: ZMA 70037 02004 Hwy 21 C2-RS FEB 24



**City Council**  
7224 GA Highway 21  
Port Wentworth, GA 31407

Meeting: 03/21/24 07:00 PM  
Department: Development Services  
Category: Amendment  
Prepared By: Katie Dunnigan  
Department Head: Katie Dunnigan

**SCHEDULED**

**AGENDA ITEM (ID # 2958)**

DOC ID: 2958

**Zoning Map Amendment Application has been submitted by Steven Campisi as Agent for HP-221120 Port Wentworth, LLC, requesting to rezone (+/-)38.8 of 77.7 acres from R-1 to R-5, to allow for zoning unification for an approved multifamily development. PIN # 7-1017-01-014, located in the 2nd Council District, on Highway 30.**

**Issue/Item:**

A Zoning Map Amendment Application has been submitted by Steven Campisi as Agent for HP-221120 Port Wentworth, LLC, requesting to rezone (+/-)38.8 of 77.7 acres from R-1 to R-5, to allow for zoning unification for an approved multifamily development. PIN # 7-1017-01-014, located in the 2nd Council District, on Highway 30.

**Background:**

- A (+/-) 38-acre portion of this property was rezoned from R-A to P-C-1 in 2008 to allow for a Planned Neighborhood Business District.
- The commercial development did not take place and the same portion of the property was then rezoned to P-R-M for multifamily residential development.
- As a subdivision plat was not a condition of either rezoning, the parcel has been "split-zoned" since 2008, leaving (+/-) 39 acres in the R-A (now R-1) zoning district.
- A site plan for Marion Village Apartments was approved at the September 22, 2022 City Council meeting.

**Facts and Findings:**

- The approved site plan shows multifamily development throughout the 77.7-acre parcel, multifamily development is not permitted in the R-1 zoning district.
- While there is concurrence as to the location of the R-5 portion of the tract, since no recorded plat of the (+/-) 38 acres has been recorded, there is no legal boundary between zoning districts.
- To continue development of Marion Village Apartments, zoning of the entire 77.7-acre parcel must be R-5.

**Funding:**

N/A

**Recommendation:**

This rezoning request is a necessary step to continue a previously approved development.

At the March 11, 2024 meeting, the Planning Commission recommended approval of this item.

**ATTACHMENTS:**

- ZMA MARION VILLAGE 2024 - Application (PDF)

- ZMA MARION VILLAGE 2024 - Adj Prop Owners (DOCX)
- ZMA MARION VILLAGE 2024 - Deed (PDF)
- ZMA MARION VILLAGE 2024 - Legal Description (PDF)
- ZMA MARION VILLAGE 2024 - Recorded Plat (PDF)
- ZMA MARION VILLAGE 2024 - Site Plan (PDF)

APPLICATION TO AMEND THE ZONING MAP OF PORT WENTWORTH, GEORGIA

Applicant: Steven Campisi Phone # (407) 794-0434

Mailing Address: 101 S New York Ave, Unit 211 Winter Park, FL 32789

Property Owner: HP-221120 Port Wentworth, LLC Phone # (407) 794-0434

Use back if more than one owner

Owner Address: 101 S New York Ave, Unit 211 Winter Park, FL 32789

PIN #(s): 71017 01014 # of Acres 38.8

Zoning Classification: Present R-1 Requested R-5

Use of Property: Present Undeveloped Requested Multi-Family

YES If the requested change is to extend an existing adjacent zoning district to include this property, explain below why the proposed change should be made.

If the requested change is not to extend an adjacent zoning district, explain below why this property should be placed in a different zoning district than all adjoining properties. (How does it differ from adjoining properties and why should it be subject to different restrictions than those applying to adjoining properties?)

This proposed zoning change should be made in order to allow for a continuous zoning standard throughout the entirety of the property.

Attach the following documents:

- 1. Written legal description of the property (e.g. copy of deed) – full metes and bounds description rather than plat reference.
2. Name, PIN #, property address and mailing address of property owners within 300 feet of this property.
3. Plat showing property lines with lengths and bearings, adjoining streets, locations of existing buildings, north arrow and scale. Submit three (3) copies of in 11" x 17", one 1 copy in 8.5" x 11", and a PDF on a flash drive.
4. Site Plan of proposed use of property. Submit three (3) copies in 11" x 17", one 1 copy in 8.5" x 11", and a PDF on a flash drive.
5. Disclosure of Campaign Contributions and Gifts form.
6. Disclosure of Financial Interests form
7. If property owner and applicant are not the same, Authorization by Property Owner form or Authorizations of Attorney form.
8. Filing fee of \$500.00 + \$50.00 per acre + \$75.00 Administrative Fee, payable to the City of Port Wentworth.

APPLICATION MUST BE FILED 20 BUSINESS DAYS PRIOR TO THE PLANNING COMMISSION MEETING AT WHICH THEY ARE TO BE CONSIDERED.

I hereby authorize the staff of the City of Port Wentworth to inspect the premises of the above described property and to post this property with the duly required notices. I hereby depose and say that all statements herein and attached statements submitted are true and correct to the best of my knowledge and belief.

Sworn to and subscribed before me this 8 day of February, 2024.

Signature of Applicant

Notary Public



Updated 8/25/2023

Attachment: ZMA MARION VILLAGE 2024 - Application (2958 : 1st Reading: Rezoning 7-1017-01-014)

**DISCLOSURE OF FINANCIAL INTERESTS**

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

Reference: Application filed on \_\_\_\_\_, 20\_\_\_\_\_, to rezone real property described as follows:

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

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

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

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

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

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

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

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

Sworn to and subscribed before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Signature of Official

\_\_\_\_\_  
Notary Public

Updated 8/25/2023

Attachment: ZMA MARION VILLAGE 2024 - Application (2958 : 1st Reading: Rezoning 7-1017-01-014)

**DISCLOSURE OF CAMPAIGN CONTRIBUTIONS**  
(Required by Title 36, Chapter 67A, Official Code of Georgia Annotated)

Reference: Application filed on \_\_\_\_\_, 20\_\_\_\_\_, to rezone real property described as follows:

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

NONE

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

Sworn to and subscribed before me this  
8 day of February, 2024.

[Signature]  
Signature of Applicant

Michelle Jarae  
Notary Public



Attachment: ZMA MARION VILLAGE 2024 - Application (2958 : 1st Reading: Rezoning 7-1017-01-014)

**AUTHORIZATION OF PROPERTY OWNER**

Application for Rezoning or Variance


I swear that I am the owner of the property which is the subject matter of the attached application, as is shown in the records of Port Wentworth, Georgia.

I authorize the person named below to act as applicant in the pursuit of a variance or for the rezoning of this property.

Name of Applicant: Steven Campisi

Address: 101 S New York Ave, Unit 211 Winter Park, FL 32789

Telephone Number: (407) 794-0434

  
\_\_\_\_\_  
Signature of Owner

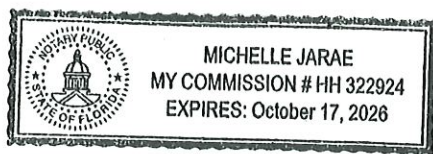
Personally appeared before me

Steven Campisi

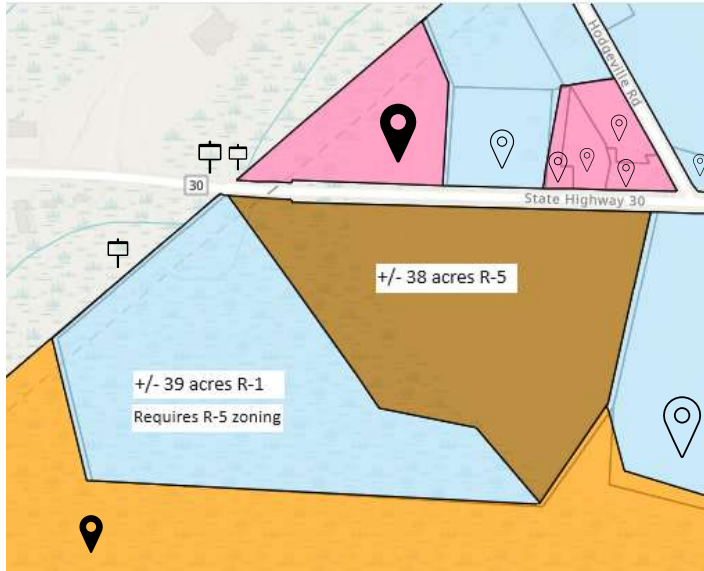
who swears that the information contained in this authorization is true and correct to the best of his or her knowledge and belief.

Michelle Jarae  
Notary Public

2/8/2024  
Date



Properties within 300 ft.



Key:



Property within 300 ft. of R-1

- Hadden Simmons Randy  
71017 02004  
1246 Highway 30 Port Wentworth, GA 31407  
9987 Highway 23 N Metter, GA 30439
- Georgia Southern University Foundation Guyton  
71017 01007  
Highway 30 Savannah, GA 31407  
PO Box 8053 Statesboro, GA 30460



Property within 300 ft. of entire parcel

- Coovert, Charles H. & Gwen Dolyn  
71017 02003  
1283 Highway 30 Port Wentworth, GA 31407  
1238 State Road 30 Port Wentworth, GA 31407
- Butler Rosalyn R Griner  
71017 02005  
Highway 30 Port Wentworth, GA 31407  
1222 Highway 30 Port Wentworth, GA 31407
- Thomas, William S.  
71017 02008



- 1220 Highway 30 Port Wentworth, GA 31407  
 1220 GA Highway 30 Port Wentworth, GA 31407
- Dotson Andrew Jerald  
 71017 02009  
 Hodgeville Rd. Port Wentworth, GA 31407  
 133 Hodgeville Rd. Port Wentworth, GA 31407
  - NAVKAR LLC  
 71017 02010  
 101 Hodgeville Rd. Port Wentworth, GA 31407  
 101 Hodgeville Rd. Port Wentworth, GA 31407
  - Dotson, Andrew Jerald  
 71017 01004  
 1061 Highway 30 Port Wentworth, GA 31407  
 133 Hodgeville Rd. Port Wentworth, GA 31407
  - Shree Prabhu 2, LLC  
 71017 03001  
 1116 Highway 30 Port Wentworth, GA 31407  
 1116 Highway 30 Port Wentworth, GA 31407

 **Effingham Co.**

- Georgia Southern University Foundation Guyton Real Estate LLC  
 04190001  
 Paradise Trl  
 PO Box 8053 Statesboro, GA 30460
- Atlantic Self Storage LLC  
 04360022  
 3775 Noel C Conway Rd  
 207 Kensington Xing Guyton, GA 31312
- Strickland, Robert and Harley  
 04360020  
 3801 Noel C Conway Rd  
 405 S Skinner Ave Pooler, GA 31322

February 28, 2023

HP-221120 Port Wentworth, LC  
101 South New York Ave.; Ste. 211  
Winter Park, FL 32789

RE: WARRANTY DEED AND TITLE POLICY TRANSMITTAL  
File: 22-00542-31/dw

To Whom It May Concern:

It is our pleasure to provide you with the original Warranty Deed from your closing. Since this is the original of an important document, we suggest that you keep it in a safe place. If you misplace the document or for any reason it is destroyed, you may obtain a certified copy for a nominal charge by going to the Chatham County Courthouse, 3<sup>rd</sup> Floor, Office of the Superior Court. Also enclosed is the Final Title Policy.

It has been our pleasure to assist you in this transaction. In the event that a need for legal representation arises in the future, we would be happy to talk with you. The fifteen attorneys in our firm practice in a range of matters such as Personal Injury Claims and Defense Work, Residential and Commercial Real Estate, Estate Planning and Representation, Business Representation, Criminal Defense, Domestic Relations and Civil Litigation matters.

We wish you continued success and good fortune as you enjoy your newly acquired property.

Sincerely,

Stuart R. Halpern  
For the Firm

SRH/tdh  
Enclosures

Attachment: ZMA MARION VILLAGE 2024 - Deed (2958 : 1st Reading: Rezoning 7-1017-01-014)

Type: WD  
Kind: WARRANTY DEED  
Recorded: 2/28/2023 3:49:00 PM  
Fee Amt: \$2,563.40 Page 1 of 4  
Transfer Tax: \$2,538.40  
Chatham, Ga. Clerk Superior Court  
Tammie Mosley Clerk Superior Court

Participant ID(s): 8863185331,  
0466245412

BK 3034 PG 504 - 507

Hillpointe 77-00547-21  
After Recording Please Return To:  
Weiner, Shearouse, Weitz,  
Greenberg & Shawe, LLP  
Attn: Stuart R. Halpern, Esq.  
14 E. State St.  
Savannah, GA 31401

STATE OF GEORGIA        )  
                                          )  
COUNTY OF CHATHAM    )

**LIMITED WARRANTY DEED**

THIS INDENTURE is made this 28<sup>th</sup> day of **February, 2023**, by and between **AMERIDEVELOPMENT POOLER, L.L.C.**, a Georgia limited liability company, as party of the first part, hereunder called Grantor, and **HP-221120 Port Wentworth, LLC**, a Georgia limited liability company, as party of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

**WITNESSETH:**

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars (\$10.00) in hand paid to Grantor by Grantee at and before the execution, sealing and delivery hereof, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto Grantee, and the successors, legal representatives and assigns of Grantee, all that certain tract or parcel of land lying and being in Chatham County, Georgia, being more particularly described on Exhibit "A", attached hereto and incorporated herein by reference (the "Property"), subject to the matters set forth on Exhibit "B" attached hereto and incorporated herein by reference (collectively, the "Permitted Exceptions").

**TO HAVE AND TO HOLD** the Property, together with any and all of the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of Grantee forever, in fee simple, subject only to the Permitted Exceptions.

**GRANTOR WILL WARRANT** and forever defend the right and title to Property unto Grantee, and the successors, legal representatives and assigns of Grantee, against the claims of all persons claiming by, through or under Grantor, but not otherwise, subject only to the Permitted Exceptions.

[SIGNATURE ON FOLLOWING PAGE]

Attachment: ZMA MARION VILLAGE 2024 - Deed (2958 : 1st Reading: Rezoning 7-1017-01-014)

ePN Recorded Electronically  
ID 30341504-507  
County Chatham  
Date 2/28/23  
Time 3:49

Hillpointe 77-00547-21  
**After Recording Please Return To:**  
Weiner, Shearouse, Weitz,  
Greenberg & Shawe, LLP  
Attn: Stuart R. Halpern, Esq.  
14 E. State St.  
Savannah, GA 31401

STATE OF GEORGIA            )  
                                                          )  
COUNTY OF CHATHAM        )

**LIMITED WARRANTY DEED**

**THIS INDENTURE** is made this 28<sup>th</sup> day of **February, 2023**, by and between **AMERIDEVELOPMENT POOLER, L.L.C.**, a Georgia limited liability company, as party of the first part, hereunder called Grantor, and **HP-221120 Port Wentworth, LLC**, a Georgia limited liability company, as party of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

**W I T N E S S E T H:**

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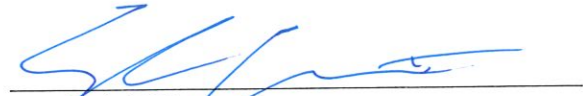
**GRANTOR WILL WARRANT** and forever defend the right and title to Property unto Grantee, and the successors, legal representatives and assigns of Grantee, against the claims of all persons claiming by, through or under Grantor, but not otherwise, subject only to the Permitted Exceptions.

[SIGNATURE ON FOLLOWING PAGE]

Attachment: ZMA MARION VILLAGE 2024 - Deed (2958 : 1st Reading: Rezoning 7-1017-01-014)

IN WITNESS WHEREOF, Grantor has caused its duly authorized representative to execute, seal and deliver this indenture, on the day and year first written above.

Signed, sealed and delivered in the presence of:

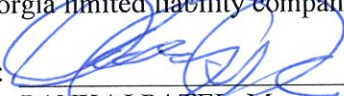
  
Unofficial Witness

  
Notary Public  
My Commission Expires: \_\_\_\_\_

(NOTARIAL SEAL)  
DIANNA WILLIAMS  
NOTARY PUBLIC  
Effingham County, Georgia  
State of Georgia  
My Comm. Expires April 27, 2025

GRANTOR:

AMERIDEVELOPMENT POOLER, L.L.C., a Georgia limited liability company

By:  (SEAL)  
PANKAJ PATEL, Manager and Member

Attachment: ZMA MARION VILLAGE 2024 - Deed (2958 : 1st Reading: Rezoning 7-1017-01-014)

EXHIBIT "A"**LEGAL DESCRIPTION**

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND CONTAINING 77.7 ACRES LYING AND BEING IN THE 8<sup>TH</sup> G.M. DISTRICT, CHATHAM COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT LOCATED AT THE INTERSECTION OF HODGEVILLE ROAD, AND GEORGIA HIGHWAY 30; THENCE SOUTH 74 DEGREES 35 MINUTES 37 SECONDS WEST A DISTANCE OF 178 FEET TO A 1" IPF LOCATED ON THE SOUTHER RIGHT-OF-WAY GEORGIA HIGHWAY 30 THE POINT OF BEGINNING; THENCE DEPARTING SAID RIGHT-OF-WAY LINE SOUTH 12 DEGREES 31 MINUTES 51 SECONDS WEST A DISTANCE OF 950.29 FEET TO A 1" IPF; THENCE SOUTH 34 DEGREES 31 MINUTES 51 SECONDS WEST A DISTANCE OF 580.01 FEET TO A 5/8" REBAR; THENCE NORTH 87 DEGREES 28 MINUTES 09 SECONDS WEST A DISTANCE OF 2160.00 FEET TO A 5/8" REBAR; THENCE NORTH 14 DEGREES 28 MINUTES 09 SECONDS WEST A DISTANCE OF 698.53 FEET TO A 5/8" REBAR; THENCE NORTH 49 DEGREES 06 MINUTES 15 SECONDS EAST A DISTANCE OF 1050.53 FEET TO A 5/8" REBAR LOCATED ON THE SOUTHERN RIGHT-OF-WAY LINE OF GEORGIA HIGHWAY 30; THENCE CONTINUING ALONG THE SOUTHERN RIGHT-OF-WAY LINE OF GEORGIA HIGHWAY 30 A LONG A CURVE TO THE LEFT AN ARC LENGTH OF 319.03 FEET TO A 5/8" REBAR, SAID CURVE HAING A RADIUS OF 4979.56 FEET WITH A CHORD BEARING SOUTH 86 DEGREES 54 MINUTES 06 SECONDS EAST, WITH A CHORD LENGTH OF 318.98 FEET; THENCE CONTINUING THE SOUTHERN RIGHT-OF-WAY LINE OF GEORGIA HIGHWAY 30 SOUTH 52 MINUTES 30 SECONDS WEST A DISTANCE OF 10.00 FEET TO A CONCRETE RIGHT-OF-WAY MONUMENT; THENCE CONTINUING ALONG THE SOUTHERN RIGHT-OF-WAY LINE OF GEORGIA HIGHWAY 30 SOUTH 89 DEGREES 07 MINUTES 30 SECONDS EAST A DISTANCE OF 1755.13 FEET TO A 1" IPF THE POINT OF BEGINNING. THIS 77.7 ACRES BEING SHOWN ON A MAP OR PLAT DESCRIBED AS "PARCEL A & B BEING A SUBDIVISION OF A PORTION OF THE GODLEY 2 TRACT, 8<sup>TH</sup> G.M. DISTRICT, PORT WENTWORTH, CHATHAM COUNTY, 9<sup>TH</sup> & 1159<sup>TH</sup> G.M. DISTRICT, EFFINGHAM COUNTY, GEORGIA", SURVEYED FOR ROY PATEL BY WILLIAMS & ASSOCIATES, INC., LAND SURVEYORS, DATED NOVEMBER 14, 2006, AND RECORDED IN PLAT BOOK 37-S, PAGE 28A, CHATHAM COUNTY, GEORGIA PUBLIC RECORDS. FOR A MORE PARTICULAR DESCRIPTION, REFERENCE IS MADE TO THE AFOREMENTIONED PLAT FILED OF RECORD.

THIS BEING THE SAME PROPERTY DEEDED TO AMERIDEVELOPMENT POOLER, LLC, A GEORGIA LIMITED LIABILITY COMPANY BY VIRTUE OF THAT CERTAIN QUIT CLAIM DEED FROM HIGHWAY 30 INVESTMENTS, LLC, DATED JULY 15, 2019, FILED FOR RECORD JULY 18, 2019, RECORDED IN DEED BOOK 1673, PAGE 109, CHATHAM COUNTY, GEORGIA RECORDS.

PIN: 7101701014

Attachment: ZMA MARION VILLAGE 2024 - Deed (2958 : 1st Reading: Rezoning 7-1017-01-014)

**EXHIBIT "B"****PERMITTED EXCEPTIONS**

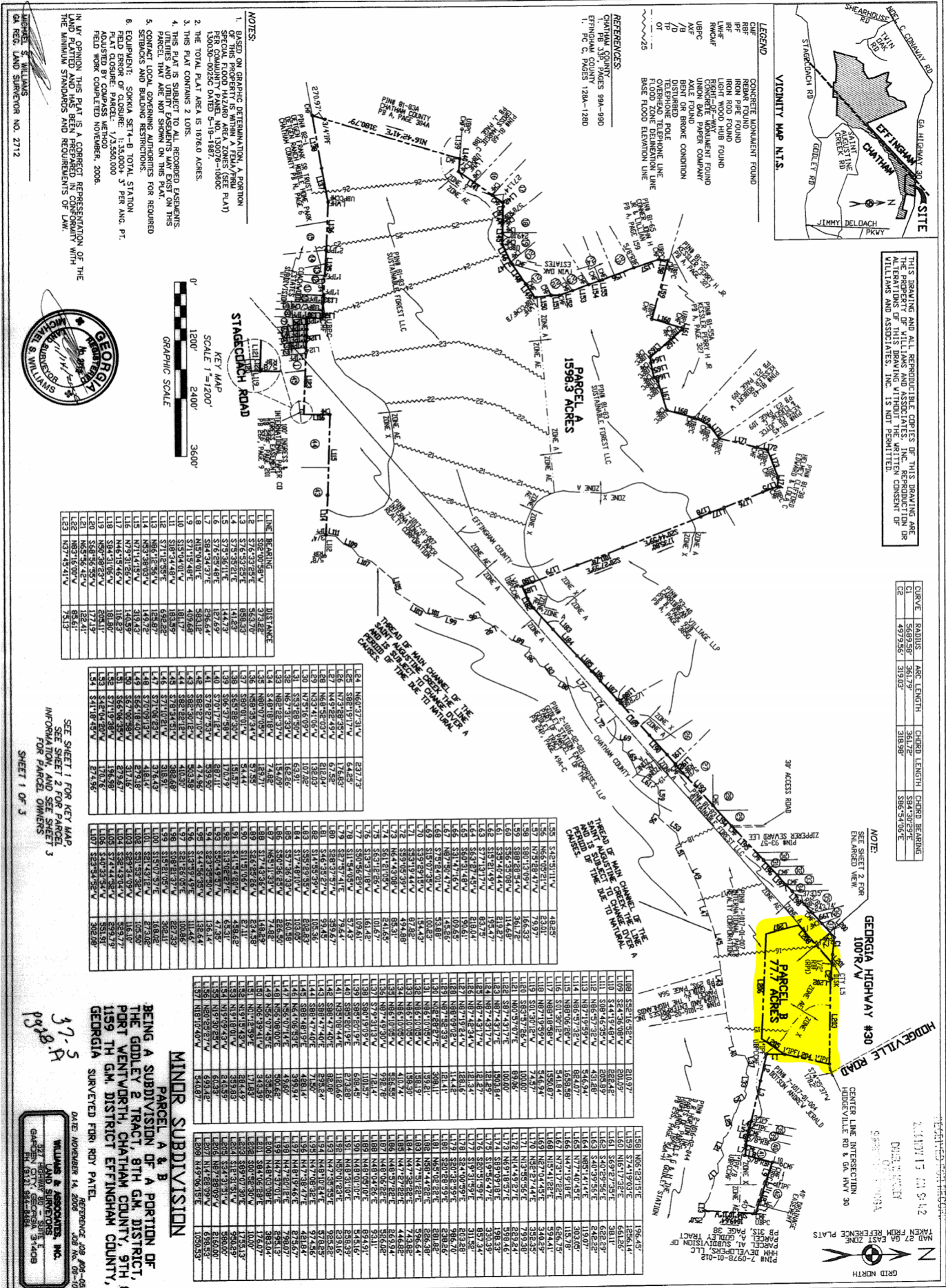
1. All taxes for the year 2023 and subsequent years, not yet due and payable.
2. Rights of upper and lower riparian owners in and to the waters of creeks and branches crossing or adjoining the property, and the natural flow thereof, free from diminution or pollution
3. Rights of the United States of America under Section 10 of the Rivers and Harbor Act of 1899 (33 USC 403) which prohibits the obstruction or alteration of navigable waters of the United States without the Corps of Engineers permit and Section 404 of the Clean Water Act (33 USC 1344), which prohibits the discharge of dredged or fill material into waters of the United States without a permit from the Corps of Engineers
4. Title, rights or claims of the State of Georgia, the United States of America, or any agencies thereof to any portion of the Property which is or may be alleged to be, or is hereafter determined to be, salt marsh, tidelands or land now or formerly flowed by the waters of the ocean or any bays, rivers, canals, streams, creeks or their tributaries or which is a marshland as defined in the Georgia Coastal Marshland Protection Act of 1970, as amended
5. All matters shown on plat recorded in Plat Book 37S, Pages 28A through 28C, in the Chatham County, Georgia Records.
6. All matters shown on plat recorded in Plat Book 33P, Pages 99A through 99D, in the Chatham County, Georgia Records.
7. All matters shown on plat recorded in Plat Book 26P, Page 63, in the Chatham County, Georgia Records.
8. All matters shown on plat recorded in Plat Book B, Page 133, in the Chatham County, Georgia Records.
9. All matters shown on plat recorded in Plat Book B, Page 134, in the Chatham County, Georgia Records.
10. Declaration of Restrictive Covenants (Wetland restrictions) dated December 19, 2002, recorded in Deed Book 244U, Page 166, Chatham County, GA records.
11. Right of way deed to Department of Transportation recorded in Deed Book 105A, page 631, Chatham County, GA records.
12. Savannah Electric and Power Company easement recorded in Deed Book 172Q, Page 264, Chatham County, GA records.
13. Savannah Electric and Power Company easement recorded in Deed Book 31F, Page 458, Chatham County, GA records.
14. Permanent Utility easement and temporary construction easement granted to the Mayor and Aldermen of the City of Savannah, recorded in Deed Book 235X, Page 534, Chatham County, GA records.
15. Easement from Susan Spence Murray to International Paper Realty Corporation recorded in Deed Book 259F, Page 201, Chatham County, GA records.
16. All matters shown on wetland plat recorded in Plat Book 39P, Page 43A, in the Chatham County, Georgia Records.
17. Mineral Royalty reservation as described in that certain Quitclaim Deed dated November 29, 2022, and recorded on December 6, 2022 in Deed Book 2976, Page 214, Chatham County, GA records.

All that certain lot, tract, or parcel of land situate, lying and being in the 8th G. M. District, City of Port Wentworth, Chatham County, Georgia, and being more particularly described as follows:

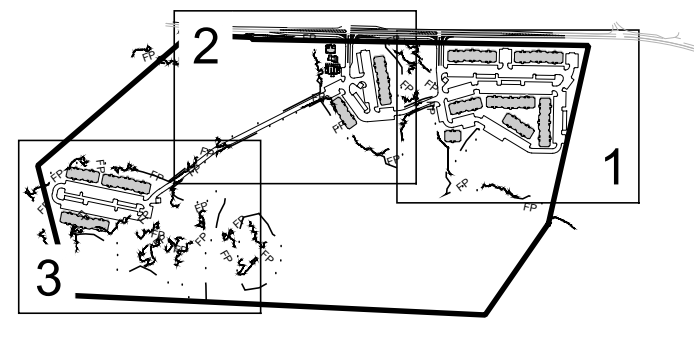
COMMENCING at a point on the southern right-of-way line of Georgia Highway 30 (100' public right-of-way), at a common corner the lands of Highway 30 Investments, LLC, PIN:71017 01014 and the lands of Sustainable Forest, LLC, PIN:81-83, said point also being known as the POINT OF BEGINNING; THENCE along aforesaid right-of-way, with a curve turning to the left, with an arc length of 319.03', with a radius of 4979.56', with a chord bearing of South 86°43'01" East with a chord length of 318.98', to a point; THENCE South 01°03'37" West a distance of 10.00' to a point; THENCE South 88°56'25" East a distance of 1755.13' to a point; THENCE departing aforesaid right-of-way South 12°42'56" West a distance of 950.29' to a point; THENCE South 34°42'56" West a distance of 580.01' to a point; THENCE North 40°26'18" West a distance of 497.16' to a point; THENCE North 78°50'18" West a distance of 470.96' to a point; THENCE North 36°58'37" West a distance of 1245.39' to a point on the southern right-of-way line of Georgia Highway 30, the said POINT OF BEGINNING.

Said parcel contains 38.98 acres (1,697,762 square feet) of land, more or less.





SHEET KEY MAP



PROJECT SPECIFIC PLAN NOTES:

- CONSTRUCTION OF SIDEWALKS, ADA PARKING, AND ACCESSIBLE ROUTE ARE IN CONFORMANCE WITH FEDERAL ADA STANDARDS, LATEST EDITION.

SITE PLAN NOTES:

PROJECT AREA: 77.73 ACRES (3,386,043 SF)  
 PID: 71017 01014  
 ZONING: PRM (REZONED FEB. 2020)  
 PROPOSED USE: MULTI-FAMILY RESIDENTIAL

PROPOSED USE: MULTI-FAMILY  
 PROPOSED UNITS: 360 UNITS (ALL 2-BEDROOM, 3-STORIES)  
 PROPOSED DENSITY: 4.63 UPA (18 LPA ALLOWED)

BUILDING HEIGHT PROPOSED: 42'-0"

PROPOSED BUILDING COVERAGE:  
 APARTMENTS: 143,333 SF  
 GARAGES: 14,700 SF  
 CLUBHOUSE: 3,775 SF  
 FITNESS CENTER: 1,824 SF  
 MAIL KIOSK: 898 SF  
 TOTAL: 164,530 SF (4.86% OF SITE (MAX 45% ALLOWED))

APARTMENT PARKING SUMMARY:

PARKING REQUIRED: 630 SPACES (1.75" SPACES/UNIT)  
 PARKING PROPOSED: 660 SPACES (1.83 SPACES/UNIT)  
 STANDARD SPACES (9'X20') : 562 SPACES  
 ACCESSIBLE SPACES : 26 SPACES  
 GARAGES (10'X20') : 72 SPACES (3 ADA GARAGE SPACES)

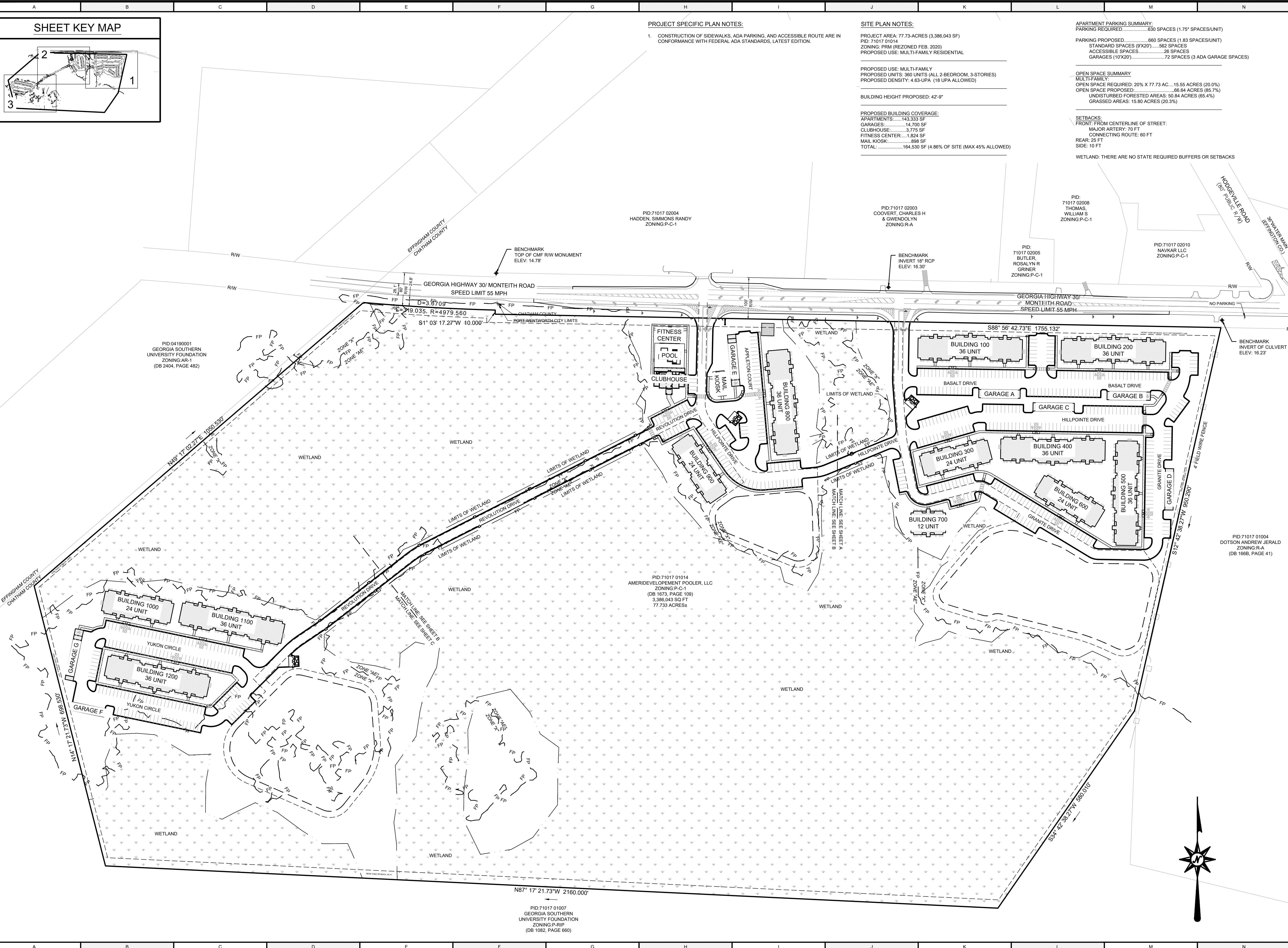
OPEN SPACE SUMMARY:

MULTI-FAMILY:  
 OPEN SPACE REQUIRED: 20% X 77.73 AC. = 15.55 ACRES (20.0%)  
 OPEN SPACE PROPOSED: 15.55 ACRES (85.7%)  
 UNDISTURBED FORESTED AREAS: 50.84 ACRES (65.4%)  
 GRASSED AREAS: 15.80 ACRES (20.3%)

SETBACKS:

FRONT: FROM CENTERLINE OF STREET:  
 MAJOR ARTERY: 70 FT  
 CONNECTING ROUTE: 60 FT  
 REAR: 25 FT  
 SIDE: 10 FT

WETLAND: THERE ARE NO STATE REQUIRED BUFFERS OR SETBACKS



Office:  
 8830 Macon Highway  
 Building 300  
 Athens, GA 30606

DEVELOPER:  
  
**HILLPOINTE**

Corporate Office:  
 101 South New York Ave, Unit 211  
 Winter Park, FL 32789  
 PH: (407) 752-9004

Operations Office:  
 8830 Macon Highway  
 Building 300  
 Athens, GA 30606  
 PH: (407) 752-9004

Information: www.hillpointe.com

24- HOUR CONTACT:  
 Marcus Wiedower  
 P: (706) 254-3251  
 Email: mwiedower@hillpointe.com

PROJECT:

**MARION VILLAGE APARTMENTS**  
 PARCEL #: 71017 01014  
 HIGHWAY 30  
 PORT WENTWORTH, GA

SHEET TITLE:  
**SITE PLAN OVERALL**

DRAWING SCALES:  
 HORIZONTAL: 1" = 100'



DRAWING DATE: 12/05/2023

FOR REVIEW ONLY

SHEET REVISIONS

NO.	DESCRIPTION	DATE
1	PER CITY REVIEW COMMENTS	06/09/23
2	PER CITY REVIEW COMMENTS	10/10/23
3	PER CITY REVIEW COMMENTS	12/05/23
4		
5		
6		
7		
8		
9		
10		

SHEET C-200

Attachment: ZMA MARION VILLAGE 2024 - Site Plan (2958) - 1st Reading - Rezoning 7-1017-01-014



**City Council**  
7224 GA Highway 21  
Port Wentworth, GA 31407

Meeting: 03/21/24 07:00 PM  
Department: Development Services  
Category: Planning/Zoning Item  
Prepared By: Katie Dunnigan  
Department Head: Katie Dunnigan

**SCHEDULED**

**AGENDA ITEM (ID # 2960)**

DOC ID: 2960

**Zoning Map Amendment Application has been submitted by Philip R. McCorkle as Agent for Ronald A. Royal, requesting to rezone 41.5 of (+/-)48.48 acres from R-1 to I-1, to allow for warehouse development. PIN # 7-0975-01-024, located in the 1st Council District, on Georgia Highway 21.**

**Issue/Item:**

A Zoning Map Amendment Application has been submitted by Philip R. McCorkle as Agent for Ronald A. Royal, requesting to rezone 41.5 of (+/-)48.48 acres from R-1 to I-1, to allow for warehouse development. PIN # 7-0975-01-024, located in the 1st Council District, on Georgia Highway 21.

**Background:**

- The applicant requests I-1 zoning for the future development of a warehouse. The submitted concept plan shows a single proposed warehouse, 601,600 square feet in size.
- The southern (+/-)10 acres of the existing property are to be subdivided and are not part of the rezoning request.
- Access will be via a single point at the north boundary of the property to a future right of way which connects to Georgia Highway 21 via a planned traffic signal. The concept plan shows adjacent, similar use proposed to access the new road.

**Facts and Findings:**

- Adjacent properties to the north, east, and west are within the I-1 zoning district. The 10 +/- acres to be subdivided will be an adjacent R-1 parcel to the south.
- The property is enveloped by I-1 zoning, with proposed access to a State Highway.
- Development of a warehouse is consistent with the proposed future use of adjacent parcels.
- The 2021-2041 Comprehensive Plan is contradictive for this particular parcel. It shows the property in a suburban character area surrounded on three sides by the industrial park character area. Given that the industrial park area is currently zoned I-1, developing this parcel as described by character area would potentially burden development of the industrial properties.
- A report was issued for DRI #4121 by The Coastal Regional Commission.

**Funding:**

N/A

**Recommendation:**

The proposed rezoning meets applicable zoning criteria and is consistent with surrounding use.

Staff recommends that approval include the following conditions:

1. Access related to industrial activity shall be limited to the proposed right of way to

the north of this parcel. Access to/from Jeffers Road shall be prohibited after the construction phase or once the future right of way is constructed, whichever comes first.

2. A recorded minor subdivision shall be required before the rezoning can take effect. This will avoid any future issues arising from the split zoning of the parcel.

At the March 11, 2024 meeting, the Planning Commission recommended approval of this item.

**ATTACHMENTS:**

- ZMA 6510 HWY 21 7-0975-01-024 2024-APPLICATION (PDF)
- ZMA 6510 HWY 21 7-0975-01-024 2024-AUTH OF PROPERTY OWNER (PDF)
- ZMA 6510 HWY 21 7-0975-01-024 2024-APO (PDF)
- ZMA 6510 HWY 21 7-0975-01-024 2024-LEGAL DESCRIPTION (PDF)
- ZMA 6510 HWY 21 7-0975-01-024 2024-PLAT (PDF)
- ZMA 6510 HWY 21 7-0975-01-024 2024-SITE PLAN (PDF)
- DRI #4121 Final Report (PDF)



APPLICATION TO AMEND THE ZONING MAP OF PORT WENTWORTH, GEORGIA

Applicant: Phillip R. McCorkle BY: \_\_\_\_\_ Phone # 912-232-7416

Mailing Address: 319 Tattnall Street, Savannah, Georgia 31401

Property Owner: Ronald A. Royal Phone # \_\_\_\_\_

Use back if more than one owner

Owner Address: 6510 Highway 21, Port Wentworth, Georgia 31407

PIN #'s: 7-0975-01-024 # of Acres 41.558

Zoning Classification: Present R-1 Requested I-1

Use of Property: Present Vacant Requested Warehouse

X If the requested change is to extend an existing adjacent zoning district to include this property, explain below why the proposed change should be made.

\_\_\_\_\_ If the requested change is not to extend an adjacent zoning district, explain below why this property should be placed in a different zoning district than all adjoining properties. (How does it differ from adjoining properties and why should it be subject to different restrictions than those applying to adjoining properties?)

The property is surrounded on three sides by property zoned industrial. It will utilize a private access road to gain access to Highway 21 at a traffic light that will be installed by the owner of the adjoining industrial tracts.

Attach the following documents:

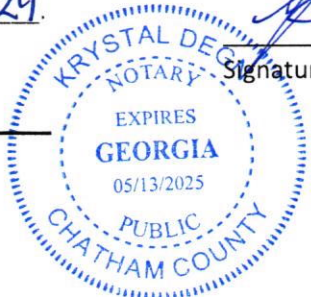
- 1. Written legal description of the property (e.g. copy of deed) – full metes and bounds description rather than plat reference.
2. Name, PIN #, property address and mailing address of property owners within 300 feet of this property.
3. Plat showing property lines with lengths and bearings, adjoining streets, locations of existing buildings, north arrow and scale. Submit three (3) copies of in 11" x 17", one 1 copy in 8.5" x 11", and a PDF on a flash drive.
4. Site Plan of proposed use of property. Submit three (3) copies in 11" x 17", one 1 copy in 8.5" x 11", and a PDF on a flash drive.
5. Disclosure of Campaign Contributions and Gifts form.
6. Disclosure of Financial Interests form
7. If property owner and applicant are not the same, Authorization by Property Owner form or Authorizations of Attorney form.
8. Filing fee of \$500.00 + \$50.00 per acre + \$75.00 Administrative Fee, payable to the City of Port Wentworth.

APPLICATION MUST BE FILED 20 BUSINESS DAYS PRIOR TO THE PLANNING COMMISSION MEETING AT WHICH THEY ARE TO BE CONSIDERED.

I hereby authorize the staff of the City of Port Wentworth to inspect the premises of the above described property and to post this property with the duly required notices. I hereby depose and say that all statements herein and attached statements submitted are true and correct to the best of my knowledge and belief.

Sworn to and subscribed before me this 2nd day of January, 2024.

[Signature]
Notary Public



[Signature]
Signature of Applicant

Updated 8/25/2023

Attachment: ZMA 6510 HWY 21 7-0975-01-024 2024-APPLICATION (2960 : 1st Reading: Rezoning 7-0975-01-024)

**DISCLOSURE OF CAMPAIGN CONTRIBUTIONS**

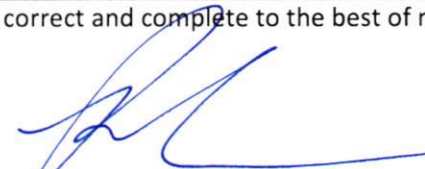
(Required by Title 36, Chapter 67A, Official Code of Georgia Annotated)


Reference: Application filed on \_\_\_\_\_, 20\_\_\_\_\_, to rezone real property described as follows:  
41.558 portion of PIN 7-0975-01-024

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

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

Sworn to and subscribed before me this  
2nd day of January, 2024.

  
\_\_\_\_\_  
Signature of Applicant

  
\_\_\_\_\_  
Notary Public



Attachment: ZMA 6510 HWY 21 7-0975-01-024 2024-APPLICATION (2960 : 1st Reading: Rezoning 7-0975-01-024)

**DISCLOSURE OF FINANCIAL INTERESTS**

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

Reference: Application filed on \_\_\_\_\_, 20\_\_\_\_\_, to rezone real property described as follows:

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

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

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

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

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

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

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

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

Sworn to and subscribed before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Signature of Official

\_\_\_\_\_  
Notary Public

Updated 8/25/2023

Attachment: ZMA 6510 HWY 21 7-0975-01-024 2024-APPLICATION (2960 : 1st Reading: Rezoning 7-0975-01-024)

AUTHORIZATION OF PROPERTY OWNER

I swear that I am the owner of the property which is the subject matter of the attached application, as is shown in the records of Port Wentworth, Georgia.

I authorize the person named below to act as applicant in the pursuit of a variance or for the rezoning of this property.

Name of Applicant: Ronald A. Royal

Address: 6510 Hwy 21, Port Wentworth, Georgia 31407

Telephone Number: 912-665-0441

*Ronald A. Royal*  
Signature of Owner

Personally appeared before me  
*Ronald A Royal*

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

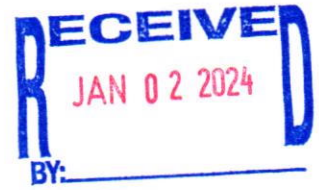
*Danielle Acosta*  
Notary Public

10-11-2023  
Date



Attachment: ZMA 6510 HWY 21 7-0975-01-024 2024-AUTH OF PROPERTY OWNER (2960 : 1st Reading: Rezoning 7-0975-01-024)





Surrounding Property Owners Within 300 Feet

JMUSKAAN LLC  
PIN: 70975 02005  
Property Address: 387 Augusta Road, Port Wentworth, Georgia 31407  
Mailing Address: 829 Granite Lane, Savannah, Georgia 31419

Alfred L. Boyett  
PIN: 70975 02004  
Property Address: 7532 Highway 21, Port Wentworth, Georgia 31407  
Mailing Address: 7532 Highway 21, Port Wentworth, Georgia 31407

Reyno Zamorano-Pineda  
PIN: 70975 02003  
Property Address: 7538 Highway 21, Port Wentworth, Georgia 31407  
Mailing Address: 122 Chevis Road, Savannah, Georgia 31419

Evelyn Jones  
PIN: 70975 02002  
Property Address: 7542 Highway 21, Port Wentworth, Georgia 31407  
Mailing Address: 7542 Highway 21, Port Wentworth, Georgia 31407

RICE HOPE – CJ, L.L.C.  
PIN: 70906 04037  
Property Address: 100 Magnolia Boulevard, Port Wentworth, Georgia 31407  
Mailing Address: P.O. Box 450233, Atlanta, Georgia 31145

FAITH GOSPEL TEMPLE DELIVERENCE CENTER, INC.  
PIN: 70975 02001  
Property Address: 7548 Highway 21, Port Wentworth, Georgia 31407  
Mailing Address: P.O. Box 18277, Savannah, Georgia 31418

RICE HOPE – CJ, L.L.C.  
PIN: 70906 04067  
Property Address: 80 Magnolia Boulevard, Port Wentworth, Georgia 31407  
Mailing Address: P.O. Box 450233, Atlanta, Georgia 31145

Odessa Adams  
PIN: 70975 02002A  
Property Address: 7550 Highway 21, Port Wentworth, Georgia 31407  
Mailing Address: 105 E 9<sup>th</sup> Street, Rincon, Georgia 31326

SPH 21, LLC  
PIN: 70976 01001B  
Property Address: 0 Augusta Road, Port Wentworth, Georgia 31407  
Mailing Address: 5 Concourse Parkway, Suite 200, Atlanta, Georgia 30328

Attachment: ZMA 6510 HWY 21 7-0975-01-024 2024-APO (2960 : 1st Reading: Rezoning 7-0975-01-024)

SPH 21, LLC

PIN: 70975 0102B

Property Address: 0 Jeffers Road, Port Wentworth, Georgia 31407

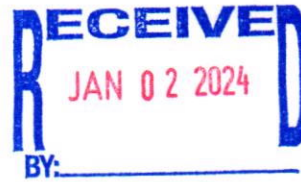
Mailing Address: 5 Concourse Parkway, Suite 200, Atlanta, Georgia 30328

LMS-PORT WENTWORTH, LLC

PIN: 70975 01025

Property Address: 0 Jeffers Road, Port Wentworth, Georgia 31407

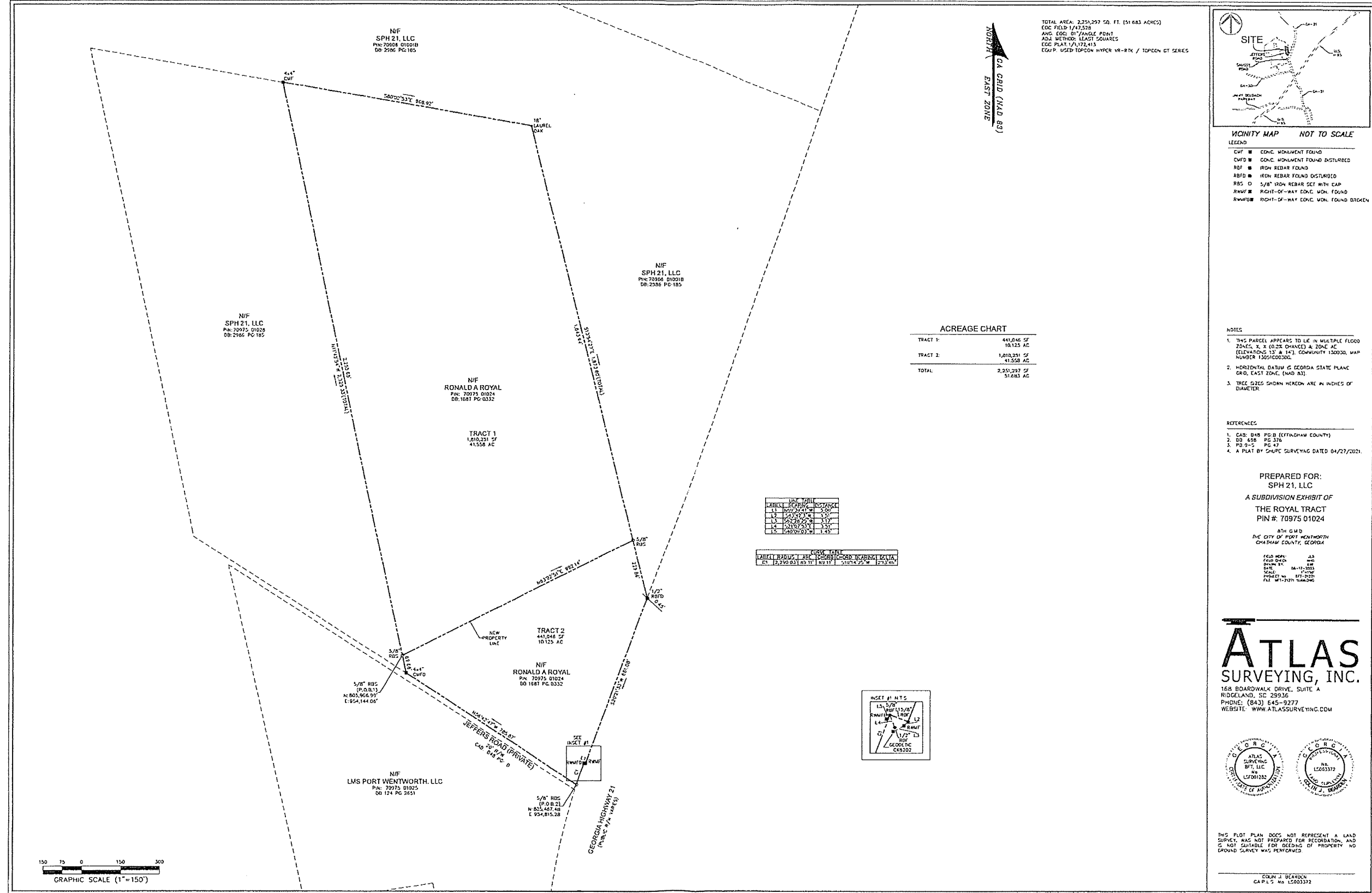
Mailing Address: 3975 Asbury Road, Birmingham, Alabama 35248



TRACT 1

BEGINNING AT A 5/8" IRON REBAR SET BEARING THE HORIZONTAL COORDINATES OF NORTHING:805,966.99', EASTING:954,144.06' (P.O.B.1); THENCE N 11°49'54" W A DISTANCE OF 2,255.65' TO A 4"x4" CONCRETE MONUMENT FOUND; THENCE S 80°02'53" E A DISTANCE OF 968.92' TO A CORNER THAT FALLS IN A 18" LAUREL OAK; THENCE S 13°54'27" E A DISTANCE OF 1,643.94' TO A 5/8" IRON REBAR SET; THENCE S 63°22'51" W A DISTANCE OF 992.14' TO A 5/8" IRON REBAR SET; WHICH IS THE POINT OF BEGINNING, HAVING AN AREA OF 1,810,251 SQUARE FEET, 41.558 ACRES.

Attachment: ZMA 6510 HWY 21 7-0975-01-024 2024-LEGAL DESCRIPTION (2960 : 1st Reading: Rezoning 7-0975-01-024)



TOTAL AREA: 2,201,297 SQ. FT. (51.683 ACRES)  
 ECG FIELD: 1/17/2024  
 ANG. ECG: 017 ANGLE POINT  
 ADA METHOD: LEAST SQUARES  
 ECG PLAT: 1/17/24.13  
 EQUIP. USED: TOPCON HYPER VR-RK / TOPCON GT SERIES

NORTH  
 EAST ZONE  
 GA GRID (NAD 83)

**ACREAGE CHART**

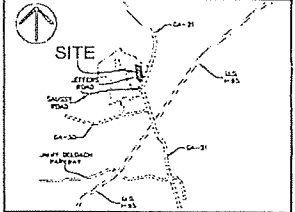
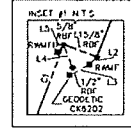
TRACT 1:	441,046 SF 10.123 AC
TRACT 2:	1,010,231 SF 41.558 AC
TOTAL:	2,201,297 SF 51.683 AC

**CONC. MON.**

LABEL	COORD.	BEARING	DIST.
L1	803,966.91	S 89° 15' 00" W	1.00
L2	803,966.91	S 89° 15' 00" W	1.00
L3	803,966.91	S 89° 15' 00" W	1.00
L4	803,966.91	S 89° 15' 00" W	1.00
L5	803,966.91	S 89° 15' 00" W	1.00

**CONC. MON.**

LABEL	RADIUS	ARC	CHORD	BEARING	COORD.
C1	0.250	0.314	0.250	S 89° 15' 00" W	803,966.91



- VICINITY MAP NOT TO SCALE**
- LEGEND**
- CONC. MONUMENT FOUND
  - CONC. MONUMENT FOUND DISTURBED
  - IRON REBAR FOUND
  - IRON REBAR FOUND DISTURBED
  - 5/8" IRON REBAR SET WITH CAP
  - RIGHT-OF-WAY CONC. MON. FOUND
  - RIGHT-OF-WAY CONC. MON. FOUND BROKEN

- NOTES**
- THIS PARCEL APPEARS TO BE IN MULTIPLE FLOOD ZONES, X, X (0.25 CHANCE) & ZONE AC (ELEVATIONS 13' & 14'). COMMUNITY 130030, MAP NUMBER 130100000.
  - HORIZONTAL DATUM IS GEORGIA STATE PLANE COG, EAST ZONE, (NAD 83).
  - TREE SIZES SHOWN HEREON ARE IN INCHES OF DIAMETER.

- REFERENCES**
- CAD: 048 PG-B (EFFINGHAM COUNTY)
  - DD: 408 PG-376
  - PD 0-5 PG-47
  - A PLAT BY SHIPLEY SURVEYING DATED 04/27/2021.

PREPARED FOR:  
 SPH 21, LLC  
 A SUBDIVISION EXHIBIT OF  
 THE ROYAL TRACT  
 PIN #: 70975 01024

BY: C.M.D.  
 THE CITY OF PORT WENTWORTH  
 CHATHAM COUNTY, GEORGIA

FIG. NO.: 13  
 DATE: 01/17/2024  
 SCALE: 1"=100'  
 PROJECT NO.: 24-001  
 FILE: 171-1071-SUB-DWG

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



THIS PLOT PLAN DOES NOT REPRESENT A LAND SURVEY. WAS NOT PREPARED FOR RECORDATION, AND IS NOT SUITABLE FOR DEEDING OF PROPERTY. NO GROUND SURVEY WAS PERFORMED.

COLIN J. DEARON  
 C.P.L.S. No. 12003372

Attachment: ZMA 6510 HWY 21 7-0975-01-024 2024-PLAT (2960 : 1st Reading: Rezoning 7-0975-01-024)



**Kern & Co., LLC**  
Consulting Engineers • Land Surveyors • Land Planning  
Architects • Landscape Architects • Environmental Scientists  
7 Mill Court (31406) P.O. Box 15179 (31146) Savannah, Georgia (912) 354-  
319 Walnut Street Suite A, Statesboro, Georgia 30458 Phone: (912) 225-

STAMP:  
STAMP:

ORIGINAL RELEASED FOR CONSTRUCTION DATE:

NO	DATE	REVISION

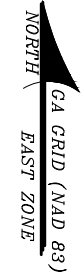
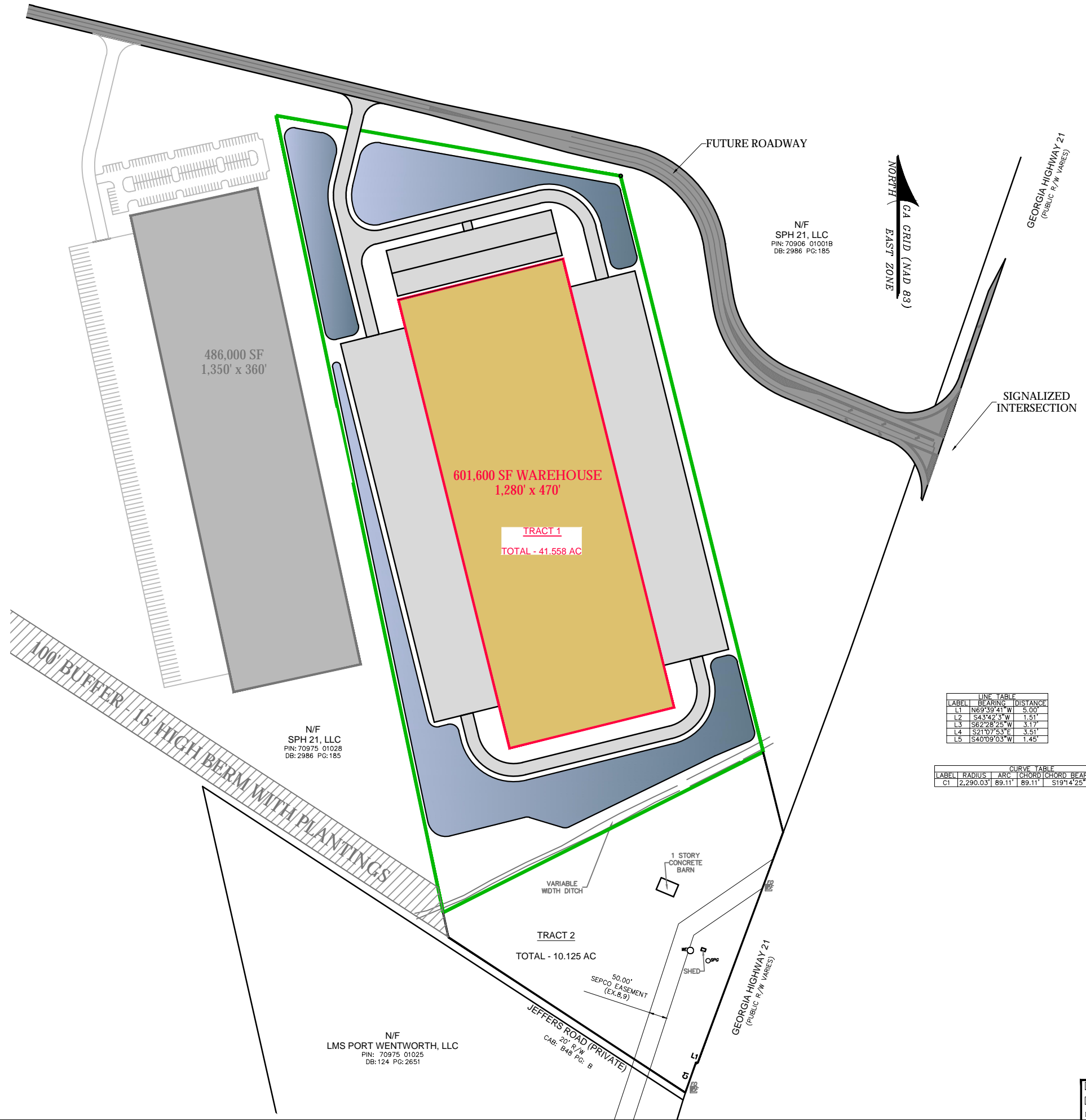
PLANS OF  
ROYAL TRACT  
AT  
GA HWY 21 - PORT WENTWORTH, GA

DRAWING TITLE  
**SITE PLAN**

SCALE: 1" = 300'  
PROJECT NO: 200230.000  
DATE: 12/21/23  
DRAWN BY: CRZ  
CHECKED BY: CRZ  
SHEET NO:

NOT FOR CONSTRUCTION  
RELEASED FOR CONSTRUCTION  
DATE: BY:

Attachment: ZMA 6510 HWY 21 7-0975-01-024 2024-SITE PLAN (2960 : 1st Reading: Rezoning 7-0975-01-024)



LINE TABLE

LABEL	BEARING	DISTANCE
L1	N69°39'41" W	5.00'
L2	S43°42'3" W	1.51'
L3	S62°28'25" W	3.17'
L4	S21°07'53" E	3.51'
L5	S40°09'03" W	1.45'

CURVE TABLE

LABEL	RADIUS	ARC	CHORD	CHORD BEARING	DELTA
C1	2,290.03'	89.11'	89.11'	S19°14'25" W	213°46'

File: 22 Dec 2023 - 8:56am czl1000r.dwg Drawing Path: C:\3207\200230.000\dwg\Royal\_Wentworth Exhibit 6.30.23.dwg

# DEVELOPMENT OF REGIONAL IMPACT REPORT

Prepared for Port Wentworth  
DRI #4121  
Royal Tract – SPH 21  
February 22, 2024



Prepared by:  
Coastal Regional Commission  
1181 Coastal Dr. SW  
Darien, GA

Attachment: DRI #4121 Final Report (2960 : 1st Reading: Rezoning 7-0975-01-024)

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Attachment: DRI #4121 Final Report (2960 : 1st Reading: Rezoning 7-0975-01-024)

## 1.0 Applicant Information

### 1.1 Jurisdiction and Local Government Information

City of Port Wentworth, Georgia

Jason Stewart

[jstewart@portwentworthga.gov](mailto:jstewart@portwentworthga.gov)

912-999-2084

### 1.2 Applicant

SPH 21, LLC

[chris@crossgateconsulting.com](mailto:chris@crossgateconsulting.com)

404-358-1178

## 2.0 Project Description

### 2.1 Summary

DRI #4121 is a proposed 601,600 SF warehouse with associated infrastructure improvements. Parcel involved in this request for rezoning is [70975 01024](#). The action being taken by the local government at this time is rezoning.

## 3.0 Parcel Data

### 3.1 Size of Property

The existing property is approximately 48.67 gross acres.

### 3.2 General Location

The property is located within the City of Port Wentworth, Georgia, west of SR 21 (Augusta Road) and North of Jeffers Road.

## 4.0 Land Use Information

### 4.1 Site Map

The proposed site plan for the property is attached.



## 4.2 Built Features

Applicant states that no existing uses will be displaced if the proposed development is approved.

## 4.3 Future Development Map Designation (Character Area)

According to the City of Porth Wentworth Comprehensive Plan, the Character Area Map indicates that the project site is determined to be within the Suburban Character Area.

## 4.4 Zoning District

The existing zoning of the property in Port Wentworth is R-1.

# 5.0 Consistency and Compatibility Analysis

## 5.1 Consistency with the Comprehensive Plan

The [Port Wentworth Comprehensive Plan](#) was adopted in March of 2022. The Character Area map designates the project area as Suburban. According to the adopted Comprehensive Plan “[Suburban] 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”. The proposed warehouse and associated industrial zoning designation is therefore inconsistent with the adopted Comprehensive Plan and Character Area map.

# 6.0 Consistency with the Regional Plan of Coastal Georgia

## 6.1 Summary

Since 1964, the Coastal Regional Commission of Georgia (CRC) has been dedicated to serving the ten counties and thirty-five cities of Coastal Georgia. The CRC region encompasses Georgia’s eastern shore, stretching almost 100 miles from the northern tip of Savannah to the southern city of St. Marys. The region is home to historic towns, industries, military installations, major ports including the fourth busiest and fastest-growing container terminal in the U.S., and a thriving tourism trade, each driving some part of the region’s economic engine. Equally important, one finds abundant wildlife, beautiful beaches and over 2300 miles of tributaries and salt marsh.

In 2022, the CRC Council adopted the updated [Coastal Georgia Regional Plan](#) to satisfy planning requirements for regional commissions established under the Georgia Planning Act and the Department of Community Affairs’ Regional Planning Requirements. The plan

aims to secure a successful future for the region's communities and achieve a common vision through comprehensive planning and collaborative implementation.

The CRC recommends that the applicant and local government review the Coastal Georgia Regional Plan to ensure that the proposed development is consistent with the Implementation Program in relation to:

- Water and Wastewater
- Stormwater
- Transportation
- Cultural and Historic Resources
- Natural Resources
- Regional Growth Management
- Economic Development
- Tourism
- Quality of Life
- Coastal Vulnerability and
- Governance

## 6.2 Regional Land Use Map

The Regional Land Use Map analyzes current development patterns in terms of urbanization. Three categories are used to represent these patterns: *conservation, rural, developing, and developed*.

*Conservation* areas are to be preserved in order to protect important regional resources or environmentally sensitive areas of the region.

*Rural* areas are not expected to urbanize or require urban services in the next 20 years. These areas are characterized by sparsely developed non-urban areas where the land is primarily used for farming, forestry, very low density residential or open space uses.

*Developing* areas are expected to urbanize and require provision of new urban services in the next 20 years. These services will include water and sewer service at a minimum.

*Developed* areas currently exhibit urban type development patterns, and currently have access to urban services. These areas typically include higher density residential areas, along with industrial and commercial developments.

According to the Regional Land Use Map, portions of the site within DRI #4121 are in a *rural* area, and portions are considered to be in a *developing* area. The rural area is geographically consistent with the existing flood zone along the Black Creek Tributary #2.

### 6.3 Area Requiring Special Attention (ARSA)

The Areas Requiring Special Attention Map was developed by considering the Regional Land Use Map and incorporating local comprehensive plans and the regionally important resources map to evaluate land use trends within the region and identify areas requiring special attention. These areas include:

- *Threatened Regionally Important Resources:* Areas where crucial natural or cultural resources are likely to be impacted by development.
- *Areas of Significant Natural Resources:* where Regionally Important Resources (green infrastructure, groundwater recharge areas, wetlands, priority forests, floodplains, and conservation areas) are likely to be threatened by development.
- *Rapid Development:* Areas where rapid development or change of land uses are likely to occur, especially where the rate of development has and/or may outpace the availability of community facilities and services, including transportation.
- *Redevelopment:* Areas in need of redevelopment and/or significant improvements to aesthetics or attractiveness.

The Areas Requiring Special Attention Defining Narrative includes lists of

- Recommended Development Patterns
- Types of Land Uses, and
- Implementation Measures

According to the ARSA Map, the location of DRI #4121 does contain *areas of significant natural resources*, which is an area where Regionally Important Resources (green infrastructure, groundwater recharge areas, wetlands, priority forests, floodplains, and conservation areas) are likely to be threatened by development, however areas to the south of the site fall into this category. The *area of significant natural resources* is geographically consistent with the existing flood zone along the Black Creek Tributary #2.

### 6.4 Green Infrastructure

As part of the Conservation area in the Coastal Land Use Map, areas of Green Infrastructure include, but are not limited to, wetlands, flood plains, streams, endangered species and critical habitat and prime agricultural lands, federal or state listed species. These areas include essential buffers along streams and wetlands, and water bodies that require riparian buffers. Identifying and preserving coastal Georgia's Green Infrastructure network will support biodiversity and functional ecosystems, protect native plant and animal species, lessen the disruption to natural landscapes, limit invasive species, which in turn will enhance and support water quality, provide for quality growth land use planning, support the implementation of stormwater management plans and regulations, encourage the creation of transportation corridors and connections, foster ecotourism, tourism and

outdoor recreation, enhance the business climate, and ensure a high quality of life for coastal residents. According to the Green Infrastructure Map, the location of DRI #4121 does show wetlands and [major floodplains](#), which would be impacted by the proposed development.

## 6.5 Wetlands

Wetlands and floodplain are indicated to be located within the development site. According to the [National Wetlands Inventory](#) there is a 4.34 acre Freshwater Forested /Shrub Wetland habitat is classified as a PFO1A, generally adjacent to the Black Creek Tributary #2. Development (as shown on preliminary, conceptual drawings) appears to intrude upon both wetlands and flood plain. Mitigation of impact will be fully addressed once the precise scope and location of development is known.

## 6.6 Coastal Stormwater Supplement

The CRC would recommend that the City of Port Wentworth adopt the CSS Ordinance and/or ensure the Coastal Stormwater Supplement (CSS) is implemented for stormwater management.

The project will utilize ponds and buffering pursuant to local, state, and federal regulations.

## 7.0 Comprehensive Economic Development Strategy (CEDS)

### 7.1 Summary

The Coastal Regional Commission serves as the Economic Development District (EDD) for the region's six coastal counties and four inland counties as designated by the U.S. Department of Commerce, Economic Development Administration (EDA).

In accordance with EDA, a [Comprehensive Economic Development Strategy \(CEDS\)](#) is updated and submitted every five years. This important document sets the regional economic development planning process for 2017–2022. The CEDS brings together public and private sectors to create an economic road map to strengthen Coastal Georgia's regional economy.

The CEDS documents provides an analysis of the region's economy which was used as the guide for establishing regional goals and objectives, developing, and implementing a plan of action; and identifying investment priorities and funding sources. By implementing this strategy, the region remains eligible for economic development assistance investment from EDA. This investment can help fund local infrastructure projects, technology-led economic development projects, and strategies to respond to sudden and severe economic situations.

## 7.2 Population and Employment Trends

County	2000	2010	2020	2030
Chatham	232,048	265,896	304,482	339,092

Source: U.S. Census; Georgia Coast 2030: Population Projections for the 10-County Region

The county's population is expected to grow from its 2000 level of 232,048 to 339,092 by 2030, according to the US Census Bureau. The Coastal Region's population in 2030 is projected to be 962,956, which is an increase from the 2000 level of 558,350. Savannah and Chatham County represent over a third of all the residents of coastal Georgia.

The Coastal Georgia region supported 312,400 jobs in 2000 and is expected to support 435,050 jobs in 2030. The Chatham County unemployment rate in December of 2023 was 2.6 percent<sup>1</sup>.

## 7.3 Economic Impact

The estimated value of the project at build-out is \$ 72,000,000. The estimated annual local tax revenues likely to be generated by the proposed development is \$ 1,036,800. The applicant indicates that the regional work force is sufficient to fill the demand created by the proposed project and that it will not displace any existing land uses.

## 8.0 CRC Resources

### 8.1 Georgia Coastal Regional Character Design Guidelines

[The Georgia Coastal Regional Character Design Guidelines](#) applies primarily to design elements and improvements that influence the public realm. Generally, focus on those influences that impact viewshed, identity, microclimate, sustainability and in limited cases public safety. It should be understood that these guidelines are recommendations only, not development standards, legal ordinances, or conditions that constitute approval or disapproval. They are a suggested framework to meet the State of Georgia's regional planning goals and implied procedures to implement portions of the *Coastal Georgia Regional Plan*.

The articulation of mass, form, materials, theme, and design methodologies are the primary constituents of the guidelines. The public realm is best represented as those areas associated with public rights-of-way and public space. Highways, streets, roads, corridors, trails, thoroughfares, greenways, blueways and parks are the viewpoint. All areas adjacent to these elements are the viewshed: development parcels, road shoulders and the edges of

---

<sup>1</sup> Federal Reserve Bank of St. Louis. (2023) FRED, federal reserve economic data. St. Louis, MO. [Unemployment Rate in Chatham County, GA \(GACHAT9URN\) | FRED | St. Louis Fed \(stlouisfed.org\)](#)

private and public lands. In its simplest form, the guideline elements addressed from the viewpoint to the viewshed are as follows:

- Utilizing Vegetation and Landscape
- Signage
- Pavement Surfaces
- Lighting
- Enclosures, Walls, and Fences
- Accessory Structures

According to The Coastal Character Design Guidelines, the proposed development is located in the *Tidewater Hearth* Character Region and may utilize the Character Key for *Suburban Residential*.

## 8.2 Regional Commission Recommendations

After reviewing the materials provided, the proposed development is inconsistent with [Port Wentworth's adopted Comprehensive Plan](#). The parcel in question currently has a Suburban Character Area designation, and the plan states that "it will be important to ensure new development adheres to the desired character and vision for this area". The proposed development does not adhere to the desired character and vision for the Suburban Character Area.

The proposed development is also inconsistent with the adopted Regional Comprehensive Plan, as most of the parcel is in a *rural area*, and an *area of significant natural resources*. Additionally, as shown the proposed development will impact an existing wetland and flood zone along the Black Creek Tributary #2, and may impact historical drainage patterns and flows, especially during a major flood event.

## 8.3 Public Comment

Public Comment is attached.

For technical assistance contact Simon Hardt, Senior Regional Planner at [shardt@crc.ga.gov](mailto:shardt@crc.ga.gov)

**CONCPET PLAN – APPLICANT PROVIDED**

**Attachment: DRI #4121 Final Report (2960 : 1st Reading: Rezoning 7-0975-01-024)**



**Kern & Co., LLC**  
 Consulting Engineers • Land Surveyors • Land Planners  
 Architects • Landscape Architects • Environmental Scientists  
 7 Mill Court (31406) P.O. Box 15179 (31146) Savannah, Georgia (912) 354-  
 319 Walnut Street Suite A, Statesboro, Georgia, 30458 Phone: (912) 225-

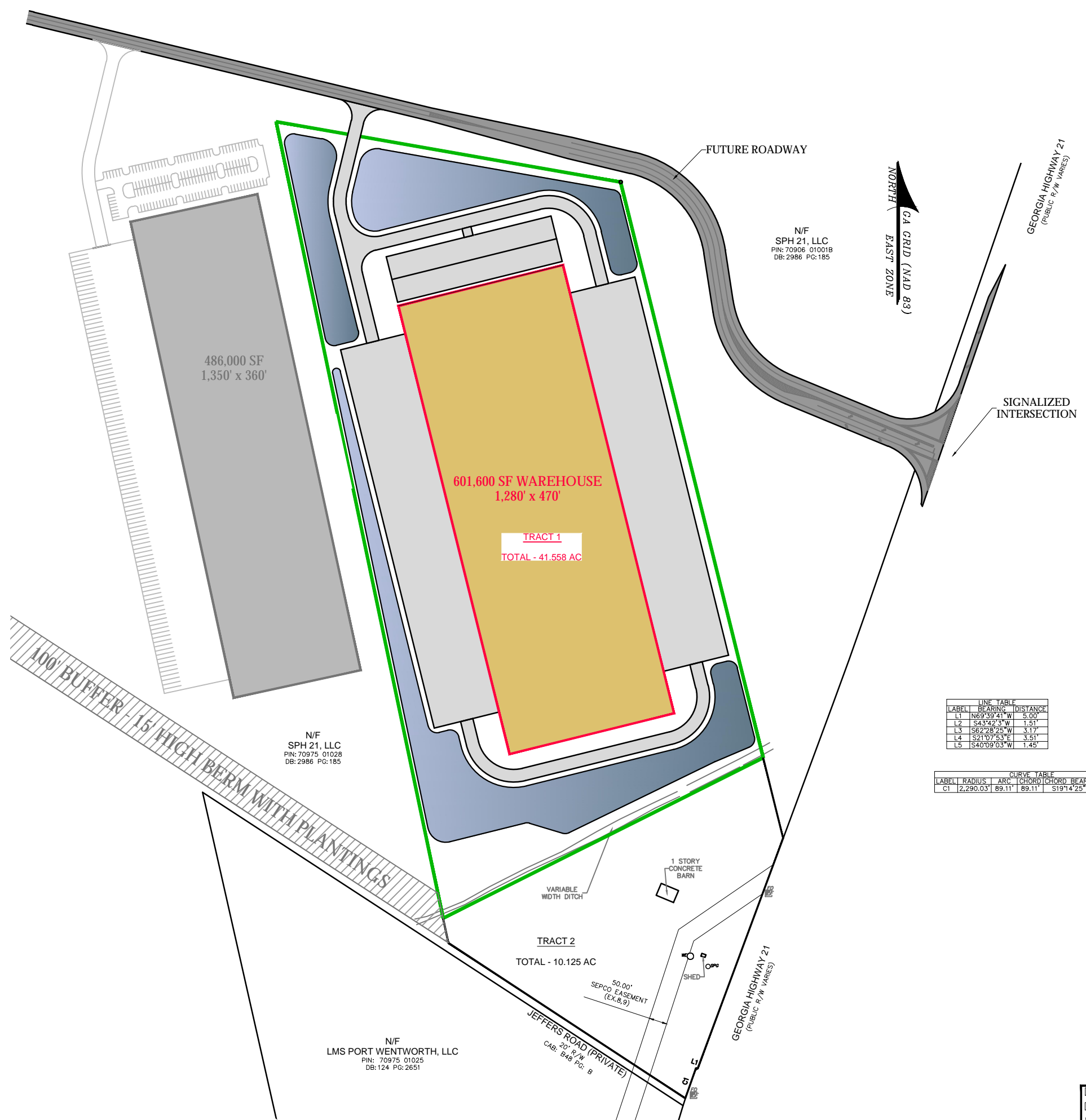
**PLANS OF ROYAL TRACT AT GA HWY 21 - PORT WENTWORTH, GA**

**SITE PLAN**

SCALE: 1" = 300'  
 PROJECT NO: 200230.000  
 DATE: 12/21/23  
 DRAWN BY: CRZ  
 CHECKED BY: CRZ  
 SHEET NO: 01

Packet Pg. 72

Attachment: DRI #4121 Final Report (2960 : 1st Reading: Rezoning 7-0975-01-024)



LINE TABLE

LABEL	BEARING	DISTANCE
L1	N69°39'41" W	5.00'
L2	S43°42'3" W	1.51'
L3	S62°28'25" W	3.17'
L4	S21°07'53" E	3.51'
L5	S40°09'03" W	1.45'

CURVE TABLE

LABEL	RADIUS	ARC	CHORD	CHORD BEARING	DELTA
C1	2,290.03'	89.11'	89.11'	S19°14'25" W	213°46'

NOT FOR CONSTRUCTION  
 RELEASED FOR CONSTRUCTION  
 DATE: \_\_\_\_\_ BY: \_\_\_\_\_

File: 22 Dec 2023 - 8:56am czl1000r.dwg  
 Drawing Path: C:\3207\200230.000\dwg\Royal\_Wentworth Exhibit 8.30.23.dwg



## CHARACTER AREA MAP

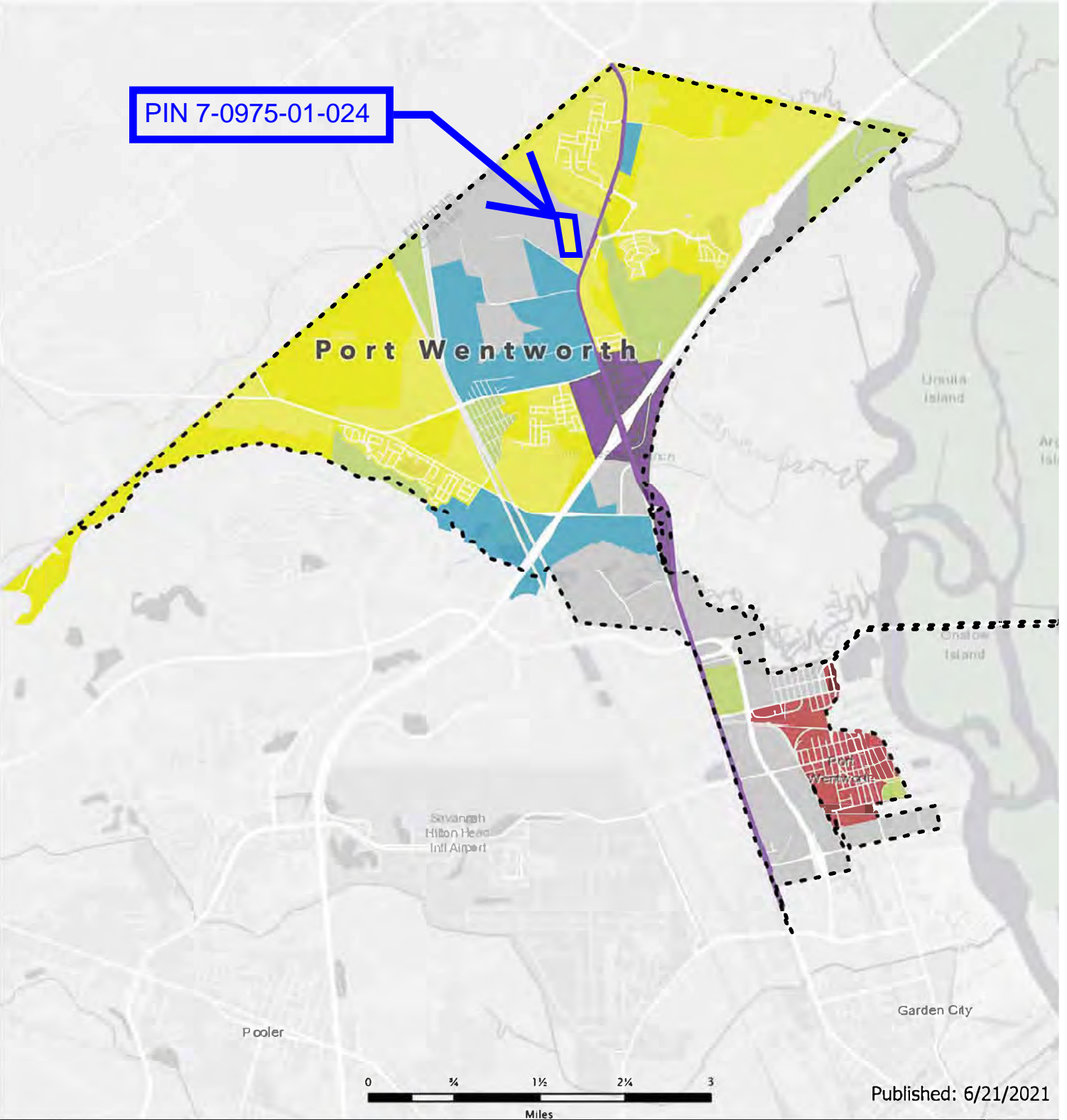
# Character Areas

City of Port Wentworth Comp Plan





PIN 7-0975-01-024





Port Wentworth



Attachment: DRI #4121 Final Report (2960 : 1st Reading: Rezoning 7-0975-01-024)

### Character Areas

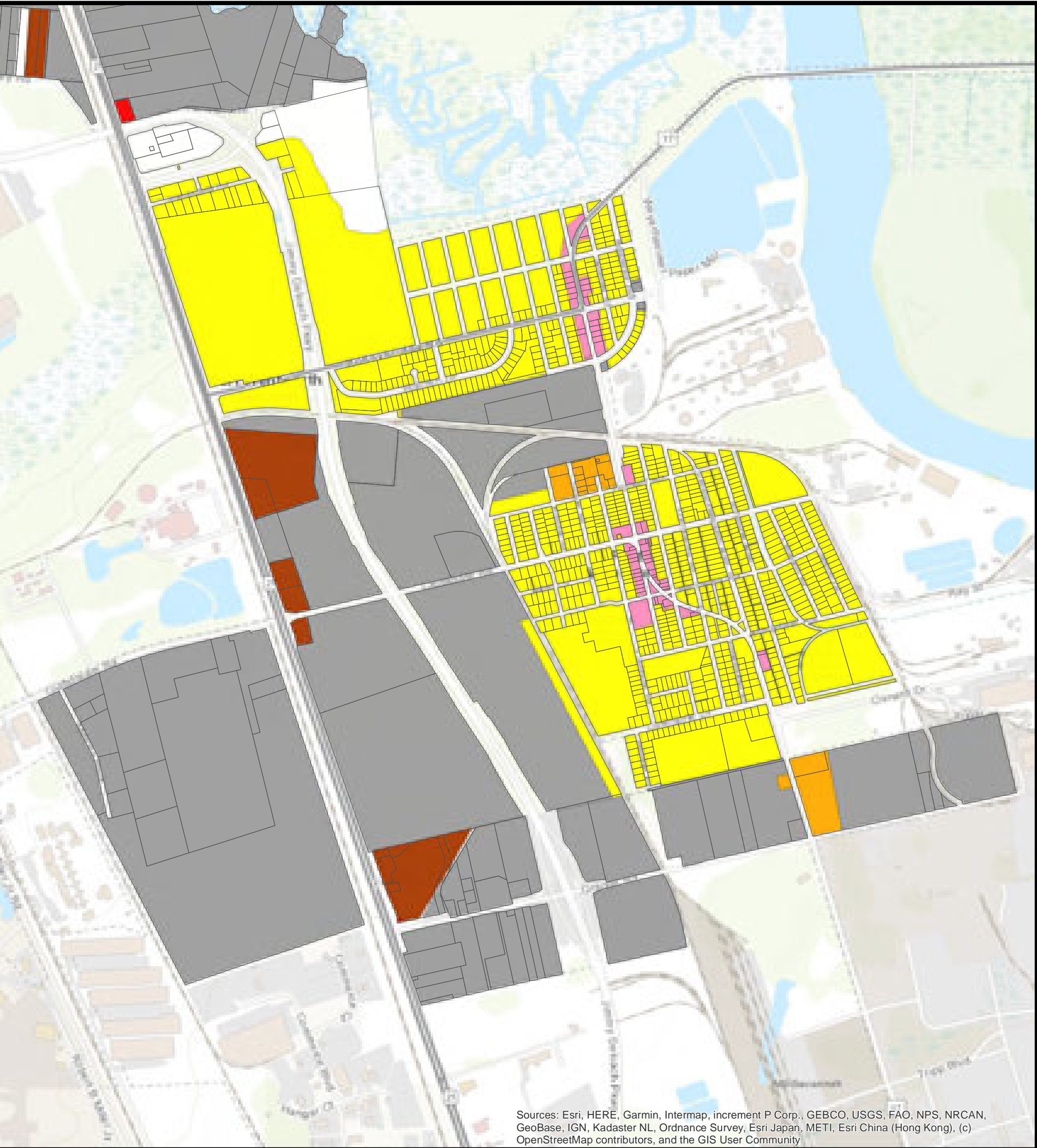
-  Highway Commercial Interchange Area
-  Industrial Park

-  Open Space
-  Rural Neighborhood
-  Suburban
-  Traditional Village



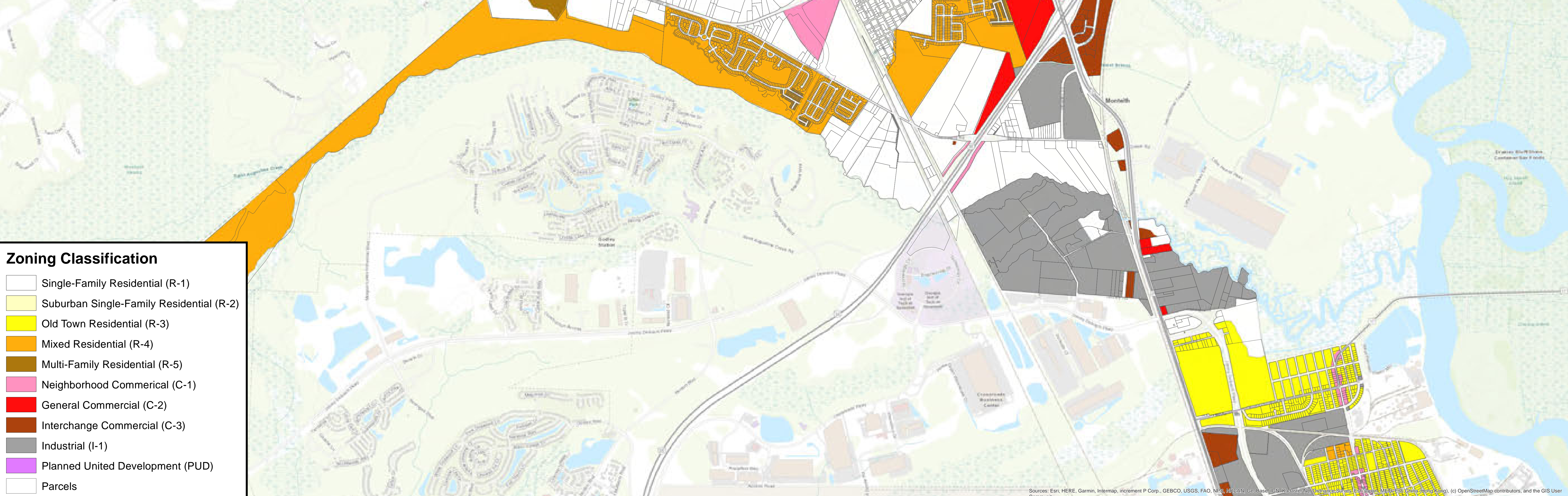
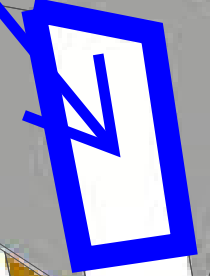
## ZONING DISTRICTS MAP

# CITY OF PORT WENTWORTH PROPOSED ZONING MAP



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

PIN 7-0975-01-024



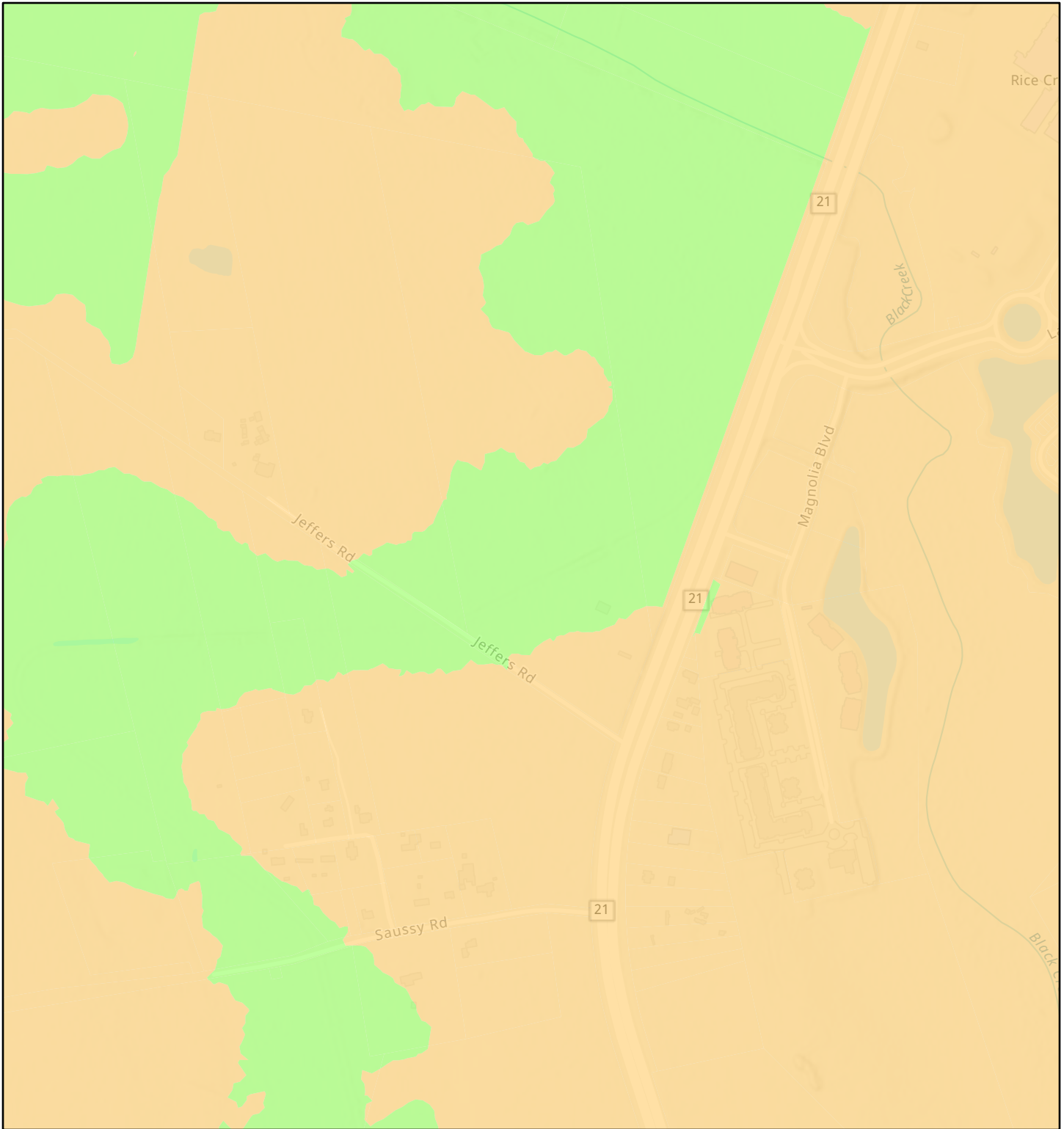
**Zoning Classification**

	Single-Family Residential (R-1)
	Suburban Single-Family Residential (R-2)
	Old Town Residential (R-3)
	Mixed Residential (R-4)
	Multi-Family Residential (R-5)
	Neighborhood Commercial (C-1)
	General Commercial (C-2)
	Interchange Commercial (C-3)
	Industrial (I-1)
	Planned United Development (PUD)
	Parcels

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

## REGIONAL IMPACT MAPS

# CRC DRI #4121 Future Development Map

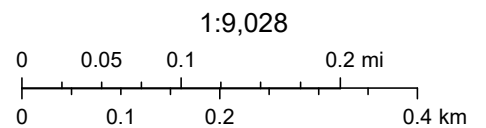


Attachment: DRI #4121 Final Report (2960 : 1st Reading: Rezoning 7-0975-01-024)

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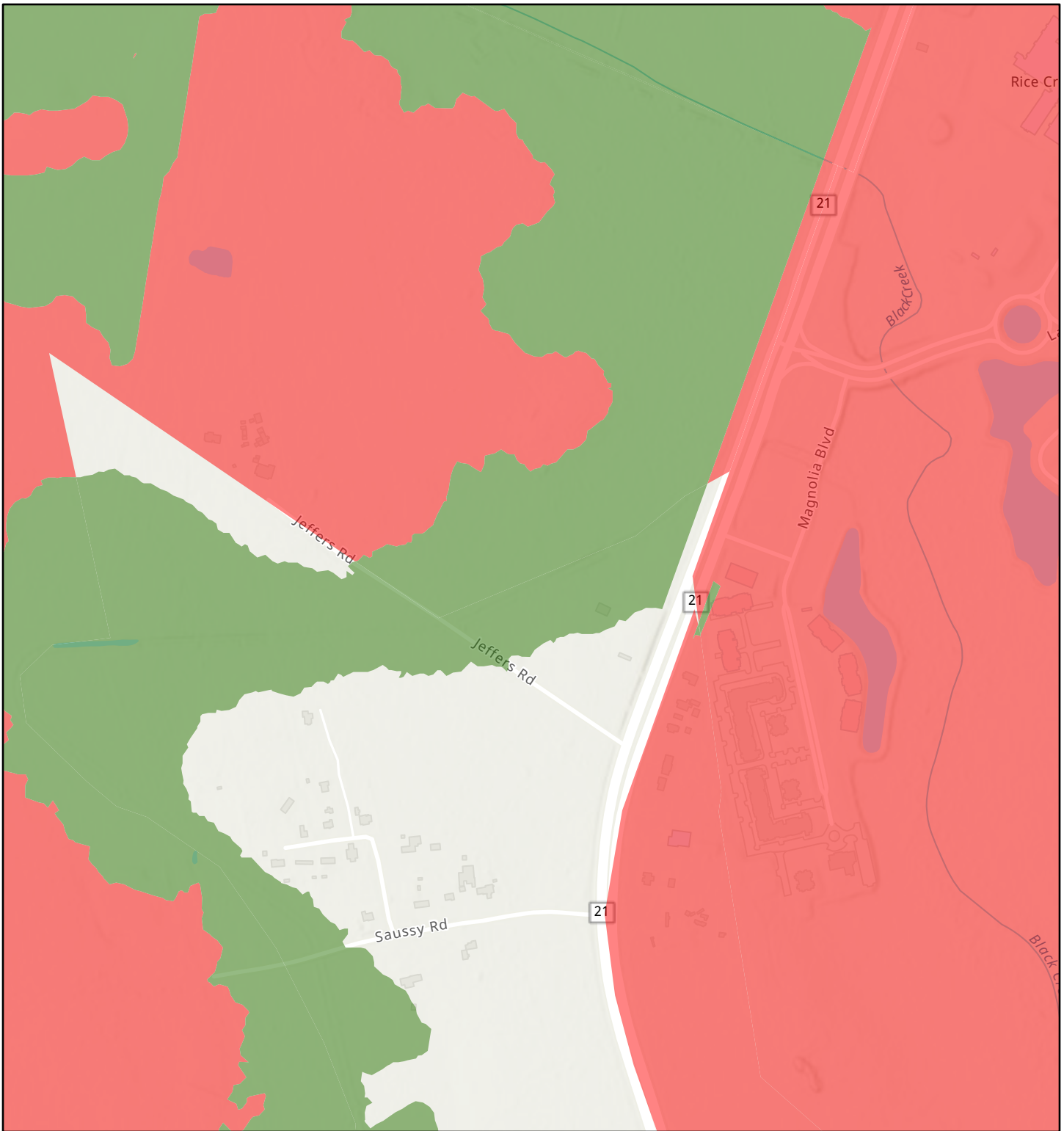
### Future Development

- Developing
- Rural



Esri, NASA, NGA, USGS, FEMA, Esri Community Maps Contributors, Savannah Area GIS, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

# CRC DRI #4121 ARSA Map

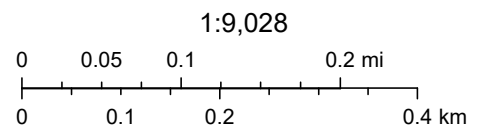


Attachment: DRI #4121 Final Report (2960 : 1st Reading: Rezoning 7-0975-01-024)

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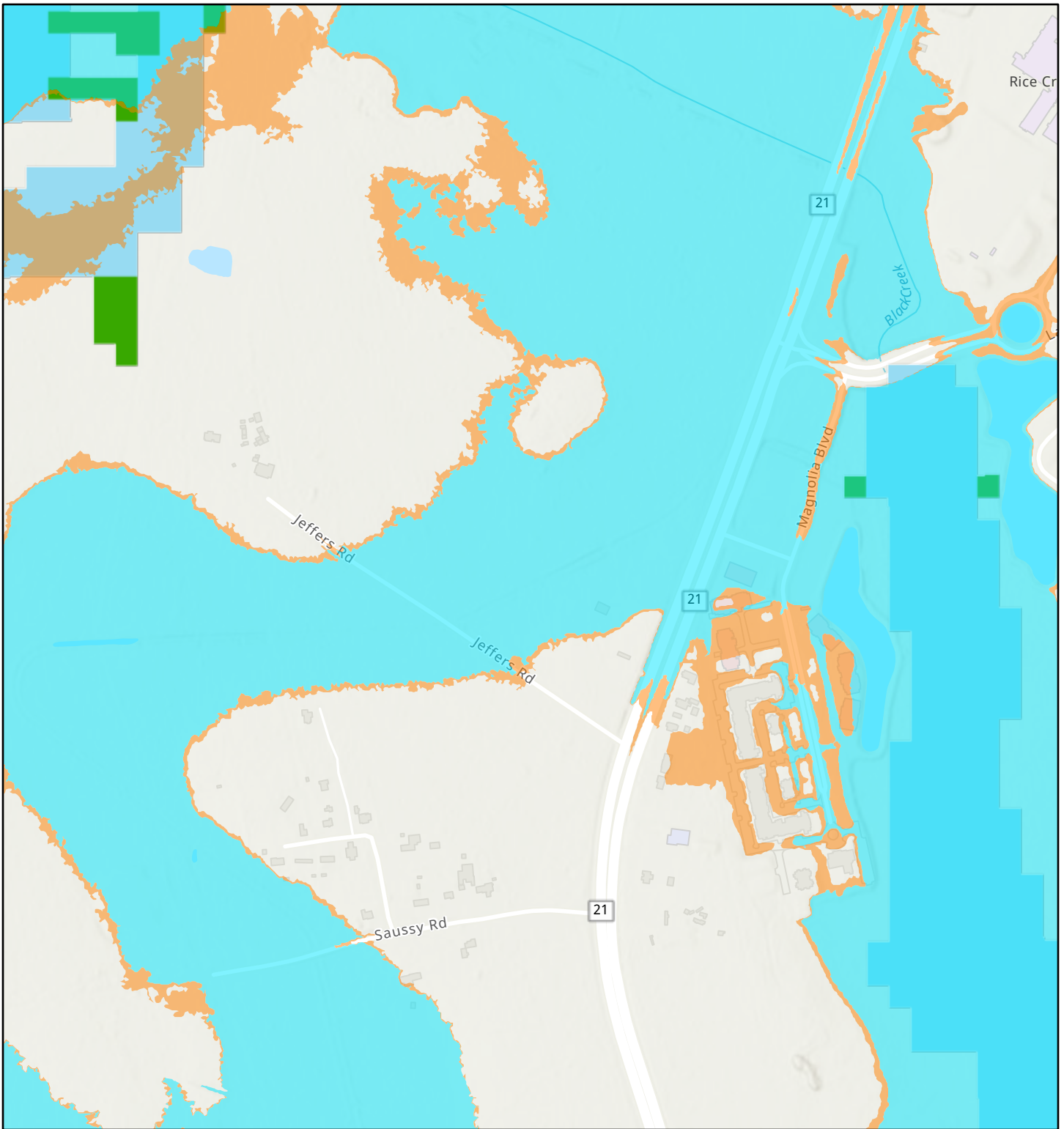
## ARSA - Areas Requiring Special Attention

- Areas of Rapid Development
- Areas of Significant Natural Resources



Esri, NASA, NGA, USGS, FEMA, Esri Community Maps Contributors, Savannah Area GIS, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

# CRC DRI #4121 Green Infrastructure Map

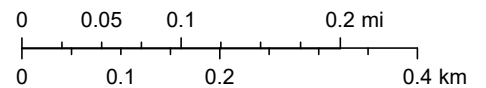


Attachment: DRI #4121 Final Report (2960 : 1st Reading: Rezoning 7-0975-01-024)

1/30/2024, 12:38:35 PM

1:9,028

- |                                                                  |                                                                       |
|------------------------------------------------------------------|-----------------------------------------------------------------------|
| Green Infrastructure Class                                       | <span style="color: orange;">■</span> Sites                           |
| <span style="color: lightblue;">■</span> Core                    | FEMA Flood Zones                                                      |
| <span style="color: darkgreen;">■</span> Corridor                | <span style="color: cyan;">■</span> 1% Annual Chance Flood Hazard     |
| <span style="color: lightgreen;">■</span> Multi-Use Buffer Areas | <span style="color: orange;">■</span> 0.2% Annual Chance Flood Hazard |



CRC, Georgia Forestry, Esri, NASA, NGA, USGS, FEMA, Esri Community Maps Contributors, Savannah Area GIS, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS



## PROPERTY RECORD CARDS

# Chatham County, GA

## Summary

**Parcel Number** 70975 01024  
**Location Address** 6510 HIGHWAY 21  
 PORT WENTWORTH GA 31407  
**Legal Description** LOTS D E F G & PT OF LOT J OF THE KINCHLO ESTATE  
**Property Class** R5 - Residential Large Tracts  
**Neighborhood** 23080.25 - W080.25 W. SIDE (POOLER) 20 + AC  
**Tax District** (070) PORT WENTWORTH  
**Zoning** R-A  
**Acres** 48.67  
**Homestead** N  
**Exemptions**

[View Map](#)

## Owner

[ROYAL RONALD A](#)  
 6510 HWY 21  
 PORT WENTWORTH GA 31407

## Assessment

	2023 Certified	2022 Certified	2021 Certified	2020 Certified	2019 Certified
LUC	RES	RES	RES	RES	RES
Class	R5	R5	R5	V5	V5
+ Land Value	\$845,200	\$845,200	\$566,900	\$566,900	\$566,900
+ Building Value	\$0	\$0	\$0	\$0	\$0
<b>= Total Value</b>	<b>\$845,200</b>	<b>\$845,200</b>	<b>\$566,900</b>	<b>\$566,900</b>	<b>\$566,900</b>
Assessed Value	\$338,080	\$338,080	\$226,760	\$7,040	\$7,040

## Valuation Notice

[2023 Assessment Notice \(PDF\)](#)

## Land

Description	Land Type	Land Code	Square Feet	Acres	Front Foot
OBSERVED WETLANDS	A	16O	180,774	4.1500	0
AG/COMB	A	904	1,939,291	44.5200	0

**Total Acres:**  
 48.6700

## Sales

Sale Date	Sale Price	Instrument	Deed Book	Deed Page	Sales Validity	Grantor	Grantee	Document #
8/10/1994	\$85,000	WD	168T	0332	Unqualified	ROYAL BROTHERS INC	ROYAL RONALD A	147C0438
9/1/1990	\$60,000				Unqualified			147C0438

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Map



No data available for the following modules: Comp Search (Residential), Comp Search (Commercial), Comp Search (Commercial), Residential Improvement Information, Additions, Commercial Improvement Information, Interior/Exterior Information, Accessory Information, Other Features, Sketches, Permits, Photos.

Chatham County makes every effort to produce and publish the most current and accurate information possible. However, the maps and data are produced for information purposes only, and are NOT surveys nor legal records. No warranties, expressed or implied, are provided for the data and information herein, their use, or their interpretation.  
[User Privacy Policy](#) | [GDPR Privacy Notice](#)  
[Last Data Upload: 1/30/2024, 10:08:50 AM](#)

Contact Us

Attachment: DRI #4121 Final Report (2960 : 1st Reading: Rezoning 7-0975-01-024)

## PUBLIC COMMENTS

The City of Savannah has the following two (2) responses regarding the impact of this development project. I have also included the POC for each department. Thank you.

**Water Resources**, would like to make the following statements regarding the regional impact of the development described in DRI#4121:

- As the primary source of potable water for Port Wentworth, Savannah would be supplying the additional demand to this site.
- The listed demand .00310MGD (2.15gpm) is generally consistent with similar developed properties nearby that are direct customers of Savannah.
- The portion of the Savannah potable water system that provides water to Port Wentworth is near its full capacity while maintaining ability to always provide sufficient flows and pressures to all customers. A schedule for future demand has been developed with Port Wentworth as a part of the 4<sup>th</sup> amendment to the water & sewer agreement (1/18/24). As this development is likely not part of the demand accounted for in the current demand schedule, the City of Savannah cannot commit to providing the estimated additional supply to Port Wentworth for this or other similar developments without an update to Port Wenworth's water demand schedule. Such an update would be based on reasonable estimates of the timing of development, timing of upgrades to Savannah's system to provide additional supply, and potential cost sharing arrangements for any necessary upgrades. While this individual demand is small, it is the position of Savannah that demand growth projections must be packaged together and built into demand schedules accompanied by supply assessment in this way to prevent demand growth from overtaking supply over time.

James Laplander, PE  
 Director of Water and Sewer Planning and Engineering  
 Office: (912) 651-6573  
 Cell: (912) 658-6973  
[jlaplander@Savannahga.gov](mailto:jlaplander@Savannahga.gov)

#### **Traffic Engineering Department**

- It is my recommendation a traffic study/traffic impact analysis be prepared for review by the local government and state agency.
- SR 21 in this section has over 37,900 vehicles on a daily average. Signalization without analysis is not recommended.

Kenneth B Cullens Jr  
 Civil Engineer  
 Traffic Engineering  
 Phone: (912) 525-3100 Ext. 6461  
 Fax: (912) 525-1535  
[kenneth.cullens@savannahga.gov](mailto:kenneth.cullens@savannahga.gov)

**AFFECTED PARTIES THAT RECEIVED NOTIFICATION OF THIS DRI AND  
FINAL REPORT**

Attachment: DRI #4121 Final Report (2960 : 1st Reading: Rezoning 7-0975-01-024)

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hall@thempc.org	Laura	Hall
recept@planters.net	Lori	Boulineau
achood@dot.ga.gov	Alan	Hood
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cakridge@bloomington-ga.gov	Charles	Akridge
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mhardin@glynncounty-ga.gov		
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kerriebieber.wccw@yahoo.com	Kerrie	Bieber
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sleif@glynncounty-ga.gov	Stefanie	Leif
ikellett@crc.ga.gov	Ian	Kellett
susan@onehundredmiles.org	Susan	Inman
creich@georgiaconservancy.org	Courtney	Reich
fneal@thunderboltga.org	Frank	Neal
pwilson@georgia.org	Pat	Wilson
kquillet@bryan-county.org	Kandi	Quillet
sherrell.davis@mcintoshcounty-ga.gov	Sherrell	Davis
michalakl@thempc.org	Leah	Michalak
worbitt@effinghamcounty.org	Wesley	Corbitt
shardt@crc.ga.gov	Simon	Hardt
dbethune@gardencity-ga.gov	Don	Bethune
clint.stanley@libertycountyga.com	Clint	Stanley
tcallanan@effinghamcounty.org	Tim	Callanan
rstaffins@bgicoc.com	Ralph	Staffins
hhill@gefa.ga.gov		
hannah@onehundredmiles.org	Hannah	Mendillo
wpoon@crc.ga.gov	Wincy	Poon
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gnorton@cityofportwentworth.com	Gary	Norton
tharris@glynncounty-ga.gov	Toby	Harris
bill_frechette@dnr.state.ga.us	Bill	Frechette
cakridge@bloomington-ga.com	Charles	Akridge
chap.bennett@amerisbank.com	Chap	Bennett
clovell@richmondhill-ga.gov	Chris	Lovell

cotydan@hotmail.com	Dan	Coty
dwaters@bryan-county.org	Donna	Waters
info@ogeecheeriverkeeper.org	Simona	Perry
ezraprice@bellsouth.net	Ezra	Price
gshaw@cityoftybee.org	George	Shaw
district5@co.camden.ga.us		
hparadice@eda.gov	Phil	Paradice
jill.andrews@dnr.state.ga.us	Jill	Andrews
jleviner@cityoftybee.org	Jan	Leviner
jrhunter@hungerpiller.com	Jimmy	Hungerpiller
kberry@co.camden.ga.us	Katie	Bishop
kclark@gefa.ga.gov	Kevin	Clark
kcroasmun@bryan-county.org	Kirk	Croasmun
klee@cityofrincon.com	Ken	Lee
manning@hogarc.org	Brett	Manning
maryann_odum@yahoo.com	Maryann	Odum
mayor@pembrokega.net	Tiffany	Zeigler
patrick.zoucks@mcintoshcounty-ga.gov	Patrick	Zoucks
sjohnson@effinghamcounty.org	Stephanie	Johnson
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riverkeeper@savannahriverkeeper.org	Tonya	Bonitatibus
ron.tolley@lcda.com	Ron	Tolley
susdev@gate.net	Dave	Kyler
tratcliffe@hinesvillelaw.com	Tom	Ratcliffe
ttollison@seda.org	Trip	Tollison
aburns@crc.ga.gov	Allen	Burns
joey.brown@libertycountyga.com	Joey	Brown
alscott@chathamcounty.org	Al	Scott
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btaylor@bryan-county.org	Ben	Taylor
jfcoley@southernco.com	Jason	Coley
anna.chafin@bryan-county.org	Anna	Chafin
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dorothyhglisson@yahoo.com	Dorothy	Glisson
jacksonj@thempc.org	Jackie	Jackson
lotsonm@thempc.org	Marcus	Lotson
creed@savannahga.gov	Cornelia	Reed
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jbocook@chathamcounty.org	Janice	Bocook
apoppell@darientel.net	Adam	Poppell
director@rhbcchamber.org	Kathryn	Johnson
jricketson@thelcpc.org	Jeff	Ricketson
rfeldner@gardencity-ga.gov	Ron	Feldner
aclement@bryan-county.org	Amanda	Clement
qmoore@bryan-county.org	Quint	Moore
pconner@bullochcounty.net	Paul	Conner
bill.sawyer@cityofguyton.com	Bill	Sawyer



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bnyers@glynncounty-ga.gov	Robert	Nyers
lizlynn@bryan-county.org	Liz	Lynn
longcoappr@windstream.net	Robert	Parker
sctaxassess@planters.net	Stephanie	Lee
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ssessions@cityoftybee.org	Shirley	Sessions
dgreene@richmondhill-ga.gov	Dawnne	Greene
tmcouch@bullochcounty.net	Thomas	Couch
dwills@accg.org	Dave	Wills
tmcqueen@dot.ga.gov	T	McQueen
clerk@pembrokega.net	Sharroll	Fanslau
kelly.hill@gadnr.org	Kelly	Hill
kmertz@dot.ga.gov	K	Mertz
mmcclellan@gfc.state.ga.us	Mark	McClellan
tkilmartin@cityofportwentworth.com	Thomas	Kilmartin
mmorris@springfieldga.org	Matt	Morris
cfernald@effinghamcounty.org	Chelsie	Fernald
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cdaniels@co.camden.ga.us		
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joseph.mosley@libertycountyga.com		
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wfallon@glynncounty-ga.gov		
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andycripps@effinghamcounty.com	Andy	Cripps
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christopher.j.fletcher3.civ@mail.mil	Chris	Fletcher
jmclean@savannahairport.com	Jerry	McClellan
socsconnection@gmail.com	Connie	Shreve
superintendent@sccps.com	Ann	Levett, ED.d
sfalls@bryan-county.org		
ltyson@bryan-county.org		
ppatton@bullochcounty.net		
clerk@bullochcounty.net		
vwhite@bullochcounty.net		
rnewton@bullochcounty.net		
csteinmann@bullochcounty.net		
landon@statesboro-chamber.com		
cyfeazel@camden-countyga.gov		
gbbishop@camden-countyga.gov		
dhharris@co.camden.ga.us		
boa@chatham-county.org		
bbrantley@savannahchamber.com		
sjohnson@effingham-county.org		
taxassessor@effingham-county.org		
ttollison@wtcsavannah.org		
wneal@glynn-county-ga.gov		
rvakulich@glynn-county-ga.gov		
ryanmoore@golden-isles-dev.com		
mpadgett@golden-isles-dev.com		
islandplanninglist@glynn-county-ga.gov		
mainlandplanninglist@glynn-county-ga.gov		
donald.lovette@liberty-countyga.com		
taxassessors@liberty-countyga.com		
jered.pritchett@liberty-countyga.com		
southernprosperityconsulting@gmail.com		
longco.chamber@yahoo.com		
planningandzoning@long-countyga.gov		
director@mcintoshga.com		
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assessors@mcintosh-county-ga.gov		
rachel@screvenworks.com		
zoning@planters.net		
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scandler@effingham-county.org	Steve	Candler
leesmith@chatham-county.org	Lee	Smith
sallison@richmondhill-ga.gov	Scott	Allison

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rseamans@gfc.state.ga.us	Robert	Seamans
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carterinfinger@bryan-county.org	Carter	Infinger
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hmendillo@crc.ga.gov	Hannah	Mendillo
kris@ogeecheeriverkeeper.org		
jlaplander@savannahga.gov	Jim	Laplander
rbenton@pooler-ga.gov	Rebecca	Benton
wilsonm@thempc.org	Melanie	Wilson
rglisson@glynncounty-ga.gov	Ron	Glisson
srobider@gardencity-ga.gov	Scott	Robider
acarpenter@crc.ga.gov	Aaron	Carpenter
dking@cityofrincon.com	Dulcia	King
dorremae27@gmail.com	Dorre	Miles
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meaganjones@crc.ga.gov	Meagan	Jones
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sgillen@cityoftybee.org	Shawn	Gillen
rcarpenter@richmondhill-ga.gov	Russ	Carpenter



**City Council**  
7224 GA Highway 21  
Port Wentworth, GA 31407

Meeting: 03/21/24 07:00 PM  
Department: Development Services  
Category: Amendment  
Prepared By: Katie Dunnigan  
Department Head: Katie Dunnigan

**SCHEDULED**

**AGENDA ITEM (ID # 2959)**

DOC ID: 2959

**Zoning Map Amendment Application has been submitted by Ernest Investments, LLC as Agent for Warren Sweatt, requesting to rezone 4.21 acres from R-1 to C-1, to allow for retail development. PIN # 7-1017-01-013, located in the 2nd Council District, at 1005 Highway 30.**

**Issue/Item:**

A Zoning Map Amendment Application has been submitted by Ernest Investments, LLC as Agent for Warren Sweatt, requesting to rezone 4.21 acres from R-1 to C-1, to allow for retail development. PIN # 7-1017-01-013, located in the 2nd Council District, at 1005 Highway 30.

**Background:**

- The applicant proposes to develop a 14,000 square foot retail center.
- City water and sewer are not currently available to this parcel. The applicant intends to connect to future utilities once they are expanded to Marion Village (Highway 30, PIN# 7-1017-01-014).
- Preliminary discussion has been had with GDOT regarding access on Highway 30.
- A neighborhood meeting was held by the applicant on 2/1/2024. Neighbors from one surrounding property attended, they expressed concern for potential disturbance of a cemetery. The cemetery was proven to be on a separate parcel.
- The businesses to occupy the future retail space are unknown.

**Facts and Findings:**

- The intent of the C-1 zoning district is outlined in Section 4.20 of the Zoning Ordinance in the City of Port Wentworth Code of Ordinances and states *"This district is intended to encourage and accommodate a walkable downtown area with storefronts on the ground story and upper story residential, local market retail, personal services, restaurants, entertainment, offices, and professional services. Sites are located near the established commercial core of the Old Town area of the City of Port Wentworth. Characteristics of uses and land in C-1 include daytime and early evening operations, smaller-scale and mixed-use buildings, sidewalk sales, and on-street parking"*
- While surrounding land use is single-family resident and a church, the zoning district intent favors low-intensity commercial use which can be incorporated into neighborhood settings.
- The 2021-2041 Comprehensive Plan designates this property as Suburban. An implementation strategy listed for this character area is *"allow for appropriate neighborhood scale mixed uses within planned developments..."* there are no planned developments featuring retail in the immediate area.
- Highway 30 is a collector road heavily used by commuters and thereby lends itself to commercial properties.

**Funding:**

N/A

**Recommendation:**

This project is not directly supported by the Comprehensive Plan but may be considered to achieve the spirit of the character area. Uses allowed in the C-1 zoning district may be desirable in this location.

Staff recommends the specific condition:

The proposed development may not proceed beyond rezoning until access to water and sewer is demonstrated.

At the March 11, 2024 meeting, the Planning Commission recommended approval of this item, 4-3. Public concern for this item included possible future sale of alcohol and the lack of buffer from the property to the neighboring church.

**ATTACHMENTS:**

- ZMA 1005 HWY 30 7-1017-01-013 R-A TO C-1 2024-APPLICATION (PDF)
- ZMA 1005 HWY 30 7-1017-01-013 R-A TO C-1 2024-APO (PDF)
- ZMA 1005 HWY 30 7-1017-01-013 R-A TO C-1 2024-Warranty Deed-Warren A Sweatt (PDF)
- ZMA 1005 HWY 30 7-1017-01-013 R-A TO C-1 2024-PLAT (PDF)
- ZMA 1005 HWY 30 7-1017-01-013 R-A TO C-1 2024-Neighborhood Mtg Attendance (PDF)
- ZMA 1005 HWY 30 7-1017-01-013 R-A TO C-1 2024-CONCEPT PLAN (PDF)

APPLICATION TO AMEND THE ZONING MAP OF PORT WENTWORTH, GEORGIA

Applicant: Everest Investments LLC Phone # 912-604-9556

Mailing Address: 41 Teal Lake Dr. Savannah, GA 31419

Property Owner: Warren Sweatt Phone #

Use back if more than one owner

Owner Address: 1005 State Highway 30, Port Wentworth, GA 31407

PIN #(s): 71017 01013 # of Acres 4.21

Zoning Classification: Present R-A Requested C-1

Use of Property: Present Residential Home Requested Commercial Retail

If the requested change is to extend an existing adjacent zoning district to include this property, explain below why the proposed change should be made.

[X] If the requested change is not to extend an adjacent zoning district, explain below why this property should be placed in a different zoning district than all adjoining properties. (How does it differ from adjoining properties and why should it be subject to different restrictions than those applying to adjoining properties?)

Properties along HWY 30 are mostly utilized as residential at this time. However, a few commercial businesses in the area have shown success among current residents in the area, citing a need or desire for a commercial use. A development such as this could provide a more accessible shopping or dining location for locals and the several upcoming residential developments in Port Wentworth. With the consistent growth in the city, the need for commercial to keep up increases, and HWY 30 is expected to receive quality improvements that could lead to increases in development. This proposal allows this site to be an early adopter and set a quality standard for the city.

Attach the following documents:

- 1. Written legal description of the property (e.g. copy of deed) - full metes and bounds description rather than plat reference.
2. Name, PIN #, property address and mailing address of property owners within 300 feet of this property.
3. Plat showing property lines with lengths and bearings, adjoining streets, locations of existing buildings, north arrow and scale. Submit three (3) copies of in 11" x 17", one 1 copy in 8.5" x 11", and a PDF on a flash drive.
4. Site Plan of proposed use of property. Submit three (3) copies in 11" x 17", one 1 copy in 8.5" x 11", and a PDF on a flash drive.
5. Disclosure of Campaign Contributions and Gifts form.
6. Disclosure of Financial Interests form
7. If property owner and applicant are not the same, Authorization by Property Owner form or Authorizations of Attorney form.
8. Filing fee of \$500.00 + \$50.00 per acre + \$75.00 Administrative Fee, payable to the City of Port Wentworth.

APPLICATION MUST BE FILED 20 BUSINESS DAYS PRIOR TO THE PLANNING COMMISSION MEETING AT WHICH THEY ARE TO BE CONSIDERED.

I hereby authorize the staff of the City of Port Wentworth to inspect the premises of the above described property and to post this property with the duly required notices. I hereby depose and say that all statements herein and attached statements submitted are true and correct to the best of my knowledge and belief.

Sworn to and subscribed before me this 5 day of February, 2024

Notary Public



Patricio D'Angelo
Comm.: HH 389825
Expires: July 22, 2027
Notary Public - State of Florida

[Signature]
Signature of Applicant

**AUTHORIZATION OF PROPERTY OWNER**

**Application for Rezoning or Variance**

I swear that I am the owner of the property which is the subject matter of the attached application, as is shown in the records of Port Wentworth, Georgia.

I authorize the person named below to act as applicant in the pursuit of a variance or for the rezoning of this property.

Name of Applicant: Roberts Civil Engineering, LLC

Address: 6001 Chatham Center Dr. STE 150  
Savannah, GA 31405

Telephone Number: 912-298-7006

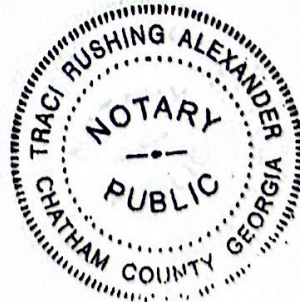
*Janet S. Webb Gregory A. Sweatt*  
Signature of Owner  
Executors of Estate of Warren A. Sweatt

Personally appeared before me

Janet S. Webb, Gregory A. Sweatt

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

*Traci Rushing Alexander*  
Notary Public exp. 8/24/25



2/5/2024  
Date

Attachment: ZMA 1005 HWY 30 7-1017-01-013 R-A TO C-1 2024-APPLICATION (2959 : 1st Reading: Rezoning 7-1017-01-013)

**AUTHORIZATION OF PROPERTY OWNER**

**Application for Rezoning or Variance**

I swear that I am the owner of the property which is the subject matter of the attached application, as is shown in the records of Port Wentworth, Georgia.

I authorize the person named below to act as applicant in the pursuit of a variance or for the rezoning of this property.

Name of Applicant: Everest Investments LLC

Address: 41 Teal Lake Dr. Savannah, GA 31419

Telephone Number: 912-604-9556

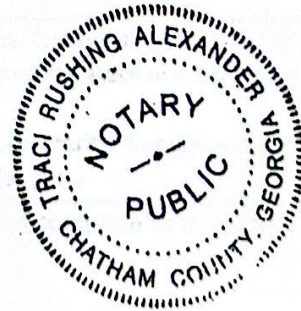
*Janet S. Webb, Gregory A. Sweatt*  
Signature of Owner  
Executors of Estate of Warren A. Sweatt

Personally appeared before me

Janet S. Webb, Gregory A. Sweatt

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

*Traci Rushing Alexander*  
Notary Public exp. 8/24/25



2/5/2024  
Date

Attachment: ZMA 1005 HWY 30 7-1017-01-013 R-A TO C-1 2024-APPLICATION (2959 : 1st Reading: Rezoning 7-1017-01-013)



**DISCLOSURE OF FINANCIAL INTERESTS**  
(Required by Title 36, Chapter 67A, Official Code of Georgia Annotated)

Reference: Application filed on \_\_\_\_\_, 20\_\_\_\_\_, to rezone real property described as follows:

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

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

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

- 
- Note 1: Property Interest – Direct ownership of real property, including any percentage of ownership less than total ownership
  - Note 2: Financial Interest – All direct ownership interest of the total assets or capital stock of a business entity where such ownership interest is 10 percent or more
  - Note 3: business entity – Corporation, partnership, limited partnership, firm, enterprise, franchise, association or trust
  - Note 4: Member of family – Spouse, mother, father, brother, sister, son, or daughter
- 

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

Sworn to and subscribed before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Signature of Official

\_\_\_\_\_  
Notary Public  
Updated 8/25/2023

Attachment: ZMA 1005 HWY 30 7-1017-01-013 R-A TO C-1 2024-APPLICATION (2959 : 1st Reading: Rezoning 7-1017-01-013)

**DISCLOSURE OF CAMPAIGN CONTRIBUTIONS**  
(Required by Title 36, Chapter 67A, Official Code of Georgia Annotated)

Reference: Application filed on \_\_\_\_\_, 20\_\_\_\_\_, to rezone real property described as follows:


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

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

Sworn to and subscribed before me this  
5 day of February, 2024

Miserant  
\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Notary Public

 **Patricio D'Angelo**  
Comm.: HH 389825  
Expires: July 22, 2027  
Notary Public - State of Florida

Updated 8/25/2023

Attachment: ZMA 1005 HWY 30 7-1017-01-013 R-A TO C-1 2024-APPLICATION (2959 : 1st Reading: Rezoning 7-1017-01-013)



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CIVIL ENGINEERING

St Simons Island | Savannah | Jacksonville | Charleston | Baxley

[www.robertscivilengineering.com](http://www.robertscivilengineering.com)

**List of Properties within 300'**

Name	Address	Pin #
Thomas Boyd	510 Strachan Ave Savannah, GA 31406	71017 01012 & 71017 01010 HWY 30
Virginia and Chad Wegmann	1031 HWY 30 Port Wentworth, GA 31407	71017 01009Y 1031 HWY 30
North Salem Baptist Church Inc	955 State Highway 30 Savannah, GA 31407	71017 01011 955 HWY 30
Come-A-Long Group LLC	120 Tall Pines TRL GREENWOOD, SC, 29646	70976 01015 9 Montieith Road
Georgia Southern University Foundation Guyton Real Estate LLC	PO Box 8053 STATESBORO, GA, 30460	71017 01018 HWY 30

Attachment: ZMA 1005 HWY 30 7-1017-01-013 R-A TO C-1 2024-APO (2959 : 1st Reading: Rezoning 7-1017-01-013)



description of the property herein conveyed. Said tract being bounded on the West by property of Donald and Virginia Wegmann; on the North by property of Marion Thomas Boyd; on the East by property of Warren A. Sweatt, North Salem Baptist Church, and International Paper Realty; and on the South by property of International Paper Realty.

TO HAVE AND TO HOLD the said above described tract or parcel of land and premises, together with all and singular the rights, members, hereditaments, improvements, easements, and appurtenances thereunto belonging or in any wise appertaining, unto Second Party, his heirs, successors and assigns, in fee simple forever.

AND LASTLY, First Party warrants that he is seized of said premises in fee simple and has good right to convey the same; that said premises are free from encumbrances; and First Party will forever warrant the title to said premises.

IN WITNESS WHEREOF, First Party has hereunto set his hand and seal on the day and year first above written.

BOOK  
276 Y  
PAGE  
646

*Warren A. Sweatt*  
WARREN A. SWEATT L.S.

*[Signature]*  
Witness

*Kimberly K. Bland*  
Notary Public  
KIMBERLY K. BLAND  
Notary Public, Chatham County, Georgia  
My Commission Expires May 27, 2008



Attachment: ZMA 1005 HWY 30 7-1017-01-013 R-A TO C-1 2024-Warranty Deed-Warren A Sweatt (2959 : 1st Reading: Rezoning 7-1017-01-013)





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February 01, 2024

Attendance Record for 1005 HWY 30 Retail Rezoning Neighborhood Meeting Parcel: 71017 01013

**Sign In:**

Name	Address	Email
Kennon Strowd	6001 Chatham Center Dr, STE 150 Savannah, GA 31405	kstrowd@robertscivilengineering.com
Virginia and Chad Wegmann	1031 HWY 30 Port Wentworth, GA 31407	Cweg318@aol.com
The Wegmanns were not in favor of the plan. There were concerns of a graveyard by this property. However, through discussions, we were able to determine this graveyard is on an adjacent property. No comments were provided as far as design, just use and location.		

Attachment: ZMA 1005 HWY 30 7-1017-01-013 R-A TO C-1 2024-Neighborhood Mtg Attendance (2959 : 1st Reading: Rezoning 7-1017-01-013)

