



# CITY OF PORT WENTWORTH

## ZONING BOARD OF APPEALS

JUNE 12, 2017

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**Council Meeting Room**

**Regular Meeting**

**6:00 PM**

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**305 SOUTH COASTAL HIGHWAY  
PORT WENTWORTH, GA 31407**

**1. CALL MEETING TO ORDER**

**2. PRAYER AND PLEDGE OF ALLEGIANCE**

**3. ROLL CALL**

**4. ADOPTION OF MINUTES**

1. Zoning Board of Appeals Minutes for August 15, 2016

**5. UNFINISHED BUSINESS**

**6. NEW BUSINESS**

1. Zoning Board of Appeals Use Application submitted by John F. LaBarbera for PIN #: 7-0906-01-003 (7955 Highway 21) to use the property for a Child Care Center in a R-A (Residential Agriculture) Zoning District.

- Public Hearing
- Action

**7. ADJOURNMENT**



**Zoning Board of Appeals**  
305 South Coastal Highway  
Port Wentworth, GA 31407

Meeting: 06/12/17 06:00 PM  
Department: Public Services  
Category: Planning/Zoning Item  
Prepared By: Melanie Ellis  
Department Head: Brian Harvey

**SUBMITTED**

**AGENDA ITEM (ID # 1684)**

DOC ID: 1684

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## Zoning Board of Appeals Minutes for August 15, 2016

**Issue/Item:** Zoning Board of Appeals Minutes for August 15, 2016

**Background:**

**Facts and Findings:**

**Funding:**

**Recommendation:**

**ATTACHMENTS:**

- 08 15 16 ZBOA Agenda and MINUTES (DOCX)

City of Port Wentworth  
**ZONING BOARD OF APPEALS**  
**MINUTES**

August 15, 2016 at 6:00 pm

- 1. **CALL MEETING TO ORDER / Linda Smith**
- 2. **PRAYER AND PLEDGE OF ALLEGIANCE / Linda Smith**
- 3. **ROLL CALL / Present -- Linda Smith, Joe Dobry, Jerry Bogus, Sylvia Hinely, Stafford Geoghagan, Brian Harvey, Larry Longo / Absent – Julie Perry**

- 4. **ADOPTION OF MINUTES / September 21, 2015**

1<sup>st</sup>-Geoghagan  
2<sup>nd</sup>-Bogus  
3<sup>rd</sup>-All

- 5. **UNFINISHED BUSINESS**

- 6. **NEW BUSINESS**

A. Zoning Board of Appeals Variance Application submitted by Tee Player, Parks-Player Architecture & Planning LLC., for PIN # 7-0906-04-062 (the vicinity of Mulberry Street in the Rice Hope Development) to increase the maximum building height in a M-P-O (Master Plan Overlay) Zoning District

Brian Harvey explained the applicable sections of the Zoning Ordinance and the Variance Application and provided the Board some information regarding the measurement of building height. Terry Coleman spoke on behalf of the applicant and presented the Board members with an illustration of the variance. The Board asked several questions about the variance request and intended uses of the property for residential purposes. After several minutes of discussion, Sylvia Hinely made a motion to approve the variance application. Larry Longo seconded the motion to approve

1<sup>st</sup>- Hinely  
2<sup>nd</sup>- Longo  
3<sup>rd</sup>- All

- 7. **ADJOURNMENT**

1<sup>ST</sup>- Geoghagan  
2<sup>nd</sup>- Bogus  
3<sup>rd</sup>- All

Attachment: 08 15 16 ZBOA Agenda and MINUTES (1684 : ZBOA Minutes August15, 2016)

\_\_\_\_\_  
Linda Smith, Chairman

The foregoing minutes are true and correct and approved by me on this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
Stafford Geoghagan, Secretary



**Zoning Board of Appeals**  
 305 South Coastal Highway  
 Port Wentworth, GA 31407

Meeting: 06/12/17 06:00 PM  
 Department: Public Services  
 Category: Planning/Zoning Item  
 Prepared By: Melanie Ellis  
 Department Head: Brian Harvey

**SUBMITTED**

**AGENDA ITEM (ID # 1680)**

DOC ID: 1680

## **Zoning Board of Appeals Use Application submitted by John F. LaBarbera for PIN #: 7-0906-01-003 (7955 Highway 21) to use the property for a Child Care Center in a R-A (Residential Agriculture) Zoning District.**

**Issue/Item:** Zoning Board of Appeals Use Application submitted by John F. LaBarbera for PIN #: 7-0906-01-003 (7955 Highway 21) to use the property for a Child Care Center in a R-A (Residential Agriculture) Zoning District.

**Background:** The applicant currently operates Little Country Daycare on an adjacent parcel. The applicant intends to expand his daycare operation to the subject property, if approved.

**Facts and Findings:** The subject property has an existing residential structure which will be utilized as a daycare center, if approved. The property has an existing access from Highway 21, and private water and sewer systems.

**Funding: N/A**

**Recommendation: The Zoning Board of Appeals will hear this application on Monday, June 12, 2017 at 6:00 P.M.**

**ATTACHMENTS:**

- ZBOA Use Application 7955 Hwy 21 JUNE 2017 (PDF)

APPLICATION  
CITY OF PORT WENTWORTH ZONING BOARD OF APPEALS

Date Filed: \_\_\_\_\_  
Case Number: \_\_\_\_\_

The **APPLICATION** and all **SUPPORTING DOCUMENTS** with the **REQUIRED PLOT PLAN** must be submitted to the office of the Department of Development Services.

PLEASE PRINT OR TYPE:

Name of Applicant: John F. La Barbera

Property Location: 7955 Hwy 21 Port Wentworth  
Address/Street Name Lot Number

Subdivision/Ward: Rice Creek Area Zoning District: RA

**NAMES, ADDRESSES** and **ZIP CODES** of surrounding property owners at their place of residence as of date of filing. Include those directly across a public right-of-way.  
Use additional sheet if necessary.

NAME	ADDRESS	ZIP CODE
Hilda Quick (Groce)	7953 Hwy 21 P.W., Ga.	31407
Ronnie C. Brant	7961 Hwy 21 P.W., Ga.	31407
Ganell M. Butler	2 Bransby Dr. Savy, Ga.	31408
Short Stop Restaurant	7960 Hwy 21 P.W., Ga.	31407

- REASON FOR APPEAL:** Check appropriate section(s).
- ( ) A decision of the Zoning Administrator which the applicant believes to be contrary to the meaning of the Zoning Ordinance.
  - An application to establish a use which must be approved by the Board of Appeals.
  - ( ) A request to vary:
    - ( ) \_\_\_ foot \_\_\_ yard variance
    - ( ) \_\_\_ lot area variance
    - ( ) Fence variance
    - ( ) \_\_\_ lot width variance
    - ( ) \_\_\_ setback variance
    - ( ) \_\_\_% building coverage variance
  - ( ) A request for extension of a non-conforming use.
  - ( ) Other: \_\_\_\_\_

Describe those things you feel justify the action requested. List specific of the Zoning Ordinance which have a bearing on your request.

I want to get a Variance on this property  
at 7955 Hwy 21 to use as a Child Care Center

Attachment: ZBOA Use Application 7955 Hwy 21 JUNE 2017 (1680 : ZBOA Use Application 7955 Highway 21 June 2017)

The child care center presently located at 7951 Hwy 21 is owned by Craig Starling. It has been operating for 30 years since April, 1987. He wants to extend the center to include the new building at 7953 Hwy 21. The current zoning is RA so we need to have a Variance made so it can be operated as a child care center. We have contracted with Mr. Cliff Cooper of the Pantheon Architecture Firm who will present a new site/building plan for the new daycare center at the Rezoning meeting.



Signature of Applicant

22 Weatherby Cir. Savannah, GA 3140

Mailing Address of Applicant

912-844-6100

Telephone Number

\*\*\* Any application not completed in full will not be processed for hearing\*\*\*

**FOR OFFICE USE:**

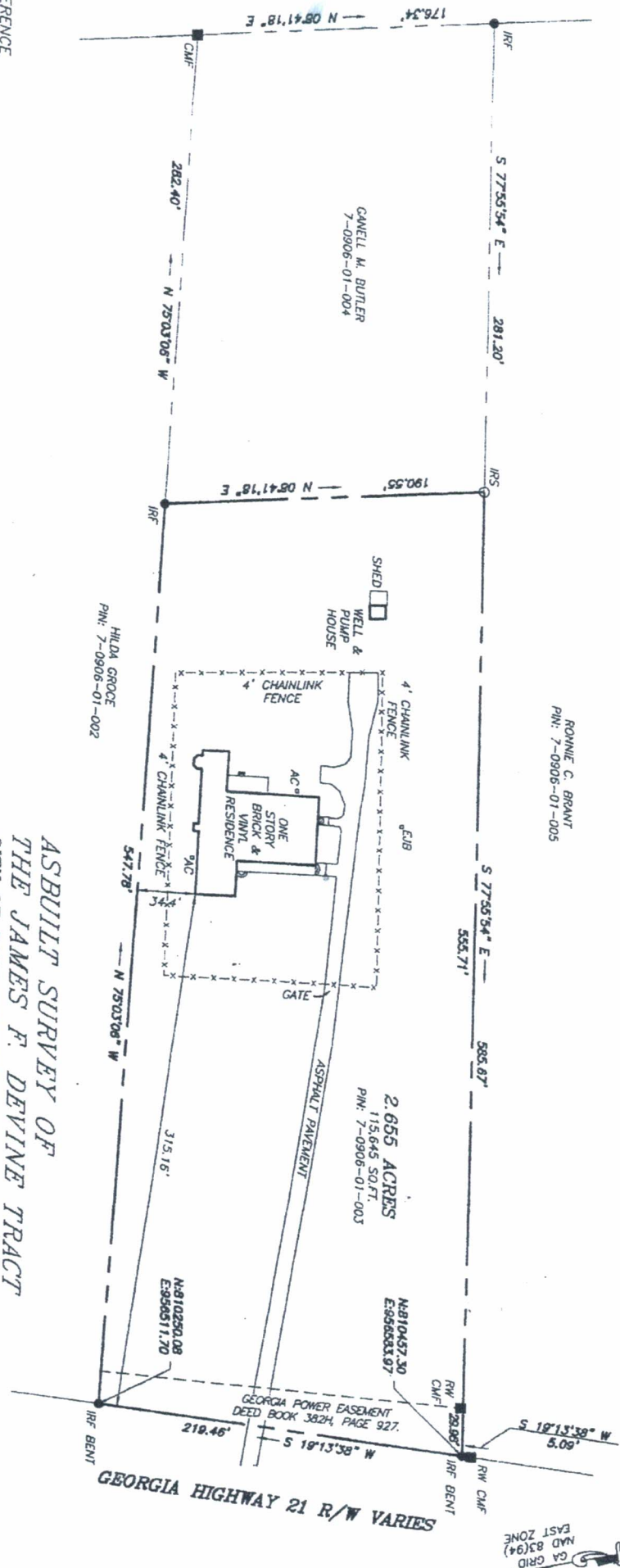
Notice of hearing sent: \_\_\_\_\_

Property Posted: \_\_\_\_\_

Date of Hearing: \_\_\_\_\_

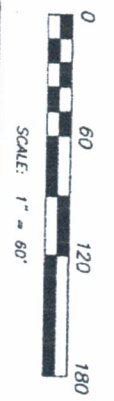
Notice Published in Newspaper: \_\_\_\_\_





- REFERENCE**
1. PLAT RECORD BOOK 344, PAGE 73.
  2. DEED BOOK 3024, PAGE 927.
  3. PLAT RECORD BOOK F, PAGE 186.
  4. DEED BOOK 3881, PAGE 78.
- ACCORDING TO F.I.R.M. MAP NO. 13051C0030F, REVISED SEPTEMBER 26, 2008, THIS PROPERTY SHOWN HEREON LIES IN ZONE X, NOT A 100 YEAR FLOOD ZONE.

- LEGEND**
- CMF CONCRETE MONUMENT FOUND
  - IRS IRON ROD SET
  - IRF IRON ROD FOUND
  - AC AIR CONDITIONER



**ERROR OF CLOSURE**  
 FIELD: 1/33.744  
 ANGLE ERROR: 2" PER ANGLE POINT  
 ADJUSTED BY COMPASS METHOD  
 PLAT: 1/188.220  
 EQUIPMENT: TOPCON GTS235W  
 TOTAL STATION: SINGLE PRISM



**ASBUILT SURVEY OF  
 THE JAMES F. DEVINE TRACT  
 CITY OF FORT WENTWORTH, CHATHAM COUNTY, GA**

ADDRESS: 7955 HIGHWAY 21  
 PIN: 7-0906-01-003  
 SURVEYED FOR: JOHN LABARRERA

THIS WILL CERTIFY THAT THE PROVISIONS RELATIVE TO GEORGIA CODE SECTION 15-6-67 (D) DO NOT REQUIRE APPROVAL OF THIS PLAT BY ANY GOVERNING AUTHORITY PRIOR TO THE RECORDING WITH THE CLERK OF SUPERIOR COURT.

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT, O.C.G.A. 15-6-67.

*Vincent Helmy*

129-A BURTON ROAD  
 SAVANNAH, GEORGIA 31405  
 (912) 925 3523

FIELD SURVEY DATE: 4/6/2017  
 DATE: 4/17/2017 JOB NO. 17-89