



# CITY OF PORT WENTWORTH

## PLANNING COMMISSION

JULY 12, 2021

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**Council Meeting Room**

**Regular Meeting**

**6:30 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 - SECRETARY**

**4. APPROVAL OF AGENDA**

**5. ADOPTION OF MINUTES**

A. Planning Commission - Regular Meeting - Jun 14, 2021 6:30 PM

**6. ZONING MAP AMENDMENTS (REZONING)**

A. Zoning Map Amendment Application submitted by Phillip McCorkle, McCorkle, Johnson, McCoy, LLP., on behalf of Samuel Varnedoe, Jr., and Comer Varnedoe Meadows, for PIN's #'s 7-0976-02-044, portion of 7-0976-02-043, 7-0976-02-042, 7-0976-02-040, 7-0976-02-039, 7-0976-02-037, and a portion of 7-0976-02-036 (Saussy Road) to Rezone from RA (Residential Agriculture) to P-I-1 (Planned Industrial) Zoning District for the purpose of Warehousing

- Public Hearing
- Action

B. Zoning Map Amendment Application submitted by Thomas Exley Jr., and the Estate of Thomas Exley Sr., for PIN # 7-0906-01-028 (Highway 21) to Rezone from RA (Residential Agriculture) to P-C-2 (Planned Community Business) and P-R-M (Planned Residential Multifamily) Zoning Districts for the purpose of a mixed-use development.

- Public Hearing
- Action

**7. ZONING TEXT AMENDMENTS (ORDINANCES)**

**8. SITE PLAN/SUBDIVISION APPROVAL**

A. Site Plan Review Application submitted by Shane Malek, Next Chapter Neighborhoods for PIN # 7-0906-04-064 (Old Highway 21) for a General Development Site Plan to allow a Single-Family Home Development (Jasper Village Phase II) in a M-P-O (Master Plan Overlay) Zoning District

- Public Hearing
- Action

**9. NEW BUSINESS**

**10. ADJOURNMENT**



# CITY OF PORT WENTWORTH

## PLANNING COMMISSION

JUNE 14, 2021

Council Meeting Room

Regular Meeting

6:30 PM

7224 GA HIGHWAY 21  
PORT WENTWORTH, GA 31407

### 1. CALL MEETING TO ORDER

Chairman CJ Neesmith called the meeting to order.

### 2. PRAYER AND PLEDGE OF ALLEGIANCE

Commissioner Herrin led the Prayer and Pledge of Allegiance

### 3. ROLL CALL - SECRETARY

Attendee Name	Title	Status	Arrived
Bill Herrin	Planning Commissioner	Present	
Rufus Bright	Planning Commissioner	Absent	
Rosetta Franklin	Planning Commissioner	Present	
Wanda Rollf	Planning Commissioner	Present	
Lauree Morris	Planning Commissioner	Absent	
CJ Neesmith	Planning Commissioner	Present	
Gabrielle Nelson	Planning Commissioner	Present	
Melanie Ellis	Building Inspector	Present	

### 4. APPROVAL OF AGENDA

#### 1. Approval of Agenda

Motion to approve the agenda with the following changes: Table item 6.A to the next available Planning Commission meeting at the applicants request and text change in item 8.B by changing "General" to "Specific" on line three.

**RESULT:**           **ADOPTED [UNANIMOUS]**  
**MOVER:**           Bill Herrin, Planning Commissioner  
**SECONDER:**       Rosetta Franklin, Planning Commissioner  
**AYES:**             Herrin, Franklin, Rollf, Nelson  
**ABSENT:**          Bright, Morris

### 5. ADOPTION OF MINUTES

#### A. Planning Commission - Regular Meeting - May 10, 2021 7:00 PM

Minutes Acceptance: Minutes of Jun 14, 2021 6:30 PM (ADOPTION OF MINUTES)

**RESULT:** ACCEPTED [UNANIMOUS]  
**MOVER:** Gabrielle Nelson, Planning Commissioner  
**SECONDER:** Bill Herrin, Planning Commissioner  
**AYES:** Herrin, Franklin, Rollf, Nelson  
**ABSENT:** Bright, Morris

## 6. ZONING MAP AMENDMENTS (REZONING)

- A. Zoning Map Amendment Application submitted by Phillip McCorkle, McCorkle, Johnson, McCoy, LLP., of behalf of Samuel Varnedoe, Jr., and Comer Varnedoe Meadows, for PIN's #'s 7-0976-02-044, portion of 7-0976-02-043, 7-0976-02-042, 7-0976-02-040, 7-0976-02-039, 7-0976-02-037, and a portion of 7-0976-02-036 (Saussy Road) to Rezone from RA (Residential Agriculture) to P-I-1 (Planned Industrial) Zoning District for the purpose of Warehousing

Item tabled to next available meeting per applicants request.

**RESULT:** DELAYED [UNANIMOUS] **Next: 7/12/2021 6:30 PM**  
**MOVER:** Bill Herrin, Planning Commissioner  
**SECONDER:** Rosetta Franklin, Planning Commissioner  
**AYES:** Herrin, Franklin, Rollf, Nelson  
**ABSENT:** Bright, Morris

## 7. ZONING TEXT AMENDMENTS (ORDINANCES)

### 8. SITE PLAN/SUBDIVISION APPROVAL

- A. Site Plan Review Application submitted by Chad Zittrouer, Kern & Co., LLC., on behalf of Northpoint Industrial, LLC., for of PIN #'s 7-0039-01-017, 7-0039-01-018Y, 7-0039-01-018Z, 7-0039-01-022Y, 7-0039-01-022Z, 7-0039-01-040, 7-0039-01-042, 7-0039-01-043 (120 Pinderpoint Road) for a Specific Development Site Plan to allow a Trailer Yard in a P-I-1 (Planned Industrial) Zoning District

Mark Crapps, Kern & Co., LLC., was present on behalf of the applicant and offered to answer any questions the commission may have. There were no questions/comments from the commission. There were no public comments. Commissioner Herrin made a motion to approve the application. Commissioner Rollf seconded the motion. The vote was unanimous.

**RESULT:** APPROVED [UNANIMOUS]  
**MOVER:** Bill Herrin, Planning Commissioner  
**SECONDER:** Wanda Rollf, Planning Commissioner  
**AYES:** Herrin, Franklin, Rollf, Nelson  
**ABSENT:** Bright, Morris

- B. Site Plan Review Application submitted by Chad Zittrouer, Kern & Co., LLC., on behalf of CH Realty IX - Sansone, Savannah 21-95, L.P., for a portion of PIN # 7-0977-01-028 (Hendley Road) for a Specific Development Site Plan to allow a Warehouse / Distribution Center (Lineage) in a P-I-2 (Planned Industrial) Zoning District

Mark Crapps, Kern & Co., LLC., was present on behalf of the applicant. Mr. Crapps gave a brief overview of the project and offered to answer any questions the commission may have. Commissioner Nelson asked if any changes have been made from the approved concept plan. Mr. Crapps responded no. There were no public comments. Commissioner Rollf made a motion to approve the application. Commissioner Franklin seconded the

motion. Commissioners Herrin, Franklin, and Rollf voted Yes. Commissioner Nelson voted No. The motion passes 3-1.

<b>RESULT:</b>	<b>APPROVED [3 TO 1]</b>
<b>MOVER:</b>	Wanda Rollf, Planning Commissioner
<b>SECONDER:</b>	Rosetta Franklin, Planning Commissioner
<b>AYES:</b>	Herrin, Franklin, Rollf
<b>NAYS:</b>	Nelson
<b>ABSENT:</b>	Bright, Morris

9. NEW BUSINESS

10. ADJOURNMENT

A. Adjournment

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Bill Herrin, Planning Commissioner
<b>SECONDER:</b>	Rosetta Franklin, Planning Commissioner
<b>AYES:</b>	Herrin, Franklin, Rollf, Nelson
<b>ABSENT:</b>	Bright, Morris

\_\_\_\_\_  
Chairman

The foregoing minutes are true and correct and approved by me on this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Secretary

Minutes Acceptance: Minutes of Jun 14, 2021 6:30 PM (ADOPTION OF MINUTES)





**Planning Commission**  
305 South Coastal Highway  
Port Wentworth, GA 31407

Meeting: 07/12/21 06:30 PM  
Department: Development Services  
Category: Planning/Zoning Item  
Prepared By: Melanie Ellis  
Department Head: Brian Harvey

**TABLED**

**AGENDA ITEM (ID # 2451)**

DOC ID: 2451

**Zoning Map Amendment Application submitted by Phillip McCorkle, McCorkle, Johnson, McCoy, LLP., on behalf of Samuel Varnedoe, Jr., and Comer Varnedoe Meadows, for PIN's #'s 7-0976-02-044, portion of 7-0976-02-043, 7-0976-02-042, 7-0976-02-040, 7-0976-02-039, 7-0976-02-037, and a portion of 7-0976-02-036 (Saussy Road) to Rezone from RA (Residential Agriculture) to P-I-1 (Planned Industrial) Zoning District for the purpose of Warehousing**

**Issue/Item:** Zoning Map Amendment Application submitted by Phillip McCorkle, McCorkle, Johnson, McCoy, LLP., on behalf of Samuel Varnedoe, Jr., and Comer Varnedoe Meadows, for PIN's #'s 7-0976-02-044, portion of 7-0976-02-043, 7-0976-02-042, 7-0976-02-040, 7-0976-02-039, 7-0976-02-037, and a portion of 7-0976-02-036 (Saussy Road) to Rezone from RA (Residential Agriculture) to P-I-1 (Planned Industrial) Zoning District for the purpose of Warehousing

**Background:** The subject property is currently vacant woodland. There are no buildings or structures on the subject property.

**Facts and Findings:** The subject property is composed of 6 separate parcels. The assemblage of the property is 404.69 acres of which approximately 125 acres is wetland areas. The proposed project consists of 5,629,500 square feet of warehouse space associated auto parking, trailer parking, drainage, utility, access and infrastructure improvements. This project's Development Impact Assessment is under review by City Engineer's T.R. Long Engineering, P.C.

**Funding:** N/A

**Recommendation:** The Planning Commission will hear this application on Monday, July 12, 2021 at 6:30 PM.

**HISTORY:**

**06/14/21 Planning Commission DELAYED**

**Next: 07/12/21**

Item tabled to next available meeting per applicants request.

**ATTACHMENTS:**

- VARNEDOE-WIGGINS HWY 21 PH II ZMA PI1 JUNE 2021- Application (PDF)
- VARNEDOE-WIGGINS HWY 21 PH II ZMA PI1 JUNE 2021- Property Exhibit 5.13.21 (PDF)
- VARNEDOE-WIGGINS HWY 21 PH II ZMA PI1 JUNE 2021- GSP 6.23.21 C1 (PDF)
- VARNEDOE-WIGGINS HWY 21 PH II ZMA PI1 JUNE 2021- Timeline (DOCX)
- VARNEDOE-WIGGINS HWY 21 PH II ZMA PI1 JUNE 2021- DRI CRC Final Report 5.18.21 (PDF)
- VARNEDOE-WIGGINS HWY 21 PH II ZMA PI1 JUNE 2021- GSP 6.23.21 C2 (PDF)

- VARNEDOE-WIGGINS HWY 21 PH II ZMA PI1 JUNE 2021- GSP 6.23.21 C3A (PDF)
- VARNEDOE-WIGGINS HWY 21 PH II ZMA PI1 JUNE 2021- GSP 6.23.21 C3B (PDF)
- VARNEDOE-WIGGINS HWY 21 PH II ZMA PI1 JUNE 2021- GSP 6.23.21 C4 (PDF)
- VARNEDOE-WIGGINS HWY 21 PH II ZMA PI1 JUNE 2021- 1st Comment Letter TR Long 7.2.21 (PDF)

210184

RECEIVED  
MAY 14 2021  
BY: [Signature]

6.A.a

APPLICATION TO AMEND THE ZONING MAP OF PORT WENTWORTH, GEORGIA

Name of Applicant: Phillip R. McCorkle, McCorkle, Johnson, & McCoy, LLP Phone #: (912) 232-6000/(912) 232-7416

Mailing Address: 319 Tattnall Street Savannah, Georgia 31401

Name of Property Owner: Please see attachment 1 Phone #: \_\_\_\_\_  
(Use back if more than one owner)

Address of Property: Tax records indicate "Saussy Rd 31407"

PIN #: Please see attachment 2 Number of Acres: 404.41

Zoning Classification: Present R-A Requested P-I-1  
Use of Property: Present Vacant Requested Warehousing

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 adjacent properties to the North are (i) part on a large industrial park located mostly in Effingham County and (ii) a tract recently rezoned by Council to P-I-1. Subject Property is a natural extension of these areas that are zoned for and being developed for warehousing.

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 owners of all properties within 250 feet of this property.
3. Plat showing property lines with lengths and bearings, adjoining streets, locations of existing buildings, north arrow and scale. **Submit fifteen (15) copies of the plat in 11"x17" or larger and one copy in 8.5"x11".**
4. Site Plan of proposed use of property. **Submit fifteen (15) copies in 11"x17" or larger and one copy in 8.5"x11".**
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 Authorization of Attorney form.
8. Filing fee of \$356 + \$50 per acre + \$50 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 14th day of May, 2021.

[Signature]

Notary Public

q:\data\wpdata\9400\9457-01 Zoning Map Amendment Application

[Signature]  
Signature of Applicant

Angela B. Todaro  
NOTARY PUBLIC  
Chatham County, GEORGIA  
My Commission Expires 01/31/2023

Attachment: VARNEDO-E-WIGGINS HWY 21 PH II ZMA P11 JUNE 2021- Application (2451 : Zoning Map Amendment VARNEDO-E-WIGGINS

Attachment 1

List of Property Owners

Samuel Varnedoe, Jr. (706) 358-2964

Comer Varnedoe Meadows (912) 856-6960

Attachment: VARNEDOE-WIGGINS HWY 21 PH II ZMA P11 JUNE 2021- Application (2451 : Zoning Map Amendment VARNEDOE-WIGGINS

Attachment 2

List of Property Identification Numbers (PIN)

Varnedoe and Meadows	7-0976-02-044	
	7-0976-02-043	(portion)
	7-0976-02-042	
	7-0976-02-040	
	7-0976-02-039	
	7-0976-02-037	
	7-0976-02-036	(portion)

Attachment: VARNEDOE-WIGGINS HWY 21 PH II ZMA P11 JUNE 2021- Application (2451 : Zoning Map Amendment VARNEDOE-WIGGINS



**COMMENCING** AT A POINT AT THE INTERSECTION OF THE WESTERN RIGHT OF WAY OF GEORGIA HIGHWAY 21, VARIABLE WIDTH RIGHT OF WAY, AND THE NORTHERN PRIVATE RIGHT OF WAY OF JEFFERS ROAD (ALSO KNOWN AS COLDBROOK ROAD); THENCE ALONG THE NORTHERN PRIVATE RIGHT OF WAY OF JEFFERS ROAD (ALSO KNOWN AS COLDBROOK ROAD) THE FOLLOWING SIX COURSES AND DISTANCES: N56°43'31"W A DISTANCE OF 797.52' TO A POINT, N56°42'48"W A DISTANCE OF 974.85' TO A POINT, N15°04'35"W A DISTANCE OF 13.32' TO A POINT, N57°01'23"W A DISTANCE OF 540.55' TO A POINT, S11°05'32"E A DISTANCE OF 27.84' TO A POINT, N57°01'23"W A DISTANCE OF 816.66' TO A POINT; THENCE S13°12'10"E A DISTANCE OF 1,283.45' TO A POINT; THENCE S13°11'41"E A DISTANCE OF 138.91' TO A POINT, AND BEING THE **POINT OF BEGINNING**; THENCE S13°11'41"E A DISTANCE OF 877.27' TO A POINT; THENCE S82°26'30"W A DISTANCE OF 448.66' TO A POINT; THENCE S18°53'40"E A DISTANCE OF 532.06' TO A POINT; THENCE N82°26'30"E A DISTANCE OF 450.99' TO A POINT; THENCE S18°53'40"E A DISTANCE OF 54.38' TO A POINT; THENCE N79°52'46"E A DISTANCE OF 50.59' TO A POINT; THENCE S43°22'27"E A DISTANCE OF 290.58' TO A POINT; THENCE S10°31'44"E A DISTANCE OF 770.00' TO A POINT; THENCE S11°26'33"W A DISTANCE OF 552.06' TO A POINT; THENCE S76°12'20"W A DISTANCE OF 1,003.24' TO A POINT; THENCE S15°19'30"W A DISTANCE OF 547.57' TO A POINT; THENCE S69°35'46"W A DISTANCE OF 207.74' TO A POINT; THENCE N88°37'15"W A DISTANCE OF 553.67' TO A POINT; THENCE S35°21'15"W A DISTANCE OF 420.51' TO A POINT; THENCE N72°23'15"W A DISTANCE OF 279.27' TO A POINT; THENCE S44°46'35"W A DISTANCE OF 675.05' TO A POINT; THENCE S86°41'55"W A DISTANCE OF 220.18' TO A POINT; THENCE N21°00'25"E A DISTANCE OF 826.52' TO A POINT; THENCE N12°16'54"W A DISTANCE OF 2023.79' TO A POINT; THENCE S89°20'25"E A DISTANCE OF 539.93' TO A POINT; THENCE N12°35'20"W A DISTANCE OF 765.78' TO A POINT; THENCE N87°26'00"W A DISTANCE OF 119.52' TO A POINT; THENCE N88°16'20"W A DISTANCE OF 678.48' TO A POINT; THENCE N26°55'25"W A DISTANCE OF 768.93' TO A POINT; THENCE S70°48'30"W A DISTANCE OF 1158.51' TO A POINT; THENCE N08°18'16"W A DISTANCE OF 2276.80' TO A POINT; THENCE N49°05'52"E A DISTANCE OF 1675.19' TO A POINT; THENCE S39°47'53"E A DISTANCE OF 367.29' TO A POINT; THENCE S69°43'54"E A DISTANCE OF 1399.65' TO A POINT; THENCE S13°44'15"E A DISTANCE OF 216.26' TO A POINT; THENCE S11°06'45"E A DISTANCE OF 824.16' TO A POINT; THENCE S11°55'55"E A DISTANCE OF 1004.20' TO A POINT; THENCE S11°55'59"E A DISTANCE OF 568.91' TO A POINT; THENCE S11°55'55"E A DISTANCE OF 275.81' TO A POINT; THENCE N81°56'10"E A DISTANCE OF 399.64' TO A POINT; THENCE N13°32'50"W A DISTANCE OF 276.45' TO A POINT; THENCE N81°56'10"E A DISTANCE OF 1091.13' TO THE **POINT OF BEGINNING**; AND CONTAINING 404.41 ACRES.

## Surrounding Property Owners within 250 feet of Phase II

Angela A. Anderson

PIN: 70975 01001

Property Address: Saussy Road, Port Wentworth, Georgia 31407

Mailing Address: 120 Danbury Court, Pooler, Georgia 31322

John Henry Hargrove, Et al.

PIN: 70975 01002

Property Address: Saussy Road, Port Wentworth, Georgia 31407

Mailing Address: 924 Mill Court, Savannah, Georgia 31419

Brenda Ann Richards

PIN: 70975 01002A

Property Address: Saussy Road, Port Wentworth, Georgia 31407

Mailing Address: 918 Barberry Lane, Peachtree City, Georgia 30269

Everlina Jones & Clifford Reynolds

PIN: 70975 01002B

Property Address: 362 Saussy Road, Port Wentworth, Georgia 31407

Mailing Address: 160 Village Lake Drive, Pooler, Georgia 31322

Ruth W. Thomas

PIN: 70976 02014

Property Address: Saussy Road, Port Wentworth, Georgia 31407

Mailing Address: 788 Hancock Street, Brooklyn, New York 11233

Matthew Jerome Jackson, Sr.

PIN: 70976 02014A

Property Address: Saussy Road, Port Wentworth, Georgia 31407

Mailing Address: 3 Winoka Drive, Garden city, Georgia 31408

Willie Steele

PIN: 70976 02007

Property Address: Punkin Bridge Road, Port Wentworth, Georgia 31407

Mailing Address: P.O. Box 23092, Savannah, Georgia 31403

Edward B. Deal Properties No. 2, LLC

PIN: 70976 02009

Property Address: Berrien Avenue, Port Wentworth, Georgia 31407

Mailing Address: 301 Oxford Lane, Savannah, Georgia 31405

Raddie Jackson, et al.

PIN: 70976 02010

Property Address: Berrien Avenue, Port Wentworth, Georgia 31407

Mailing Address: 208 Jenks Street, Savannah, Georgia 31415

Georgia Power Company

PIN 70975 01027

Property Address: 300 Saussy Road, Port Wentworth, Georgia 31407

Mailing Address: 241 Ralph McGill Blvd. NE, Bin 10180, Atlanta, Georgia 30308

Claretha Holmes, Dolres Hicks, Patricia Bing, Joseph (J.W.) Bowers, Clarence Bowers, Jimmy Bowers and Larry Bowers.

PIN: 70975 01014

Property Address: 0 Jeffers Rd, Port Wentworth, GA 31407

Mailing Address: P.O. Box 555616, Orlando, FL 32855



**DISCLOSURE OF CAMPAIGN CONTRIBUTIONS**


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

Reference: Application filed on May 14th, 2021, 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 such 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

14 day of May, 2021  
  
Notary Public



  
Signature of Applicant  
Phillip R. McCorkle

Attachment: VARNEDO-E-WIGGINS HWY 21 PH II ZMA P11 JUNE 2021- Application (2451 : Zoning Map Amendment VARNEDO-E-WIGGINS

**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 interest is 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 interests 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 the 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

Attachment: VARNEDOE-WIGGINS HWY 21 PH II ZMA P11 JUNE 2021- Application (2451 : Zoning Map Amendment VARNEDOE-WIGGINS

**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 Tattnall Street, Savannah, Georgia 31401

Telephone Number: (912) 232-6000

Comer V. Meadows

Signature of Owner

Comer Varnedoe Meadows

Personally appeared before me

Michelle Lawrence

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

Michelle Lawrence

Notary Public

1/20/21  
Date



Attachment: VARNEDOE-WIGGINS HWY 21 PH II ZMA P11 JUNE 2021- Application (2451 : Zoning Map Amendment VARNEDOE-WIGGINS

**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 Tattnall Street, Savannah, Georgia 31401

Telephone Number: (912) 232-6000



Signature of Owner  
Samuel Varnedoe, Jr.

Donnelly Marks POA for Samuel Varnedoe, Jr.

Personally appeared before me

Michelle Lawrence

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

Michelle Lawrence  
Notary Public

January 14, 2021  
Date



Attachment: VARNEDOE-WIGGINS HWY 21 PH II ZMA P11 JUNE 2021- Application (2451 : Zoning Map Amendment VARNEDOE-WIGGINS

CITY OF PORT WENTWORTH  
(912) 964-4379

REC#: 00313387 5/14/2021 2:25 PM  
OPER: ME TERM: 011  
REF#: CK 2214

TRAN: 112.0000 BLDG PERMIT  
210184 20,626.50CR  
PHILLIP MCCORKLE  
HIGHWAY 21  
DEV-ZMA 20,626.50CR

TENDERED: 20,626.50 CHECK  
APPLIED: 20,626.50-

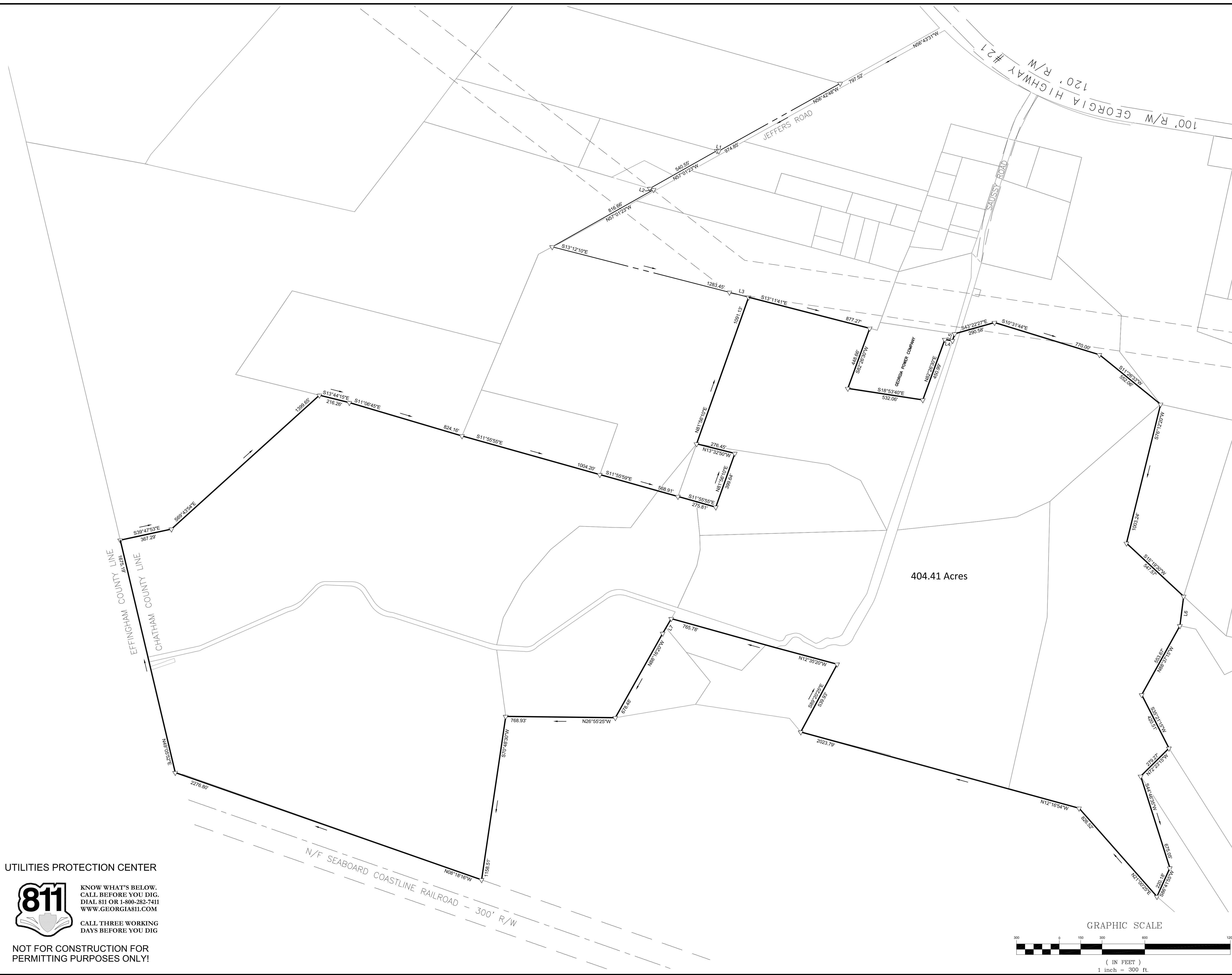
CHANGE: 0.00

WWW.CITYOFPORTWENTWORTH.COM

Attachment: VARNE DOE-WIGGINS HWY 21 PH II ZMA P11 JUNE 2021- Application (2451 : Zoning Map Amendment VARNE DOE-WIGGINS



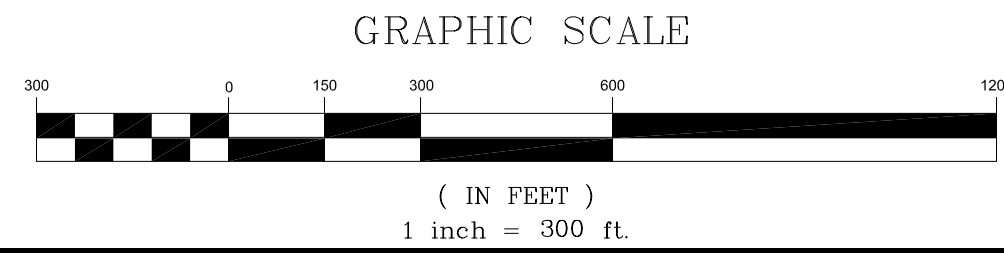
The 13 May 2021 5:05pm metadata  
DRAWING PATH: C:\2020\202300000\Draws\VARNEDOE-WIGGINS - PH II PROPERTY EXHIBIT.dwg




LINE TABLE

LINE	LENGTH	DIRECTION
L1	13.32'	N15°04'35"W
L2	27.84'	S11°05'32"E
L3	138.91'	S13°11'41"E
L4	54.38'	S18°53'40"E
L5	50.59'	N79°52'46"E
L6	207.74'	S69°35'46"W
L7	119.52'	N87°26'00"W

404.41 Acres




**UTILITIES PROTECTION CENTER**



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DIAL 811 OR 1-800-282-7411  
WWW.GEORGIA811.COM

CALL THREE WORKING  
DAYS BEFORE YOU DIG

**NOT FOR CONSTRUCTION FOR  
PERMITTING PURPOSES ONLY!**



**Kern & Co., LLC**  
Consulting Engineers • Land Surveyors • Land Planners  
Architects • Landscape Architects • Environmental Scientist  
7 Mill Court (31406) P.O. Box 1177 (31416) Savannah, Georgia 31406  
319 Walnut Street Suite A Savannah, Georgia 31408 Phone: (912) 253-3373

STAMP:

STAMP:

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CONSTRUCTION DATE:

NO	DATE	REVISION

**PROPERTY EXHIBIT OF  
VARNEDOE - WIGGINS PROPERTY  
AT  
GA HWY 21 - PORT WENTWORTH, GA**

DRAWING TITLE:  
**PROPERTY EXHIBIT**

SCALE: 1" = 300'  
PROJECT NO: 200230000  
DATE: 5/13/21  
DRAWN BY: CRZ  
CHECKED BY: CRZ

SHEET NO:  
**EX-1**

DATE: \_\_\_\_\_ BY: \_\_\_\_\_



**PROJECT SUMMARY:**

**PHASE I -  
2,629,000 SF  
362.15 AC**

**PHASE II -  
5,572,650 SF  
404.41 AC**

**TOTAL -  
8,201,650 SF  
766.56 AC**



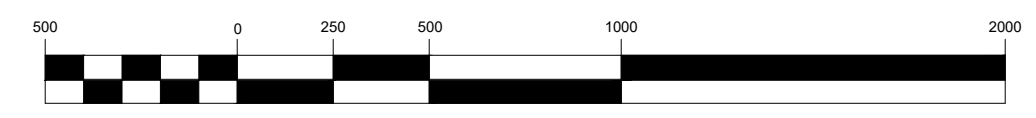
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( IN FEET )  
1 inch = 500 ft.

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- DATE: \_\_\_\_\_ BY: \_\_\_\_\_

**K Kern & Co., LLC**  
 Consulting Engineers • Land Surveyors • Land Planners  
 Architects • Landscape Architects • Environmental Scientist  
 7 Mill Court (1140) P.O. Box 15179 (31146) Savannah, Georgia 31416-8100  
 319 Walnut Street Suite A Statesboro, Georgia 30458 Phone: (912) 235-3173

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CONSTRUCTION DATE:

NO	DATE	REVISION

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

DRAWING TITLE:

**SITE  
PLAN**

SCALE: 1" = 500'  
 PROJECT NO: 200230000  
 DATE: 6/12/21  
 DRAWN BY: CRZ  
 CHECKED BY: CRZ

SHEET NO:  
**C1**

# Project Timeline

Varnedoe-Wiggins Tract PH II ZMA

DIA Review by T.R. Long Engineering

- 5/14/2021—application received
- 5/18/2021—sent DIA to T.R. Long Engineering for review
- 5/18/2021—Sent email to Creative Approach to order signs
- 5/18/2021—DRI report received from CRC
- 6/1/2021—Sent email to Trent for review status
- 6/1/2021—Signs received from Creative Approach.
- 6/14/2021—email received from Phillip McCorkle asking to table this item to the July meeting.
- 6/21/2021—updated dates on zoning signs
- 6/23/2021—received resubmittal for DIA from Kern & Co. Forwarded to TR Long.
- 6/29/2021—sent email to TR Long for review update.
- 7/6/2021—Sent 1<sup>st</sup> comment letter from TR Long to applicants (Phillip McCorkle & Chad Zittrouer)
-



***DEVELOPMENT OF REGIONAL IMPACT  
REPORT***

**Prepared for  
City of Port Wentworth, Georgia  
DRI #3308  
SPH-21 Industrial Park Phase II  
May 18, 2021**



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

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Attachment: VARNEDOE-WIGGINS HWY 21 PH II ZMA P11 JUNE 2021- DRI CRC Final Report 5.18.21 (2451 : Zoning Map Amendment

## 1. APPLICATION INFORMATION

### 1.1 Jurisdiction

City of Port Wentworth, Georgia  
DRI # 3308  
SPH-21 Industrial Park Phase II

### 1.2 Applicant

SPH-21, LLC  
404-358-1178  
chris@crossgateconsulting.com

## 2. PROJECT DESCRIPTION

### 2.1 Summary

This DRI is the second phase of development of the SPH-21 Industrial Park, Port Wentworth, GA. DRI 3270 covered the first phase of development. The second phase of the industrial park will comprise approximately 5,629,500 square feet of warehouses with associated infrastructure improvements. This represents approximately 68% of the overall project.

The developer is different from the current property owner. The current property owners are: Anthony Steele, Glenn Steele, Donnelly Marks - attorney in fact for Samuel Varnedoe Jr., Comer Varne

According to the DRI submittal, the estimated value at build out is \$430,000,000. According to the DRI submittal the estimated annual local tax revenue for the project is \$6,127,500.

## 3. PARCEL DATA

### 3.1 Size of Property

The project size is approximately 5,629,500 square feet.

### 3.2 General Location

The property is located in the Southeast Georgia region, referred to as the Coastal Region, consisting of ten counties and thirty-five communities. Pooler is in the northern part of the coastal region.

The DRI project is located along GA Highway 21.

The subject property is located in Port Wentworth, within Chatham County.

According to the United States Census Bureau, the 2019 population of Pooler was estimated to be 25,694.

## 4. LAND USE INFORMATION

### 4.1 Site Map

The site plan for use of the property is attached.

### 4.2 Built Features

The applicant indicates that the development will not displace any existing uses.

### 4.3 Future Development Map Designation (Character Area)

According to the Character Areas Map from the City of Port Wentworth Comprehensive Plan, the project site is designated as Suburban and Rural Neighborhood. The Port Wentworth comprehensive plan has the following description for the Suburban character area: "These areas include where typical types of suburban residential subdivision development have occurred or will occur in the future. Development within these areas is encouraged to include neo-traditional, conservation subdivision, or cluster development patterns." The following description is for the Rural Residential character area: "The area is rural, undeveloped land with little development pressure for suburban growth. Development patterns include low pedestrian orientation and access, very large lots, open space, and high degree of building separation."

### 4.4 Zoning District

The property is currently zoned Residential Agriculture. The Residential Agriculture zoning designation is defined in the Port Wentworth Code of Ordinances as follows: "The purpose of this district is to protect those more rural areas within Port Wentworth for future urban development and to protect certain rural highway roadside areas against strip development which can lead to traffic congestion, traffic hazards, and roadside blight."

## 5. CONSISTENCY AND COMPATIBILITY ANALYSIS

### 5.1 Consistency with the Comprehensive Plan

The Port Wentworth Comprehensive Plan was adopted in 2016. The Character Areas map designates this area as Suburban and Rural Residential. The proposed DRI site is designated as Residential-Agriculture.

## 6. CONSISTENCY WITH REGIONAL PLAN OF COASTAL GEORGIA

### 6.1 Regional Development Map and Defining Narrative

The Regional Development Map illustrates the desired future land use patterns from the regions' Areas Requiring Special Attention and the regions' Projected Development Patterns using the following categories:

- |                 |               |
|-----------------|---------------|
| a. Conservation | c. Developed  |
| b. Rural        | d. Developing |

The Regional Future Development Map designates the area as belonging to the Areas of Rapid Development and Areas of Significant Natural Resources designations.

### 6.2 Guiding Principles of the Regional Plan

Guiding Principles identify those overarching values which are to be utilized and evaluated for all decisions within the region. This section provides the analysis of the consistency between the proposed DRI and the Guiding Principles in the Regional Plan.

### 6.3 Guiding Principles for Water and Wastewater

Seven guiding principles are identified in the Regional Plan for water and wastewater:

1. Require the use of green building strategies to minimize water demand.
2. Promote the use of a standardized protocol to forecast water needs to meet reasonable future water needs throughout region.
3. Promote use of purple pipe and grey water techniques and use of surface water in addition to groundwater where appropriate.
4. Promote water conservation through use of a tiered rate system.
5. Promote the use of the best available technology, dependent on soil type, for wastewater treatment.
6. Large areas of Coastal Georgia are beyond the reach of urban wastewater infrastructure, or centralized wastewater treatment facilities. To ensure sustainable communities, require proper siting, design, construction, use, and maintenance of decentralized wastewater treatment, or ISTS (Individual Sewage Treatment Systems).
7. Pursue regional coordination in provision of water and wastewater facilities.

#### 6.4 Guiding Principles for Stormwater Management

Five guiding principles are identified in the Regional Plan for Stormwater Management:

1. Encourage development practices and sitings that do not significantly impact wetlands and habitat areas or allow for the preservation and conservation of wetlands and habitat areas through appropriate land use practices.
2. Promote the use of coast-specific quality growth principles and programs, such as the Green Growth Guidelines, Earthcraft Coastal Communities and the Coastal Supplement to the Georgia Stormwater Management Manual, to guide site planning and development.
3. Minimize impervious coverage wherever possible. The level of impervious cover in a development, rather than population density, is the best predictor of whether development will affect the quality of water resource.
4. Develop stormwater programs across the region.
5. Pursue State-level funding for regional water quality monitoring activities due to the statewide importance of coastal waters and estuaries.

#### 6.5 Guiding Principles for Transportation

Seven guiding principles are identified in the Regional Plan for Transportation:

1. Provide the forum and the support to coordinate regional multi-modal transportation, including rail, airports, and public transportation, and also the planning and development of street connectivity and transit-oriented developments.
2. Promote the establishment of regional transportation compact(s) to provide a forum for local governments and MPO's to communicate and discuss transportation issues and decisions in the Coastal Region. These compacts do not replace the existing federal and State processes mandated in law, but provide a forum to communicate issues, ideas and discussions.
3. Promote coordination among agencies and jurisdictions in development of a region-wide, multi-modal transportation network, including transit, where applicable.
4. Encourage the coordination of transportation network improvements and land use planning.
5. Promote coordinated public infrastructure and school location planning with land use planning.
6. Maintain a human scale environment with context sensitive design practices.
7. Work to establish dedicated revenue source(s) for transportation improvements.

## 6.6 Guiding Principles for Historic and Cultural Resources

Eleven guiding principles are identified in the Regional Plan for Historic and Cultural Resources:

1. Encourage local governments to examine proposed development areas prior to development approval and require mitigation to significant resources.
2. Encourage development practices and sitings that do not significantly impact cultural and historical areas.
3. Maintain viewsheds of significant cultural and historic assets.
4. Maintain a range of landscapes and environments that provide diversity of habitats, species, resources and opportunities for recreation, commerce, community enjoyment and cultural practices.
5. Designate culturally and/or archaeological and/or historically significant resource management areas for potential acquisition and/or protection.
6. Educate residents and visitors regarding the statewide importance of this region's cultural and historic resources.
7. Encourage utilization and cooperation of museums, universities, foundations, non-government organizations, professional associations, and private firms to advise and monitor management.
8. Promote the establishment of partnerships for the development and utilization of incentives to restore, remediate or reuse cultural resources as appropriate.
9. Compile the traditional lore and knowledge of local people and integrate their understandings and practices into planning and development.
10. Encourage coordination among agencies and jurisdictions in developing and funding heritage conservation land uses and ensuring public access to publicly held and supported conservation areas.
11. Promote designation of Main Street and Better Home Town Communities.

## 6.7 Guiding Principles for Natural Resources

Twenty guiding principles are identified in the Regional Plan for Natural Resources:

1. Promote the protection, restoration, enhancement and management of natural resources.
2. Continue the traditional use of land and water (such as farming, forestry, fishing, etc.) as feasible, provided that any significant impacts on resources can be prevented or effectively mitigated.
3. Protect and enhance Coastal Georgia's water resources, including surface water, groundwater, and wetlands and ground water recharge areas.
4. Protect and enhance water quality, quantity and flow regimes.
5. Commit to investing in the protection of natural resources before any restoration and/or remediation is needed.
6. Encourage the restoration and protection of wetlands to provide flooding, storm and habitat protection.

7. Maintain viewsheds of significant natural resources.
8. Enhance access to natural resources for recreation, public education, and tourist attractions as appropriate within the protection mission.
9. Encourage utilization of universities, foundations, and non-government organizations to advise, monitor, and enhance management.
10. Promote the establishment of partnerships and funding mechanisms for the development and utilization of incentives to restore, rehabilitate, protect or reuse natural resources as appropriate.
11. Encourage development practices and sitings that do not significantly impact environmentally sensitive areas.
12. Promote low impact design practices that protect natural resources.
13. Promote to local governments a program of monitoring installation and impacts of individual and community docks along the coast.
14. Promote the monitoring of cumulative impacts of waterfront development along the coast.
15. Maintain a range of landscapes and environments that provide diversity of habitats, species, resources and opportunities for recreation, commerce, community enjoyment and cultural practices.
16. Encourage the development and use of a method to place a value on ecosystem services.
17. Promote the identification of innovative funding sources and development of ecosystem services markets (e.g. carbon, storm buffers, traditional land and water uses).
18. Promote the Adopt-a-Wetland program in areas that can be used as reference sites and that are within projected development areas.
19. Encourage coordination among agencies and jurisdictions in developing and funding conservation land uses and ensuring public access to publicly held and supported conservation areas.
20. Encourage coordination among agencies in studying the impacts of climate change and sea level rising.

### **6.8 Guiding Principles for Regional Growth Management**

Twenty-three guiding principles are identified in the Regional Plan for Growth Management:

1. Encourage development that enhances the desired character of each of the region's cities and towns.
2. Avoid establishment of new land uses which may be incompatible with existing adjacent land uses.
3. Protect our military installations from land use changes that jeopardize their mission through creation or implementation of Joint Land Use Studies (JLUS).
4. Promote growth in those areas that can be efficiently served by infrastructure, such as water, wastewater and transportation.
5. Encourage infill development as an alternative to expansion.
6. Focus new development in compact nodes that can be served by public or community infrastructure providers.



7. Maintain and enhance the scenic character of our rural highways and county roads.
8. Encourage clustered developments, particularly in areas that are suitable and proposed for development, that maximize open spaces, protect natural, cultural and historic resources, preserve wildlife habitat, and include green, low impact development strategies.
9. Encourage local governments to allow green, low impact developments as an alternative to traditional development standards and develop incentives encouraging their use.
10. Limit development in sensitive areas located near marshes and waterways, to low impact development that maintains our coastal character, while recognizing and protecting the sensitive environment.
11. Strongly encourage that new developments have minimal impacts on vital wetlands, coastal hammocks, marshes, and waterways.
12. Discourage lot-by-lot water and wastewater treatment systems for multiple lot developments.
13. Promote green building techniques to maximize energy efficiency and water conservation and minimize post construction impacts on the environment.
14. Encourage the development of a “transfer of development rights” (TDR) program.
15. Encourage development and compliance with minimum uniform land use and development standards for all local governments to adopt within the region.
16. Encourage coordination among agencies and jurisdictions in land use planning, regulation, review and permitting.
17. Promote affordable housing options.
18. Encourage the placement of new schools near existing infrastructure.
19. Partner with state, federal, non-governmental organizations and local governments to provide guidance on critical natural areas, land conservation efforts, and land use practices within each jurisdiction. Provide assistance in all outreach efforts forthcoming from this initiative.
20. Pursue opportunities for continuing education as it relates to regional issues.
21. Encourage enactment of impact fees to defray costs of new development.
22. Consider planning and/or managing a catastrophic event.
23. Promote reduction, reuse and recycle practices.

### **6.9 Guiding Principles on Business and Industry**

Fourteen guiding principles are identified in the Regional Plan for Business and Industry.

1. Promote strategic distributions of business and industry across the region consistent with natural, cultural, historic and industrial resource strategies and encourage partnerships and collaboration between economic development agencies.

2. Investigate ways to share costs and benefits across jurisdictional lines for both regional marketing and project support.
3. Incorporate community plans for the strategic use of land for manufacturing, distribution, etc., while recognizing and respecting natural resources and the unique differences between communities.
4. Coordinate with the Georgia Ports Authority (GPA) to identify their needs and identify mechanisms for the economic development industry to strengthen the GPA and its presence in logistics, distribution, and workforce development.
5. Leverage and incorporate the region's military installations (Fort Stewart Army Base, Hunter Army Airfield and Kings Bay Naval Base) and the Federal Law Enforcement Training Center to recruit economic development projects.
6. Incorporate Herty Advanced Materials Development Center's experience and position as a development center for the commercialization of materials and create incentives to retain a portion of pilot plant opportunities as new Georgia industries and to assist development authorities in increasing recruitment win rates.
7. Promote the historic nature, natural beauty and successful past and present performance of Coastal Georgia as a location site for film and clean high-tech industry and as a recruitment tool for opportunities.
8. Incorporate the Center of Innovation's (COI) statewide logistics plan into a regional strategy to assist in the recruitment of companies and leverage as support for industry.
9. Coordinate federal, State and local economic development funding programs and initiatives that affect the coast.
10. Enhance workforce development by collaborating with business, industry, and planning of educational entities that provide necessary workforce skills.
11. Increase existing industry retention and expansion rates.
12. Promote downtown revitalization efforts to enhance job creation and location of business and offices within downtown areas.
13. Incorporate current and future needs for housing, infrastructure, and natural resource protection into economic development initiatives.
14. Encourage international economic developments that support strategic industry sectors.
15. Enhance economic development and tourism opportunities by increasing cross functional communication.

### **6.10 Guiding Principles for Agricultural Lands**

Ten guiding principles are identified in the Regional Plan for Agricultural Lands.

1. Strongly discourage the conversion of prime farmland to urban uses as it represents a loss to the region's landscape.
2. Wise use and protection of basic soil and water resources helps to achieve practical water quality goals and maintain viable agriculture.
3. Viable agriculture is the backbone of a functioning network of agriculture, open space, and natural areas and a range of strategies should be used to ensure the value of agricultural land.

4. Promote learning about culinary traditions and culture.
5. Encourage agricultural biodiversity.
6. Promote local food traditions and provide opportunity for education of where food comes and how our food choices affect the rest of the world.
7. Promote connecting producers of foods with consumers through events and farmers markets.
8. Promote biodiversity through educational events and public outreach, promoting consumption of seasonal and local foods.
9. Promote community gardens within urban settings.
10. Encourage regional tasting events of local foods, music, talks, forums, workshops, and exhibitions in favor of local agricultural products.

### **6.11 Guiding Principles for Communities for a Lifetime - Livable Communities**

Twelve guiding principles are identified in the Regional Plan for Communities for a Lifetime/Livable Communities:

1. The CRC promotes the concept of Lifelong Communities – places where people of all ages and abilities have access to the public landscape and services which enable them to live healthy and independent lives.
2. For a Lifelong Community to be truly successful it must be a complete community. Complete communities include the direct characteristics that at a minimum meet the needs of the user population, but also provided for a greater civic good by including elements that are beneficial to the environment, sensitive to a broad population and embrace economic/financially feasible regimes.
3. The region will encourage and promote the underlying issues that must be included in a Lifelong Community. The seven (7) basic tenets of a Lifelong Community are:
  - a. Connectivity – the physical connection of streets, pedestrian networks and public spaces that promote ease of access, a direct coexistence with the existing urban fabric and barrier free mobility for all.
  - b. Pedestrian access and transit – focuses on the access to public or privately supported methods of mass transit-oriented forms of mobility and focuses on pedestrian forms of mobility as a primary or equal method of transportation when compared to conventional vehicular modes.
  - c. Neighborhood retail and services – proximity to vital and relevant supporting uses and services are necessary for a successful Lifelong Community. Mixture of uses, walkable streets and services oriented to a range of population needs is the context of this issue.
  - d. Social interaction – social interaction with the full range of the population is a proven requirement of lifelong communities. Pedestrian accessible streets and dwellings, a full stratum of dwelling types, community programming elements and careful placement of improvements are key components in creating a socially vibrant community.

- e. Dwelling types – a range of dwelling types within a walkable range is crucial to meet the social, economic and physical goals of a lifelong community. Creative architectural and planning solutions, a strong but flexible regulatory framework and policies that promote efficient and sustainable methods of construction are among the crucial requirements of this issue.
  - f. Healthy living – accessibility to fitness, education, cultural and health maintenance programming elements are vital to a successful lifelong community and are the primary concerns of this issue.
  - g. Environmental and Sustainable Solutions – the creation of a complete community includes provisions for the appropriate preservation of natural and cultural resources. Promotion of sustainable construction techniques, preservation of natural and cultural resources, innovative methods of power generation and integrated food production are among some of primary components related to successfully executing this issue.
4. The region will determine its “aging readiness” to provide programs, policies and services that address the needs of older adults.
  5. The region will determine its “aging readiness” to ensure that communities are “livable” for persons of all ages.
  6. The region will harness the talent and experience of older adults
  7. To determine “age readiness,” local comprehensive plans should review:
    - a. Demographics;
    - b. Quantity, quality, and type of existing housing stock;
    - c. Land use patterns; and
    - d. Quantity, quality, and type of recreational needs.
  8. Comprehensive plans will promote development patterns and design features to meet the needs of seniors.
  9. Comprehensive plans and ordinances will promote Universal Design/Accessible Building Standards for buildings as well as recreational areas.
  10. Comprehensive plans will include goals and objectives that specifically address the aging population.
  11. Consider seniors and the elderly when reviewing site plans for new construction and/or renovations.
  12. The region will ensure comprehensive plans permit basic services within walking distance recognizing it is a great convenience for all residents but an absolute necessity for an aging population.

## 6.12 Guiding Principles for Coastal Vulnerability and Resilience

Three guiding principles are identified in the Regional Plan for Coastal Vulnerability and Resilience.

1. The region believes that a community’s resilience is measured by its sustained ability to prepare for, respond to, and fully bounce back from crises.
2. The regions strength is in our community’s resilience and in understanding the region’s vulnerabilities, and in taking positive collective actions to

limit the impact of a disruptive crisis, and recovering rapidly from disasters.

3. The region believes in collaborating with a wide range of community resilience experts, community leaders and private sector partners to work together to increase collective capacities to respond to adversity with increased resources, competence, and connectedness to one another.

## 7. REGIONAL RESOURCE PLAN AND RIR

### 7.1 The Regional Resource Plan

The Regional Resource Plan (RIR) identifies Cultural and Historic and Natural Resources of regional importance. The Regional Resource Plan provides recommended best development practices, protective measures and policies for local governments to use within one mile of a regionally important resource. The proposed site is within RIR area related to wetlands.

### 7.2 Area Requiring Special Attention

The ARSA identifies areas requiring special attention, including:

Areas where rapid development or change of land uses are likely to occur, especially where the pace of development has and/or may outpace the availability of community facilities and services, including transportation.

The project site includes locations designated as wetlands and floodplains. According to the developer, "wetland/floodplain impacts to be minimized. Any required mitigation to meet local, state and federal regulations to be provided."

### 7.3 Natural Resources

#### Green Infrastructure

The U.S. Environmental Protection Agency defines Green Infrastructure as management approaches and technologies that utilize enhance and/or mimic the natural hydrologic cycle processes of infiltration, evapotranspiration and reuse. This management approach attempts to keep stormwater onsite. It incorporates vegetation and natural resources as much as possible in development and redevelopment.

Green Infrastructure has a number of benefits, including reduced runoff, groundwater recharge, higher air quality, better aesthetics, reduces costs, lowers impacts on climate change, and provides environmental benefits that surpass improved water quality.

Coastal Georgia's Green Infrastructure network is defined as a natural life support system of parks and preserves, woodlands and wildlife areas, wetlands and waterways, greenways, cultural, historic and recreational sites and other natural areas all with conservation value. A potential impact as a result of premature or poorly planned conversion of land to other uses is the failure to adequately protect and conserve natural resources such as wetlands, flood plains, native vegetation, lakes, streams, rivers, natural groundwater aquifer recharge areas, and other significant natural systems. The river corridors, floodplains and tributary streams are considered to be critical green infrastructure components, as they supply key social, economic and environmental benefits for local communities and provide important habitats for wildlife.

Green infrastructure planning provides an alternative to what is common practice in many communities: conserving land on a piecemeal basis without the benefit of a large framework plan that allows a comprehensive approach to land conservation. Areas of protected open space should follow natural features for recreation and conservation purposes, including greenways that link ecological, cultural and recreational amenities.

Green Infrastructure shall be considered first in the planning process and in reviewing comprehensive plans, zoning, development review processes and performance standards.

Principles for green infrastructure include identifying what is to be protected in advance of development; providing for linkage between natural areas; and designing a system that operates at different functional scales, across political jurisdictions, and through diverse landscapes. Additional principles include sound scientific and land use planning practices, providing funding upfront as a primary public investment (for example, through a dedicated tax or other funding mechanism), emphasizing the benefits to people and nature, and using the green infrastructure as the planning framework for conservation and development. The concept of green infrastructure planning is based on a strategic approach to ensuring environmental assets of natural and cultural value are integrated with land development, growth management and built infrastructure planning at the earliest stage.

Greenspace or greenway land needs to be set aside for pedestrian, equestrian, and bicycle connections between schools, churches, recreation areas, city centers, residential neighborhoods, and commercial areas. Open-space, parks, trails, greenways, and natural undeveloped land are not individual but an integrated and organized system. Green infrastructure is as an interconnected system. Key physical, natural, ecological, landscape, historical, access and recreational assets contribute to the functionality of the green infrastructure network. The green infrastructure network weaves together a network of recreational and nature areas. Properly planned greenways provide efficient pedestrian linkages that can serve as alternative transportation to and from work, to services and other daily destinations. Greenway linkages serve as outdoor recreation for biking, walking, and jogging. Green infrastructure encourages the creation of transportation

corridors and connections, which can foster ecotourism, tourism and outdoor recreation.

**7.4 Wetlands**

The applicant indicates the proposed development will impact wetlands.

**8. COMPREHENSIVE ECONOMIC DEVELOPMENT STRATEGY (CEDDS)**

**8.1 Population and Employment Trends**

County	2000	2015	2020	2025	2030
Chatham	232,048	275,057	286,869	297,352	307,472

*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 307,472 by 2030, according to the US Census and the Governor’s Office of Planning and Budget. The Coastal Region’s population in 2030 is projected to be 962,956, which is an increase from the 2000 level of 558,350.

Chatham County, is a growing county in the region and had a 2019 population estimate of 289,430 according to the US Census. The Census population of Chatham County in 2000 was 232,048.

The Coastal Georgia region supported 312,400 jobs in 2000, and is expected to support 435,050 jobs in 2030. Chatham County is located in the Savannah, Georgia Metropolitan Statistical Area (MSA). The Savannah MSA unemployment rate in September 2020 was 6.7 percent.

**9. CRC Resources**

**9.1 Coastal Stormwater Supplement**

The CRC applauds Chatham County for adopting the CSS Ordinance and/or ensuring the Coastal Stormwater Supplement (CSS) is implemented for stormwater management.



## 9.2 Regional Design Guidelines

The CRC recommends that the Chatham County ensure that new development creates an environment that contributes to the region's character. Regional Design Guidelines for the development are appropriate to implement quality growth.

Character Region Area for this area is *Tidewater Hearth* and may utilize the Character Key for *Industrial Areas*.

---

For technical assistance contact Cole Mullis, Regional Planner at [cmullis@crc.ga.gov](mailto:cmullis@crc.ga.gov)



**SITE PLAN  
PROVIDED BY THE APPLICANT**

**DRI #3308**

**SPH-21 Industrial Park Phase II**



**PROJECT SUMMARY:**

**PHASE I -**  
**2,629,000 SF**  
**362.15 AC**

**PHASE II -**  
**5,629,500 SF**  
**404.69 AC**

**TOTAL -**  
**8,258,500 SF**  
**766.84 AC**



**K Kern & Co., LLC**  
 Consulting Engineers • Land Surveyors • Land Planners  
 Architects • Landscape Architects • Environmental Scientist  
 7 Mill Court (1140) P.O. Box 13779 (31140) Savannah, Georgia (912) 354-8100  
 319 Walnut Street Suite A Statesboro, Georgia 30458 Phone: (912) 235-3373

STAMP:  
STAMP:

ORIGINAL RELEASED FOR CONSTRUCTION DATE:

NO	DATE	REVISION

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

DRAWING TITLE:  
**SITE PLAN**

SCALE: 1" = 500'  
 PROJECT NO: 200230000  
 DATE: 4/26/21  
 DRAWN BY: CRZ  
 CHECKED BY: CRZ

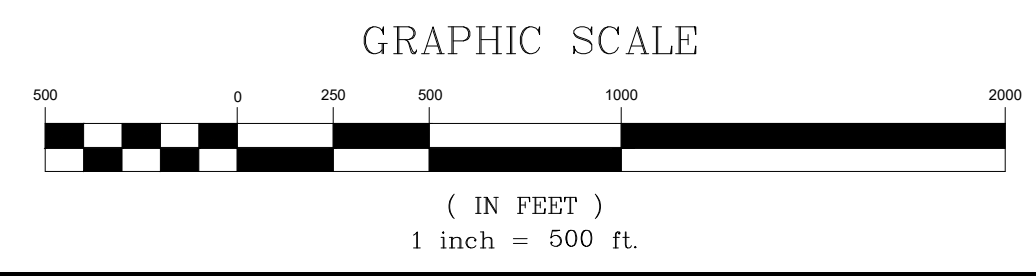
SHEET NO:  
**C1**

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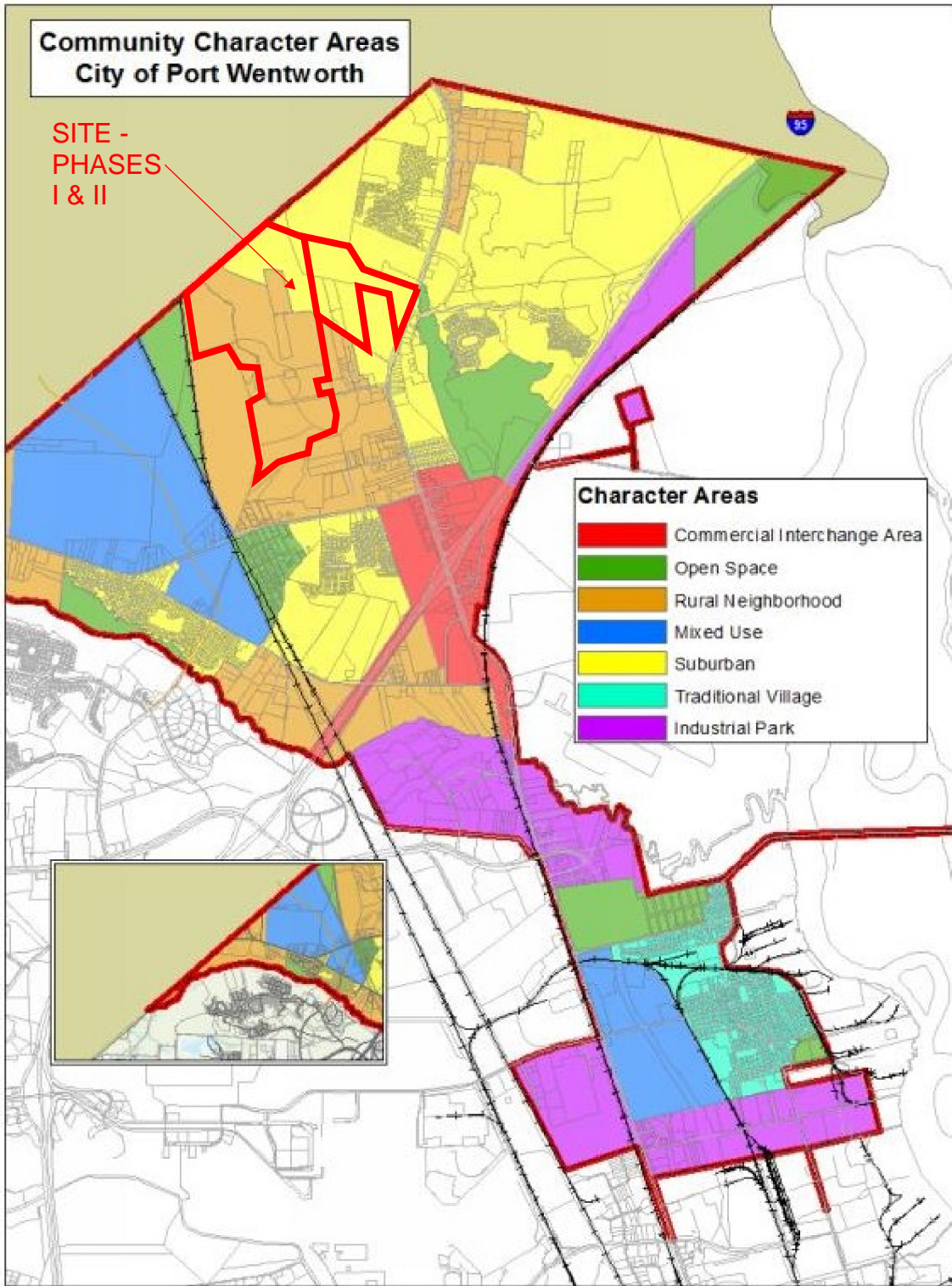
DATE: \_\_\_\_\_ BY: \_\_\_\_\_

T:\04\_Mar\_2021\_626pm\_efficiency\DRAWING PATH: GV\2020\202300000\p04\VARNEDEO-WIGGINS - Site Layout 4.1\_21\_recover.dwg



**PORT WENTWORTH  
CHARACTER AREAS MAP  
DRI #3308**

**SPH-21 Industrial Park Phase II**



**PORT  
WENTWORTH  
ZONING MAP**

**DRI #3308**

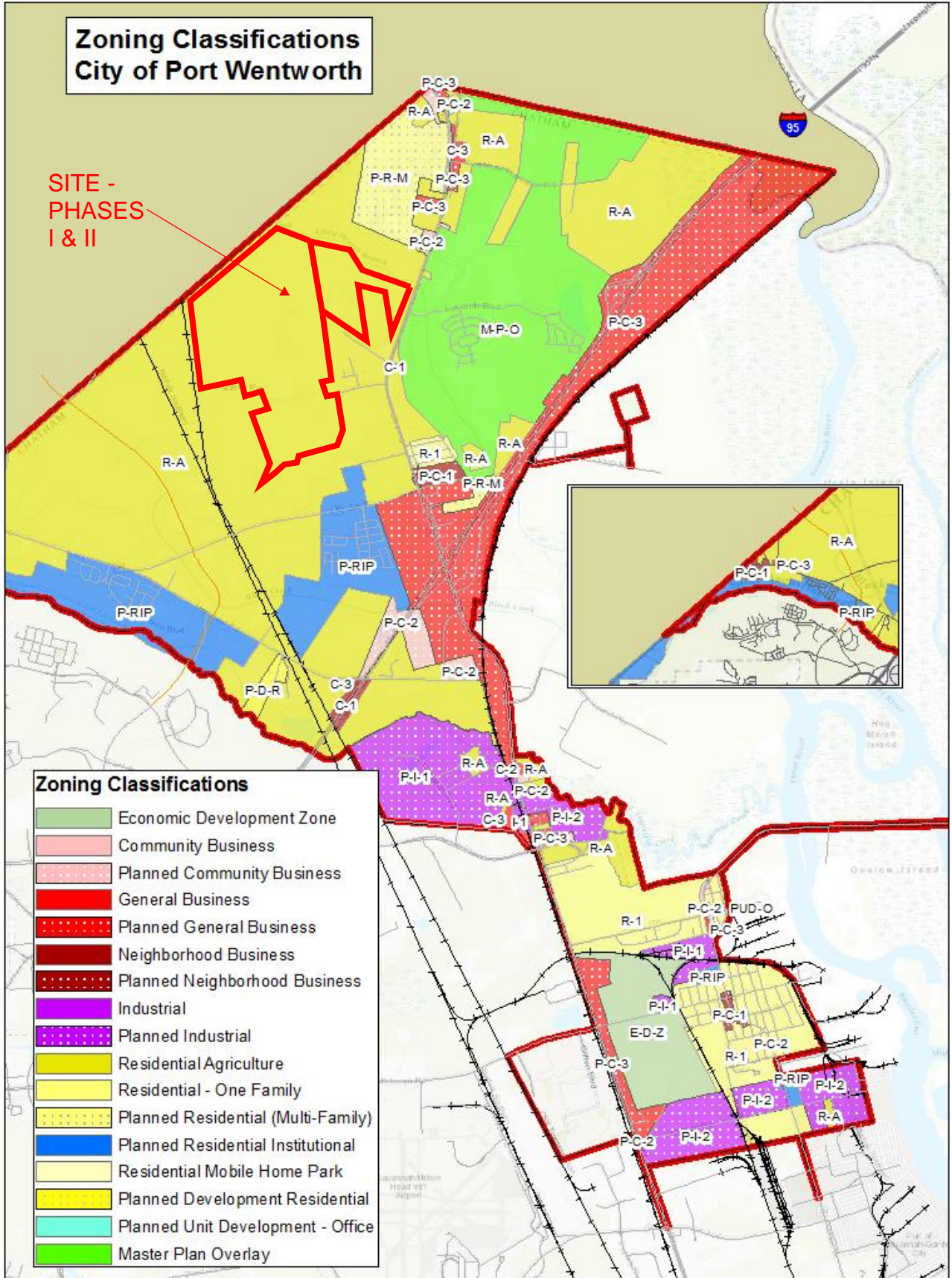
**SPH-21 Industrial**

**Park Phase II**



### Zoning Classifications City of Port Wentworth

SITE -  
PHASES  
I & II



18

# **PUBLIC COMMENTS**

**DRI #3308**

**SPH-21**

**Industrial Park**

**Phase II**



## Cole Mullis

---

**From:** Cornelia Reed <CReed@Savannahga.Gov>  
**Sent:** Tuesday, May 18, 2021 1:06 PM  
**To:** Cole Mullis  
**Cc:** Bridget Lidy; James Laplander  
**Subject:** City of Savannah Comments Regarding Review Requested for DRI #3308

Hello. The City of Savannah has reviewed this DRI project and has the following comments and concerns. The POC for this concern is also identified below and requests the following information is disclosed if City of Savannah services will be utilized:

### COMMENTS/CONCERNS & DIRECT POC

We are doing our investigation for City of Savannah Water and Sewer. This project is in the City of Port Wentworth but they (Coastal Regional Commission - **DRI #3308**) need to send more information about this regarding:

- Who is supplying water & sewer
- Who is supplying electric service
- Address

We have not heard of a request for the City of Savannah to supply the I & D water to Port Wentworth or sewer service regarding DRI #3308.

### *Jim Laplander, PE*

Director Water and Sewer Planning and Engineering Division  
 Water Resources Department  
 702 Stiles Avenue, Savannah, GA 31415  
[jlaplander@savannahga.gov](mailto:jlaplander@savannahga.gov)  
 Office: 912.651.6573, Fax 912.650-7839, Mobile: (912) 658-6973

This concludes comments for the City of Savannah regarding this DRI project. Thank you

With best regard

### **Cornelia M. Reed, M.A.**

Program Coordinator  
 Planning and Urban Design  
 5515 Abercorn Street, Savannah, GA 31405  
 P.O. Box 1027, Savannah, GA 31402  
[creed@savannahga.gov](mailto:creed@savannahga.gov)  
 O: 912.525-3100, ext. 1161  
 C: 912-346-8414



**PROJECT SUMMARY:**

**PHASE I -**  
**2,629,000 SF**  
**362.15 AC**

**PHASE II -**  
**5,572,650 SF**  
**404.41 AC**

**TOTAL -**  
**8,201,650 SF**  
**766.56 AC**



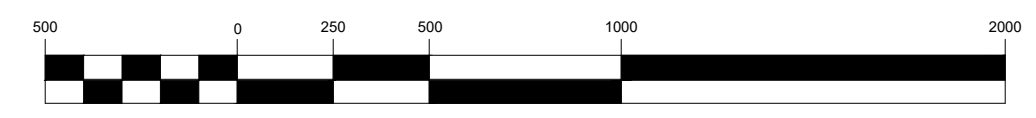
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GRAPHIC SCALE



( IN FEET )  
1 inch = 500 ft.

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**K Kern & Co., LLC**  
 Consulting Engineers • Land Surveyors • Land Planners  
 Architects • Landscape Architects • Environmental Scientist  
 7 Mill Court (1140) P.O. Box 15179 (31146) Savannah, Georgia 31416-8100  
 319 Walnut Street Suite A Statesboro, Georgia 30458 Phone: (912) 235-3173

STAMP:  
STAMP:

ORIGINAL RELEASED FOR  
CONSTRUCTION DATE:

NO	DATE	REVISION

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

DRAWING TITLE:

SITE  
PLAN  
W/ PONDS

SCALE: 1" = 500'  
 PROJECT NO: 200230000  
 DATE: 6/12/21  
 DRAWN BY: CRZ  
 CHECKED BY: CRZ

SHEET NO:  
**C2**

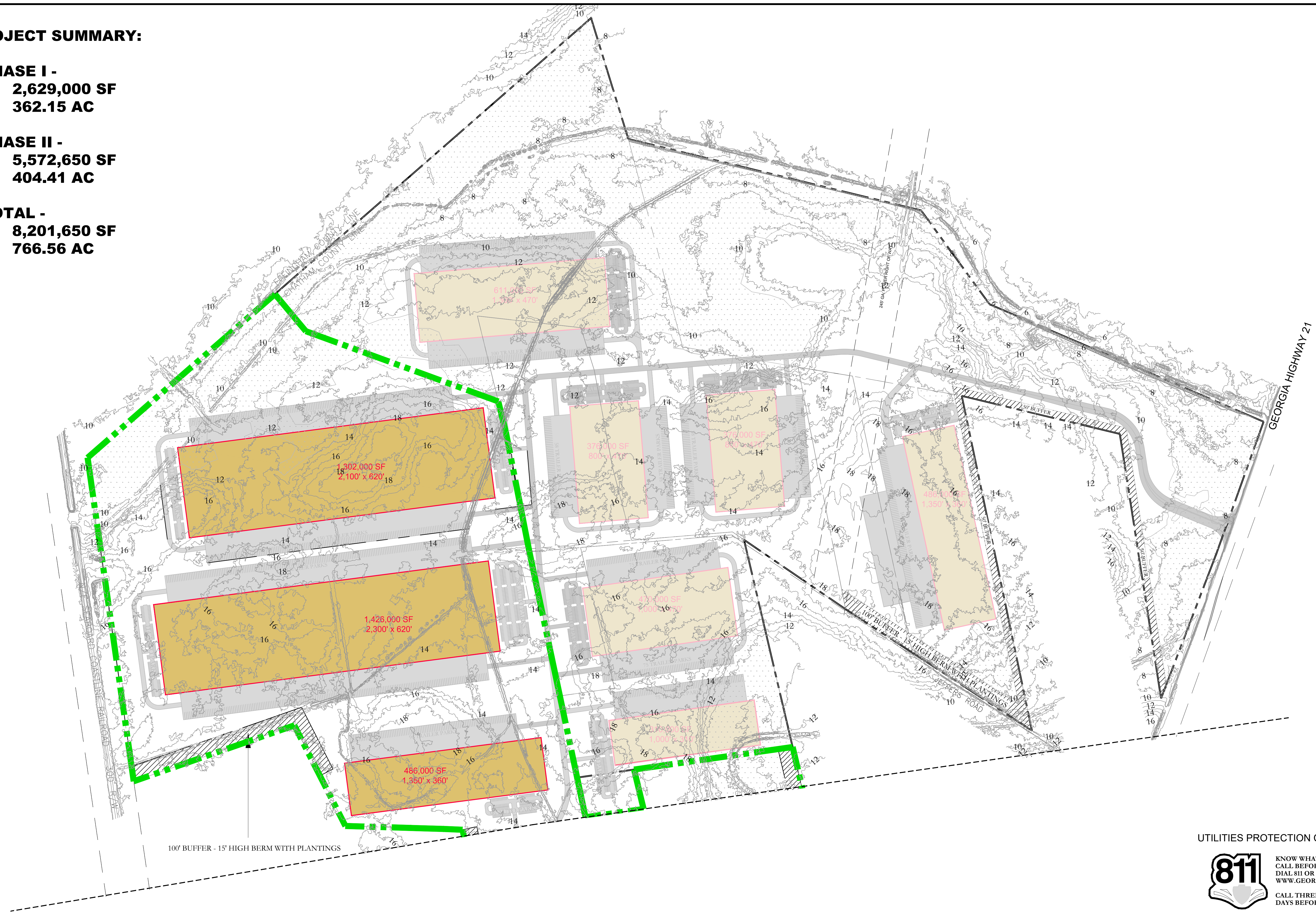


**PROJECT SUMMARY:**

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2,629,000 SF  
362.15 AC**

**PHASE II -  
5,572,650 SF  
404.41 AC**

**TOTAL -  
8,201,650 SF  
766.56 AC**



100' BUFFER - 15' HIGH BERM WITH PLANTINGS

GEORGIA HIGHWAY 21

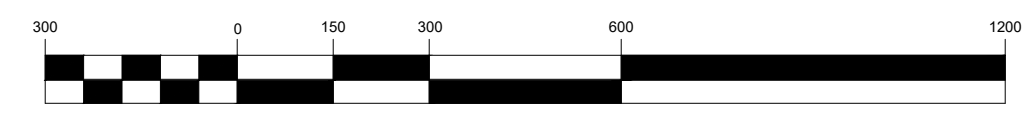
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GRAPHIC SCALE



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 7 Mill Court (1140) P.O. Box 1579 (11416) Savannah, Georgia 31406  
 319 Walnut Street Suite A Statesboro, Georgia 30458 Phone: (912) 235-3773

STAMP:

STAMP:

ORIGINAL RELEASED FOR  
CONSTRUCTION DATE:

NO	DATE	REVISION

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

DRAWING TITLE:

SITE  
PLAN  
W/  
CONTOURS

SCALE: 1"= 300'  
 PROJECT NO: 200230000  
 DATE: 6/12/21  
 DRAWN BY: CRZ  
 CHECKED BY: CRZ

SHEET NO:  
**C-3A**



**PROJECT SUMMARY:**

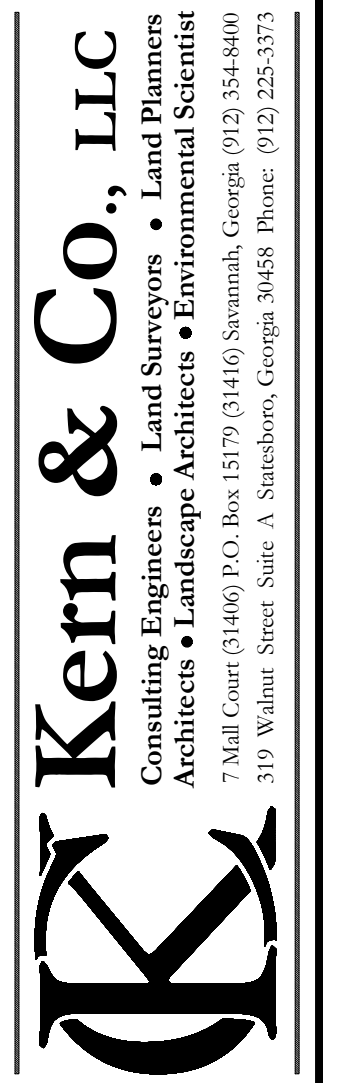
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**2,629,000 SF**  
**362.15 AC**

**PHASE II -**  
**5,572,650 SF**  
**404.41 AC**

**TOTAL -**  
**8,201,650 SF**  
**766.56 AC**



Map: 21 Jun 2021 - 2:05pm - cadence  
DRAWING PATH: G:\2020\2022\000000\Map\VARNEDEO-WIGGINS - Site GDP Exhibit 6.17.21-B.dwg



STAMP:

STAMP:

ORIGINAL RELEASED FOR CONSTRUCTION DATE:

NO DATE REVISION

NO	DATE	REVISION

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

DRAWING TITLE:

**SITE PLAN**  
**W/ CONTOURS**

SCALE: 1" = 500'  
PROJECT NO: 200230000  
DATE: 6/12/21  
DRAWN BY: CRZ  
CHECKED BY: CRZ

SHEET NO:

**C-3B**

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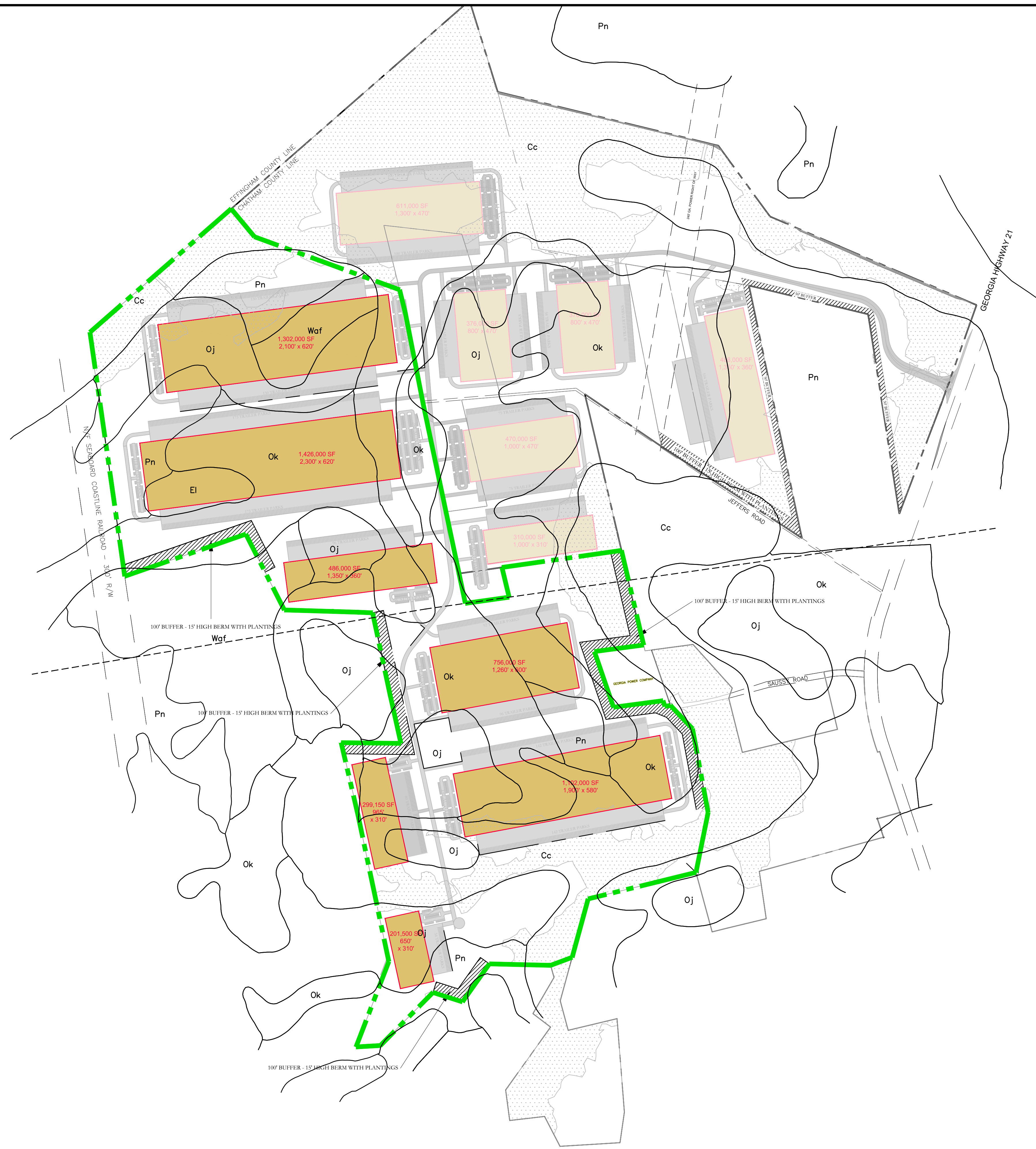


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**TOTAL -**  
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**766.56 AC**



SOIL	
CAPE FEAR SOILS	Cc
POOLER FINE SANDY LOAM	Pn
WAHEE SANDY LOAM	Waf
ELLABELLE LOAMY SAND	Ei
OCILLA COMPLEX	Oj
OGEECHEE LOAMING FINE SAND	Ok

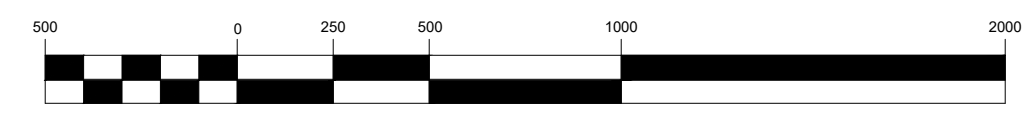
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GRAPHIC SCALE



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 7 Mill Court (1140) P.O. Box 15179 (31146) Savannah, Georgia 31416-8100  
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STAMP: \_\_\_\_\_

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NO	DATE	REVISION

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

DRAWING TITLE:  
**SITE PLAN**

SCALE: 1" = 500'  
 PROJECT NO: 200230000  
 DATE: 6/12/21  
 DRAWN BY: CRZ  
 CHECKED BY: CRZ

SHEET NO:  
**C4**

Map: 21 Jun 2021 - 2:05pm - cadence  
 DRAWING PATH: C:\2020\200230000\Map\VARNEDEO-WIGGINS - Site GDP Exhibit 6.17.21-B.dwg

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Hinesville, Georgia 31313  
Office: (912) 368-5664  
Fax: (912) 368-7206



308 Commercial Drive  
Savannah, Georgia 31406  
Office: (912) 335-1046  
Fax: (912) 355-1642

July 2, 2021

Mr. Brian Harvey  
City of Port Wentworth  
7224 Georgia Highway 21  
Port Wentworth, Georgia 31407

Re: Varnedoe-Wiggins Tract Phase 2  
State Route 21  
Port Wentworth, Georgia

Dear Mr. Harvey,

T. R. Long Engineering, P.C. has reviewed the "Development Impact Assessment, Varnedoe-Wiggins Tract - Phase 2" prepared by Kern & Co., LLC dated May 12, 2021. This submittal includes a Traffic Impact Analysis prepared by Kimley-Horn and Associates dated May 2021 and a Development of Regional Impact Report prepared by Coastal Regional Commission.

T. R. Long Engineering, P.C. recommends that the following items be addressed prior to approval:

1. The DRI states, in the School Section, "an estimated 200-400 employees will reside in Chatham County with approximately 50% of those families having children attending public school." Please reference and provide the supporting data for this statement. Additionally, from that supporting documentation, please provide the estimated increase the school system will experience from the referenced families.
2. The DRI states, in the Park and Recreation Section, "The development of this project will not have an impact on the local parks and recreation facilities." Please reference and provide the supporting data for this statement. If data is available for current capacity vs total capacity of those park systems, please provide it.
3. The DRI states, in the Public Safety (Police and Fire) Section, "The development of this project should have minimal impact on the police and fire departments." Please reference and provide the supporting data for the estimated increase in criminal activity, traffic accidents, and fire incidents as a result of the population increase due to the workers.
4. The DRI stated that a noise study would be provided at a later date. We recommend that a noise study be conducted, prior to approval, to ensure the proposed noise levels are below the maximum allowable limit. Detailed design should be included in the specific development plan.
5. Please revise Section D to include the designated future use of the property as stated by the City of Port Wentworth Comprehensive Plan and if this use coincides with that

designation. Additionally, please revise the greenspace percentage excluding the wetlands. If storm water infiltration is a concern, the wetlands should not be considered. Wetlands will generally contain poor, non-permeable soil, and/or have standing water that is not idle for storm water infiltration.

6. T. R. Long Engineering, P.C. recommends that the recommendations outlined in the Traffic Impact Analysis prepared by Kimley Horn be incorporated into the specific development plan for the Varnedoe-Wiggins Tract - Phase 2. The recommended improvements for the intersection of State Route 21 and Lakeside Boulevard are of particular importance since this intersection may currently meet the warrants for a traffic signal under current conditions.
7. T. R. Long Engineering, P.C. recommends that all improvements recommended in the Traffic Impact Analysis, and appropriate modifications, be designed, approved, and permitted by the Department of Transportation, The City of Port Wentworth, and the State of Georgia prior to the release of any Land Disturbing Activities or Building Permits.

Should you have any questions, comments, or require additional information please contact us.

Sincerely,



Trent R. Long, P.E.





**Planning Commission**  
305 South Coastal Highway  
Port Wentworth, GA 31407

Meeting: 07/12/21 06:30 PM  
Department: Development Services  
Category: Planning/Zoning Item  
Prepared By: Melanie Ellis  
Department Head: Brian Harvey

**SUBMITTED**

**AGENDA ITEM (ID # 2466)**

DOC ID: 2466

**Zoning Map Amendment Application submitted by Thomas Exley Jr., and the Estate of Thomas Exley Sr., for PIN # 7-0906-01-028 (Highway 21) to Rezone from RA (Residential Agriculture) to P-C-2 (Planned Community Business) and P-R-M (Planned Residential Multifamily) Zoning Districts for the purpose of a mixed-use development.**

**Issue/Item:** Zoning Map Amendment Application submitted by Thomas Exley Jr., and the Estate of Thomas Exley Sr., for PIN # 7-0906-01-028 (Highway 21) to Rezone from RA (Residential Agriculture) to P-C-2 (Planned Community Business) and P-R-M (Planned Residential Multifamily) Zoning Districts for the purpose of a mixed-use development.

**Background:** The subject property is currently vacant woodland. There are no buildings or structures on the subject property.

**Facts and Findings:** The total amount of property to be rezoned is 31.43 acres. The applicant is requesting to rezone 29.52 acres to P-R-M (Planned Residential Multifamily) to develop either an Apartment Complex or a Townhome development. The applicant is requesting to rezone 1.91 acres to P-C-2 (Planned Community Business) for a commercial out parcel. All projects will also include associated parking, drainage, and water and sewer utilities. The proposed access is near the first round-a-bout on Rice Mill Road in the Rice Creek Subdivision.

**Funding:** N/A

**Recommendation:** The Planning Commission will hear this application on Monday, July 12, 2021 at 6:30 PM.

**ATTACHMENTS:**

- 7-0906-01-028 HWY 21 ZMA RA-PC2, PRM JULY 2021-Application (PDF)
- 7-0906-01-028 HWY 21 ZMA RA-PC2, PRM JULY 2021-Zoning Exhibit 6.11.21 (PDF)
- 7-0906-01-028 HWY 21 ZMA RA-PC2, PRM JULY 2021-Timeline (PDF)
- 7-0906-01-028 HWY 21 ZMA RA-PC2, PRM JULY 2021-Apt Concept (PDF)
- 7-0906-01-028 HWY 21 ZMA RA-PC2, PRM JULY 2021-Townhome Concept (PDF)

RECEIVED  
JUN 14 2021  
BY: *MOE*

# 2021  
6.B.a

APPLICATION TO AMEND THE ZONING MAP OF PORT WENTWORTH, GEORGIA

Name of Applicant: Thomas L. Exley JR & Estate of Thomas L. Exley SR. Phone #: 912 658-1625

Mailing Address: PO Box 1338 Rincon, GA 31326

Name of Property Owner: Thomas L. Exley JR & Estate of Thomas L. Exley SR. Phone #: 912 658-1625  
(Use back if more than one owner)

Address of Property: 0 Augusta Road Port Wentworth, GA 31407

PIN #: 7-0906-01-028 Number of Acres: 31.43

Zoning Classification: Present R-A Requested PC2, PRM  
Use of Property: Present Vacant/Residential Requested Mixed Use

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?)

To Develop multifamily & Expand adjacent Commercial District

**Attach the following documents:**

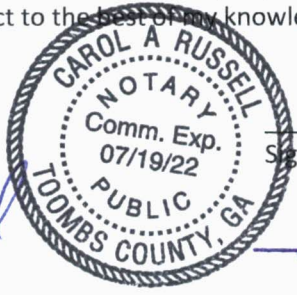
1. Written legal description of the property (e.g. copy of deed) – full metes and bounds description rather than plat reference.
2. Name, PIN #, property address and mailing address of owners of all properties within 250 feet of this property.
3. Plat showing property lines with lengths and bearings, adjoining streets, locations of existing buildings, north arrow and scale. **Submit fifteen (15) copies of the plat in 11"x17" or larger and one copy in 8.5"x11".**
4. Site Plan of proposed use of property. **Submit fifteen (15) copies in 11"x17" or larger and one copy in 8.5"x11".**
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 Authorization of Attorney form.
8. Filing fee of \$356 + \$50 per acre + \$50 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 11 day of June, 2021.

Carol A Russell  
Notary Public



Deke H. Exley  
Signature of Applicant  
*Executive of the estate of Thomas L. Exley*

Thomas L. Exley

Attachment: 7-0906-01-028 HWY 21 ZMA RA-PC2, PRM JULY 2021-Application (2466 : Zoning Map Amendment 7-0906-01-028 Exley Hwy 21

**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: Thomas L. Exley, JR & Estate of Thomas L. Exley, JR

Address: PO Box 1338 Rincon, GA 31326

Telephone Number: 912 658-1625

Bebe H. Exley *Executive of Estate of Thomas L.*  
Signature of Owner  
Thomas L. Exley

Personally appeared before me

Bebe H. Exley & Thomas L. Exley

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

Carol A Russell  
Notary Public

June 11, 2021  
Date



Attachment: 7-0906-01-028 HWY 21 ZMA RA-PC2, PRM JULY 2021-Application (2466 : Zoning Map Amendment 7-0906-01-028 Exley Hwy 21



**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 such 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

11 day of June, 2021

Carol A Russell  
Notary Public



Deke W. Exley  
Signature of Applicant

Thomas L. Exley

*Exley's Estate Trust*

Attachment: 7-0906-01-028 HWY 21 ZMA RA-PC2, PRM JULY 2021-Application (2466 : Zoning Map Amendment 7-0906-01-028 Exley Hwy 21

LEGAL DESCRIPTION - PARCEL B1

COMMENCING AT THE INTERSECTION OF THE SOUTHERN MITER RIGHT-OF-WAY LINE OF RICE MILL ROAD WITH THE WESTERN RIGHT-OF-WAY LINE OF GEORGIA HIGHWAY NO. 21, EXTEND THENCE SOUTH 19 DEGREES 05 MINUTES 27 SECONDS WEST A DISTANCE OF 274.55 FEET TO A POINT BEGINNING;

EXTEND THENCE SOUTH 19 DEGREES 05 MINUTES 27 SECONDS WEST A DISTANCE OF 509.67 FEET TO A POINT;

EXTEND THENCE NORTH 61 DEGREES 02 MINUTES 05 SECONDS WEST A DISTANCE OF 879.68 FEET TO A POINT;

EXTEND THENCE NORTH 15 DEGREES 37 MINUTES 35 SECONDS WEST A DISTANCE OF 583.15 FEET TO A POINT;

EXTEND THENCE NORTH 23 DEGREES 03 MINUTES 47 SECONDS EAST A DISTANCE OF 112.51 FEET TO A POINT;

EXTEND THENCE NORTH 29 DEGREES 30 MINUTES 52 SECONDS EAST A DISTANCE OF 51.55 FEET TO A POINT;

EXTEND THENCE NORTH 70 DEGREES 26 MINUTES 20 SECONDS WEST A DISTANCE OF 104.58 FEET TO A POINT;

EXTEND THENCE NORTH 75 DEGREES 00 MINUTES 52 SECONDS WEST A DISTANCE OF 262.13 FEET TO A POINT;

EXTEND THENCE SOUTH 24 DEGREES 58 MINUTES 51 SECONDS WEST A DISTANCE OF 205.56 FEET TO A POINT;

EXTEND THENCE SOUTH 48 DEGREES 23 MINUTES 10 SECONDS WEST A DISTANCE OF 195.75 FEET TO A POINT;

EXTEND THENCE SOUTH 00 DEGREES 20 MINUTES 04 SECONDS EAST A DISTANCE OF 543.75 FEET TO A POINT;

EXTEND THENCE SOUTH 45 DEGREES 20 MINUTES 55 SECONDS WEST A DISTANCE OF 210.72 FEET TO A POINT;

EXTEND THENCE NORTH 73 DEGREES 43 MINUTES 00 SECONDS WEST A DISTANCE OF 192.68 FEET TO A POINT;

EXTEND THENCE NORTH 40 DEGREES 47 MINUTES 10 SECONDS WEST A DISTANCE OF 148.63 FEET TO A POINT;

EXTEND THENCE NORTH 13 DEGREES 08 MINUTES 25 SECONDS WEST A DISTANCE OF 257.44 FEET TO A POINT;

EXTEND THENCE NORTH 28 DEGREES 19 MINUTES 23 SECONDS EAST A DISTANCE OF 361.16 FEET TO A POINT;

EXTEND THENCE NORTH 78 DEGREES 27 MINUTES 28 SECONDS EAST A DISTANCE OF 159.42 FEET TO A POINT;

EXTEND THENCE NORTH 03 DEGREES 38 MINUTES 14 SECONDS EAST A DISTANCE OF 422.47 FEET TO A POINT;

EXTEND THENCE NORTH 22 DEGREES 19 MINUTES 34 SECONDS EAST A DISTANCE OF 130.11 FEET TO A POINT;

EXTEND THENCE SOUTH 67 DEGREES 40 MINUTES 26 SECONDS EAST A DISTANCE OF 1636.10 FEET TO A POINT;

EXTEND THENCE SOUTH 33 DEGREES 08 MINUTES 01 SECONDS WEST A DISTANCE OF 9.03 FEET TO A POINT;

EXTEND THENCE SOUTH 44 DEGREES 39 MINUTES 38 SECONDS WEST A DISTANCE OF 35.01 FEET TO A POINT;

EXTEND THENCE SOUTH 44 DEGREES 37 MINUTES 50 SECONDS EAST A DISTANCE OF 88.32 FEET TO A POINT;

EXTEND THENCE SOUTH 19 DEGREES 05 MINUTES 27 SECONDS WEST A DISTANCE OF 274.55 FEET TO A POINT;

EXTEND THENCE SOUTH 70 DEGREES 54 MINUTES 33 SECONDS EAST A DISTANCE OF 250.00 FEET TO THE POINT OF BEGINNING;

HAVING AN AREA OF 29.52 ACRES

## LEGAL DESCRIPTION - PARCEL B1-A

BEGINNING AT THE INTERSECTION OF THE SOUTHERN MITER RIGHT-OF-WAY LINE OF RICE MILL ROAD WITH THE WESTERN RIGHT-OF-WAY LINE OF GEORGIA HIGHWAY NO. 21;

EXTEND THENCE SOUTH 19 DEGREES 05 MINUTES 27 SECONDS WEST A DISTANCE OF 274.55 FEET TO A POINT;

EXTEND THENCE NORTH 70 DEGREES 54 MINUTES 33 SECONDS WEST A DISTANCE OF 250.00 FEET TO A POINT;

EXTEND THENCE NORTH 19 DEGREES 05 MINUTES 27 SECONDS EAST A DISTANCE OF 274.55 FEET TO A POINT;

EXTEND THENCE NORTH 44 DEGREES 37 MINUTES 50 SECONDS WEST A DISTANCE OF 88.32 FEET TO A POINT;

EXTEND THENCE NORTH 44 DEGREES 39 MINUTES 38 SECONDS EAST A DISTANCE OF 35.01 FEET TO A POINT;

EXTEND THENCE SOUTH 45 DEGREES 09 MINUTES 23 SECONDS EAST A DISTANCE OF 56.87 FEET TO A POINT;

EXTEND THENCE NORTH 44 DEGREES 50 MINUTES 37 SECONDS EAST A DISTANCE OF 19.38 FEET TO A POINT;

THENCE ALONG A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 250.00', (AND BEING SUBTENDED BY A CHORD BEARING OF SOUTH 61 DEGREES 28 MINUTES 35 SECONDS EAST, A CHORD DISTANCE OF 81.94), ALONG SAID ARC A DISTANCE OF 82.32', TO A POINT;

EXTEND THENCE SOUTH 70 DEGREES 54 MINUTES 33 SECONDS EAST A DISTANCE OF 123.60 FEET TO A POINT;

EXTEND THENCE SOUTH 25 DEGREES 54 MINUTES 33 SECONDS EAST A DISTANCE OF 70.71 FEET TO THE POINT OF BEGINNING. HAVING AN AREA OF 1.91 ACRES

CITY OF PORT WENTWORTH  
(912) 964-4379

REC#: 00317373 6/21/2021 2:00 PM  
OPER: ME TERM: 011  
REF#: CK 5580

TRAN: 112.0000 BLDG PERMIT  
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EXLEY, THOMAS  
7-0906-01-028  
DEV-ZMA 1,977.50CR

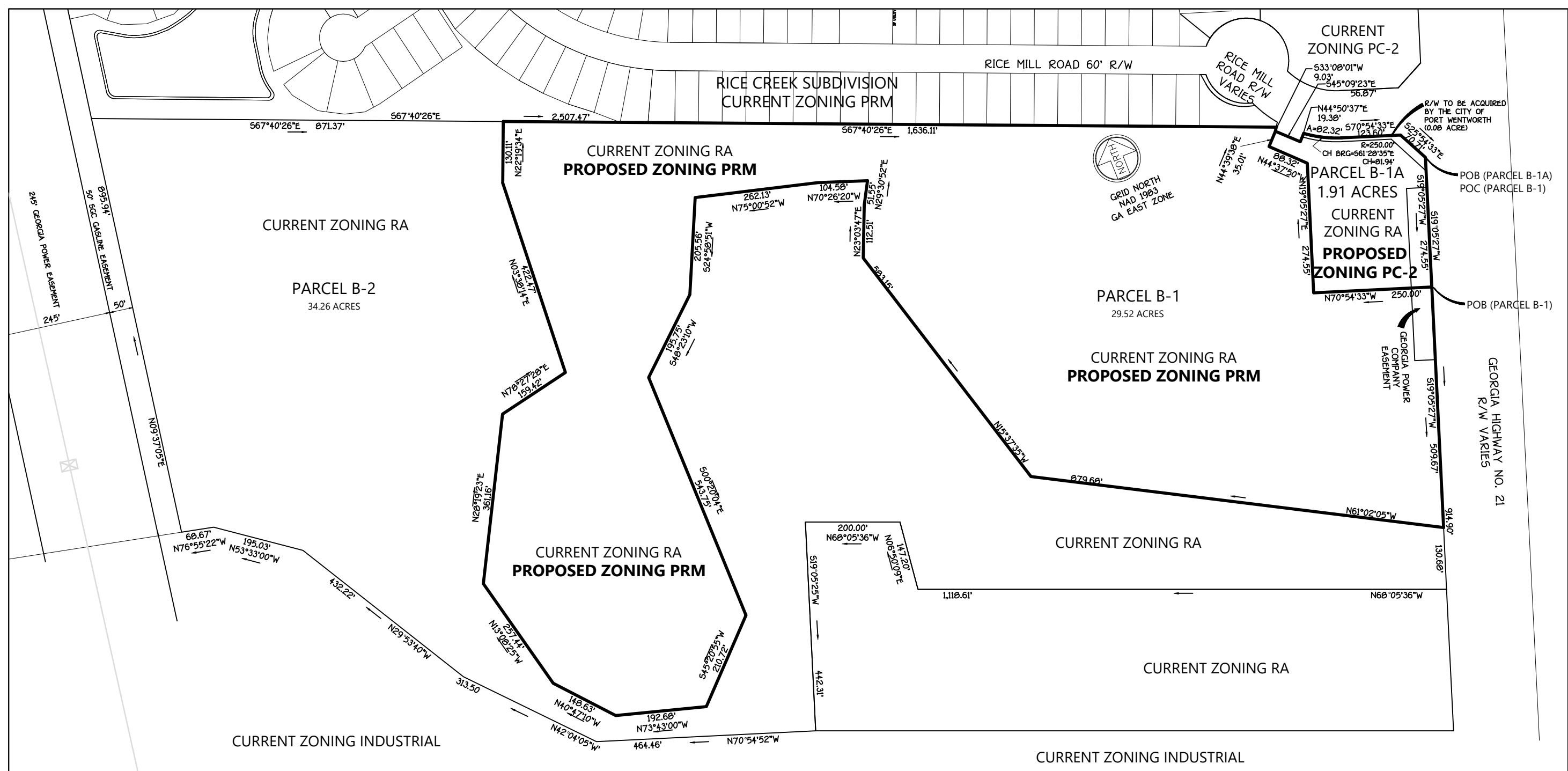
TENDERED: 1,977.50 CHECK  
APPLIED: 1,977.50-

CHANGE:                       
0.00

WWW.CITYOFPORTWENTWORTH.COM

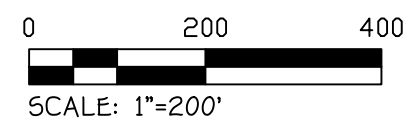
Attachment: 7-0906-01-028 HWY 21 ZMA RA-PC2, PRM JULY 2021-Application (2466 : Zoning Map Amendment 7-0906-01-028 Exley Hwy 21





**RE-ZONING EXHIBIT**  
 PARCEL "B-1" AND PARCEL B-2, BEING LANDS OF  
 EXLEY, 8TH G.M. DISTRICT, PORT WENTWORTH,  
 CHATHAM COUNTY, GEORGIA

for  
 T.L. EXLEY, SR ESTATE & T.L. EXLEY, JR.  
 PO BOX 416  
 SPRINGFIELD GA 31329



DATE: 6-11-2021

Attachment: 7-0906-01-028 HWY 21 ZMA RA-PC2, PRM JULY 2021-Zoning Exhibit 6.11.21 (2466 : Zoning Map Amendment 7-0906-01-028 Exley

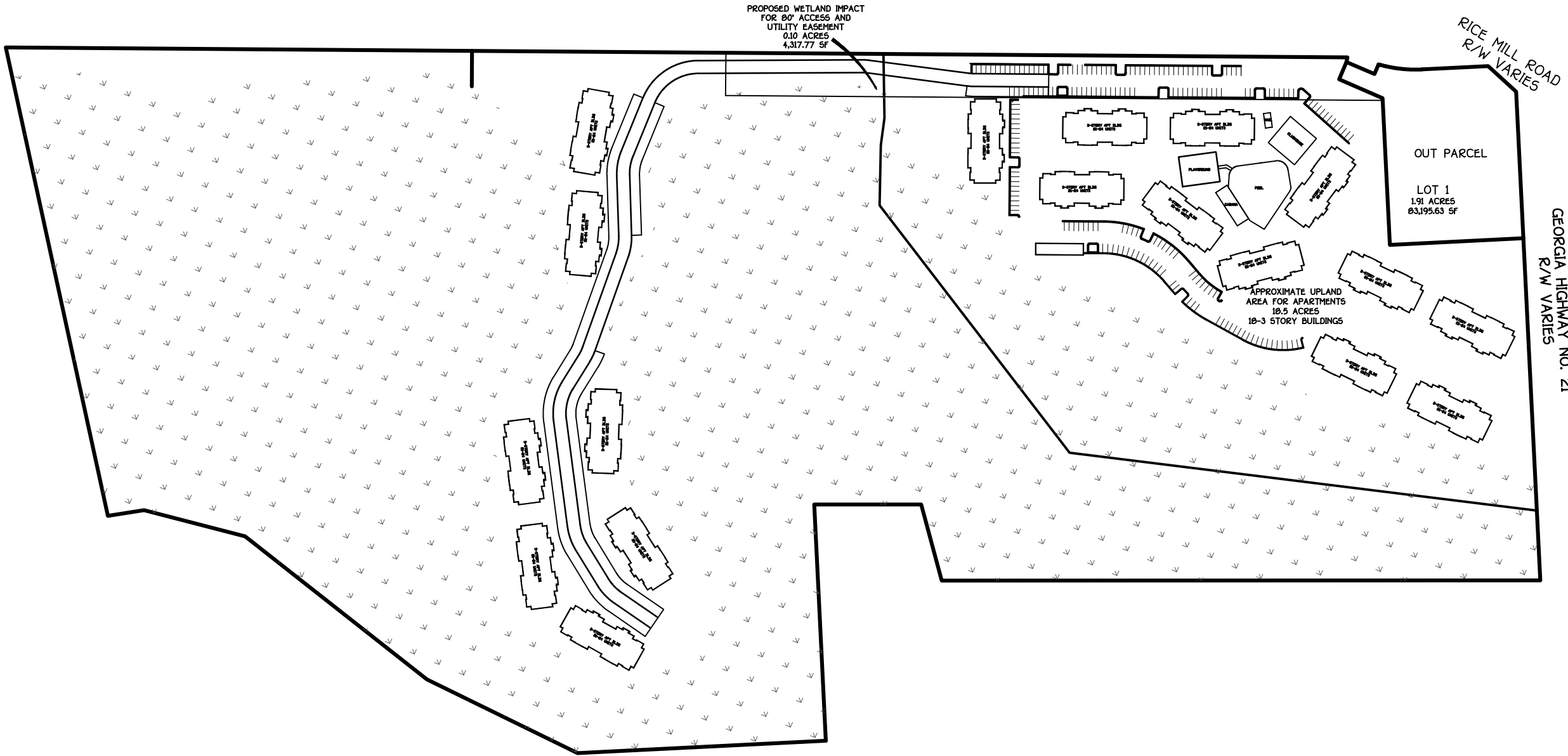
4117

# Project Timeline

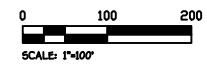
PIN 7-0906-01-028, Exley Property – ZMA

- 6/14/2021—application received- complete.
- 6/25/2021—received updated townhome concept plan.

6/28/2021 10:53 AM



**SKETCH PLAN**  
 PARCEL PROPOSED APARTMENTS AND  
 EXLEY 6th DISTRICT, FORT CHENOWETH,  
 EXLEY 6th DISTRICT, FORT CHENOWETH,  
 CHATHAM COUNTY, GEORGIA  
 WENTWORTH, GA  
 T&T Exley Properties, LLC  
 PO BOX 416  
 SPRINGFIELD GA 31329









**Planning Commission**  
305 South Coastal Highway  
Port Wentworth, GA 31407

Meeting: 07/12/21 06:30 PM  
Department: Development Services  
Category: Planning/Zoning Item  
Prepared By: Melanie Ellis  
Department Head: Brian Harvey

**SUBMITTED**

**AGENDA ITEM (ID # 2467)**

DOC ID: 2467

## **Site Plan Review Application submitted by Shane Malek, Next Chapter Neighborhoods for PIN # 7-0906-04-064 (Old Highway 21) for a General Development Site Plan to allow a Single-Family Home Development (Jasper Village Phase II) in a M-P-O (Master Plan Overlay) Zoning District**

**Issue/Item:** Site Plan Review Application submitted by Shane Malek, Next Chapter Neighborhoods for PIN # 7-0906-04-064 (Old Highway 21) for a General Development Site Plan to allow a Single-Family Home Development (Jasper Village Phase II) in a M-P-O (Master Plan Overlay) Zoning District

**Background:** The subject property is currently undeveloped land. The first phase of Jasper Village is in Effingham County.

**Facts and Findings:** This project is a general development plan for a single family for rent neighborhood. The project will consist of 1, 2, 3, and 4 bedroom homes for a total of seventy (70) homes and all associated roads, drainage, water and sewer utilities, and parking.

**Funding:** N/A

**Recommendation:** The Planning Commission will hear this application on Monday, July 12, 2021 at 6:30 PM.

**ATTACHMENTS:**

- 7-0906-04-064 JASPER VILLAGE PH 2-S-SITEPLAN JULY 2021- APPLICATION (PDF)
- 7-0906-04-064 JASPER VILLAGE PH 2-S-SITEPLAN JULY 2021- Timeline (PDF)
- 7-0906-04-064 JASPER VILLAGE PH 2-S-SITEPLAN JULY 2021- SITE PLAN 6.11.21 (PDF)



City of Port Wentworth  
7224 Highway 21 Port Wentworth Georgia 31407 912-999-2084

Site Plan Review Application

Site Plan Application is required for all new construction in a "P" or "MPO" zone as defined in the Zoning Ordinance of the City of Port Wentworth.



# 210230

Site Plan Type (Check One):  General / Concept  Specific Development

Site Plan Address: OLD HIGHWAY 21

PIN #(s): 70906 04064

Zoning: PUD Estimated Cost of Construction: \$ 11,100,000.00

Type of Construction: SINGLE FAMILY FOR RENT

Applicant's Name: NEXT CHAPTER NEIGHBORHOODS

Mailing Address: 6 WALNUT LANE, NORTH AUGUSTA, SC  
29860

Phone #: 706-831-3984 Email: SHANE@NEXTCHAPTERNEIGHBORHOODS

Owner's Name (If Different form Applicant): \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Phone #: \_\_\_\_\_ Email: \_\_\_\_\_

I hereby acknowledge that the above information is true and correct.

  
Applicant's Signature

6/11/2021  
Date

Owner's Signature (If Different form Applicant)

Date

Please see page 2 for required submittal checklist

Attachment: 7-0906-04-064 JASPER VILLAGE PH 2-S-SITEPLAN JULY 2021- APPLICATION (2467 : Site Plan Review Application (General)

City of Port Wentworth  
 7224 Highway 21 ▪ Port Wentworth ▪ Georgia ▪ 31407 ▪ 912-999-2084

### Site Plan Review Application Submittal Checklist

Documentation below is required for a complete submittal.

- Signed and Completed Application
- 3 Full size sets of site plan civil drawings or concept plan (depending on type of site plan)
- 15 half size (11" X 17") sets of site plan civil drawings or concept plan (depending on type of site plan)
- ~~2 copies of hydrology reports (if applicable)~~
- Names, mailing address, and PIN number of all property owners within 250 feet of all property lines
- 1 8 ½" X 11" of site plan civil drawings or concept plan (depending on type of site plan)
- PDF of entire submittal (either flash drive or CD)
- ~~Other Engineering details or reports may be required once submittal has been received~~
- Site plan review fee check
  - No Land Disturbance- \$206.00 Site Plan Fee + \$50.00 Admin Fee = Total \$256.00
  - With Land Disturbance - \$836.00 Site Plan Fee + \$50.00 Admin Fee = Total \$886.00

**Additional Fee Statement:** If engineer review cost to the City exceeds the site plan review fee that is paid at the time of initial application submittal, you may be required to pay additional review cost.

I have read and agree to the above additional fee statement

  
 Applicant's Signature

6/14/2021  
 Date

CITY OF PORT WENTWORTH  
(912) 964-4379

REC#: 00317374 6/21/2021 2:00 PM  
OPER: ME TERM: 011  
REF#: CK 1347

TRAN: 112.0000 BLDG PERMIT  
210230 256.00CR  
NEXT CHAPTER NEIGHBORHOODS  
7-0906-04-064  
DEV-SPR 256.00CR

TENDERED: 256.00 CHECK  
APPLIED: 256.00-

CHANGE:            0.00

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Attachment: 7-0906-04-064 JASPER VILLAGE PH 2-S-SITEPLAN JULY 2021- APPLICATION (2467 : Site Plan Review Application (General)



Property Owners Within 250' Of Jasper Village Phase 2 Property Lines

Name	Mailing Address	PIN Number
MOORE PHILIP H & BETTY J*	96 MOORE DR, SAVANNAH, GA, 31407	<u>70906 02001A</u>
FIELDSTONE LAND GROUP LLC	204 WILEY BOTTOM RD, SAVANNAH, GA, 31411	<u>70906 02002</u>
FOSTER BENJAMIN	8177 OLD HIGHWAY 21, SAVANNAH, GA, 31407	<u>70906 02007</u>
MCNAMEE JOSEPH H	133 MCNAMEE LN, GUYTON, GA, 31312	<u>70906 02009</u>
MCNAMEE JOSEPH H	133 MCNAMEE LN, GUYTON, GA, 31312	<u>70906 02003B</u>
FOSTER HERBERT	8164 OLD HIGHWAY 21, PORT WENTWORTH, GA, 31407	<u>70906 02004</u>
STEELE JAMES	8168 OLD HIGHWAY 21, PORT WENTWORTH, GA, 31407	<u>70906 03025</u>
MAZZA JAMES D & SYLVIA	457 CYPRESS POINT RD, SPRINGFIELD, GA, 31329	<u>70906 03020</u>
BEP RH TRACT 2 LLC	100 LAKESIDE BLVD, PORT WENTWORTH, GA, 31407	<u>70906 04011</u>
FOSTER HERBERT	8164 OLD HIGHWAY 21, PORT WENTWORTH, GA, 31407	<u>70906 03018</u>
BRAZ & MOTTA CARLOS R & JENNIFER	149 BARRENTON RD, POOLER, GA, 31322	<u>70906 03017</u>
THOMPSON VALERIE MCCARR	4122 PINEY CREEK LN W, JACKSONVILLE, GA, 32277	<u>70906 03008</u>
SMART ETTA & DAVID	8174 OLD HIGHWAY 21, SAVANNAH, GA, 31407	<u>70906 03009</u>

4121

# Project Timeline

Jasper Village Ph II – G-Site Plan

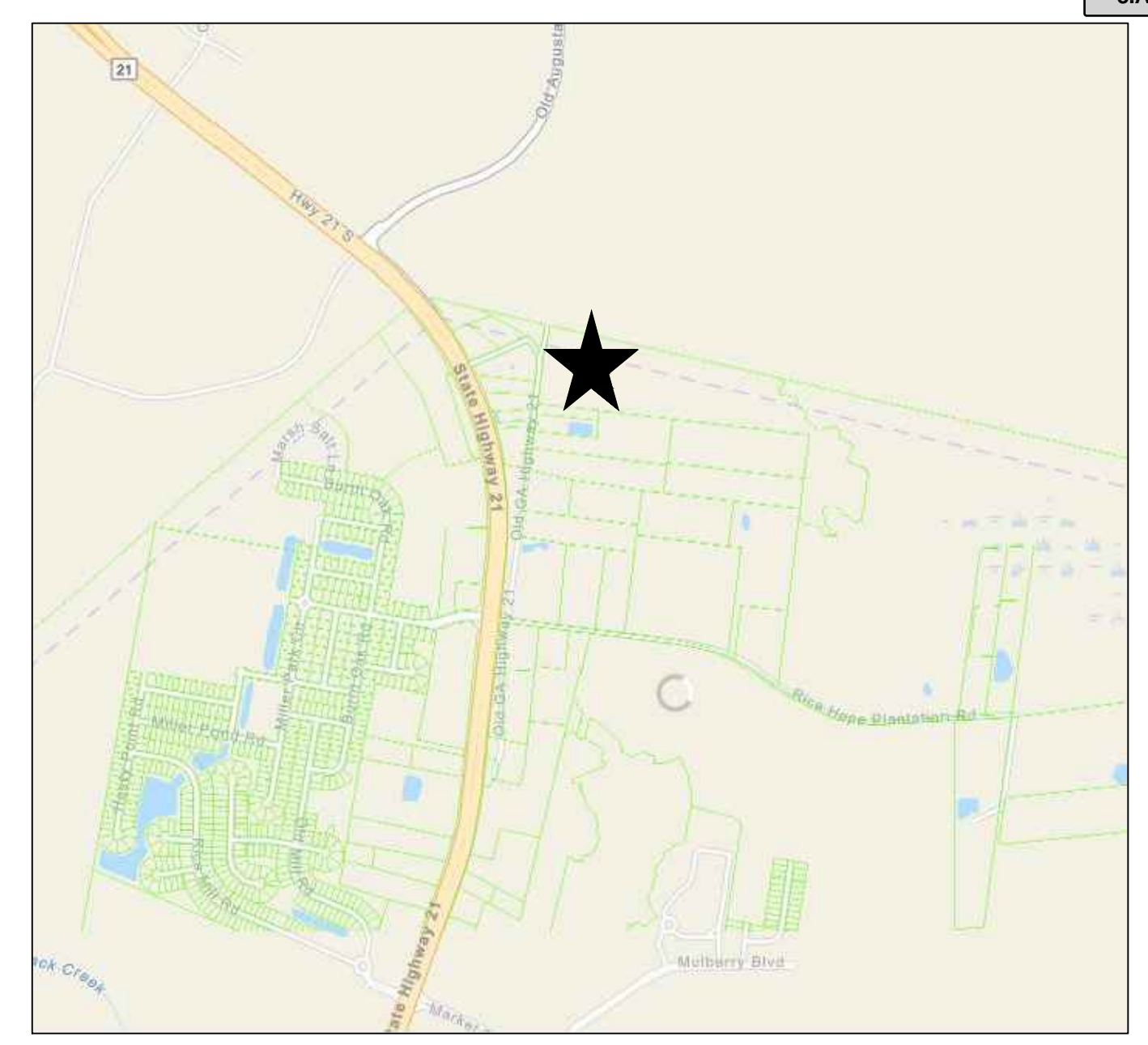
- 6/11/2021—application received- complete.
- 

7/8/2021 1:58 PM

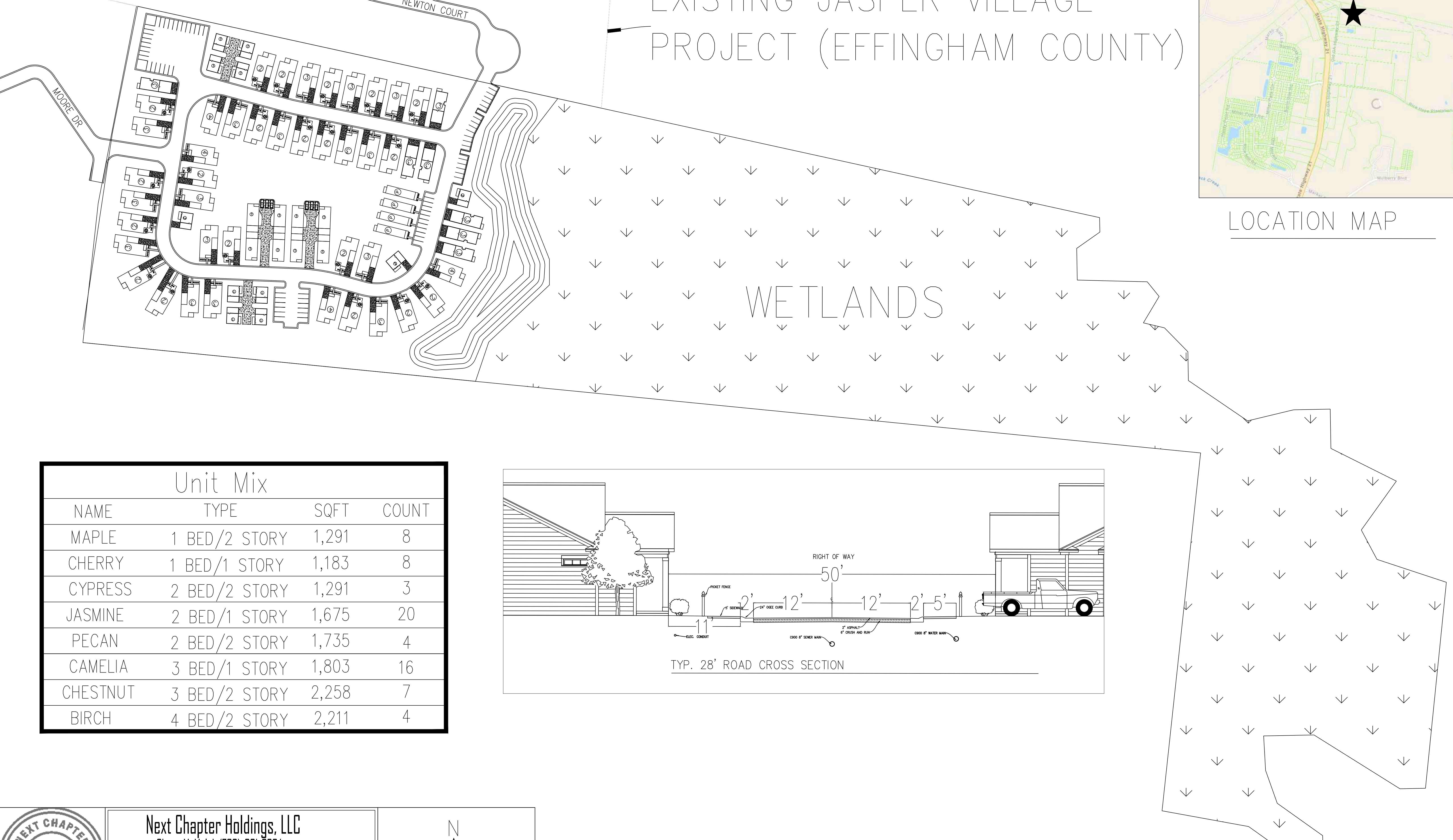


DISCLAIMER:  
THIS IS A REPRESENTATIVE  
DEPICTION OF THE PROPOSED PROJECT.  
THE FINAL PLAN IS SUBJECT TO  
APPROVAL BY PORT WENTWORTH AS  
PRESENTED BY PROJECT ENGINEERS.

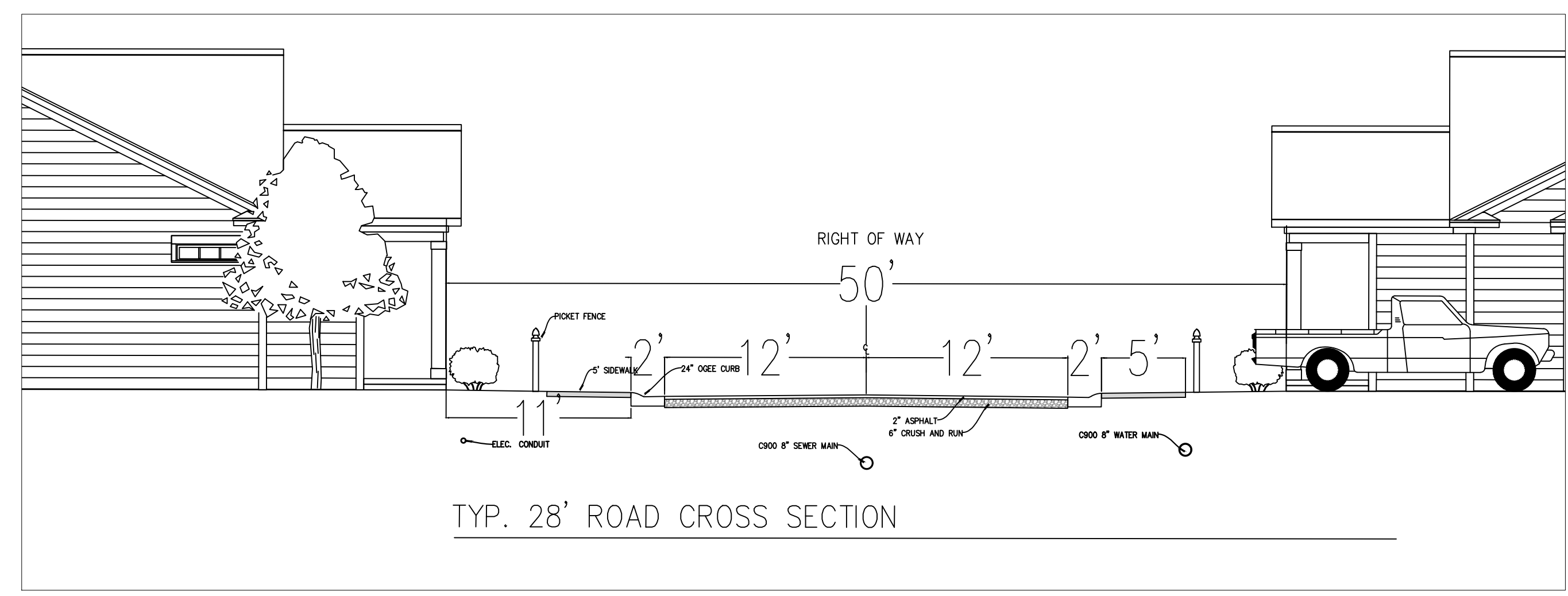
# EXISTING JASPER VILLAGE PROJECT (EFFINGHAM COUNTY)



LOCATION MAP

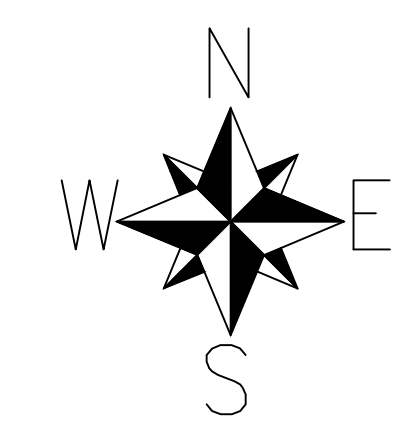


Unit Mix			
NAME	TYPE	SQFT	COUNT
MAPLE	1 BED/2 STORY	1,291	8
CHERRY	1 BED/1 STORY	1,183	8
CYPRESS	2 BED/2 STORY	1,291	3
JASMINE	2 BED/1 STORY	1,675	20
PECAN	2 BED/2 STORY	1,735	4
CAMELIA	3 BED/1 STORY	1,803	16
CHESTNUT	3 BED/2 STORY	2,258	7
BIRCH	4 BED/2 STORY	2,211	4



**Next Chapter Holdings, LLC**  
Shane M. Malek (706)-831-3984  
shane@nextchapterneighborhoods.com

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JASPER VILLAGE- PHASE 2	PORT WENTWORTH, GA	NOT TO SCALE
VERSION 2	36.19 ACRES	
6/11/2021	70 UNITS	

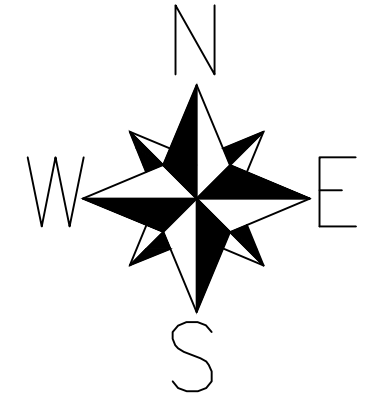


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 THE FINAL PLAN IS SUBJECT TO  
 APPROVAL BY PORT WENTWORTH AS  
 PRESENTED BY PROJECT ENGINEERS.

Unit Mix	
MAPLE	8
CHERRY	8
CYPRESS	3
JASMINE	20
PECAN	4
CAMELIA	16
CHESTNUT	7
BIRCH	4



**Next Chapter Holdings, LLC**  
 Shane M. Malek (706)-831-3984  
 shane@nextchapterneighborhoods.com



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 Malek.

JASPER VILLAGE- PHASE 2  
 VERSION 2  
 6/11/2021

PORT WENTWORTH, GA  
 11 ACRES DISTURBED  
 70 UNITS