



# CITY OF PORT WENTWORTH

## ZONING BOARD OF APPEALS

DECEMBER 18, 2023

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**Council Meeting Room**

**Regular Meeting**

**3:00 PM**

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**7224 GA HIGHWAY 21  
PORT WENTWORTH, GA 31407**

**1. CALL MEETING TO ORDER**

**2. PRAYER AND PLEDGE OF ALLEGIANCE**

**3. ROLL CALL**

**4. APPROVAL OF AGENDA**

**5. ADOPTION OF MINUTES**

1. Zoning Board of Appeals - Regular Meeting - May 8, 2023 3:30 PM
2. Zoning Board of Appeals - Regular Meeting - Nov 13, 2023 3:00 PM

**6. UNFINISHED BUSINESS**

**7. NEW BUSINESS**

1. Zoning Board of Appeals application submitted by Benjamin R Foster, Jr., for PIN # 70906 02007 (8177 Old Highway 21) for a variance to exceed the maximum allowed size of an accessory building in a R-1 (Single-Family Residential) Zoning District
  - Public Hearing
  - Action

**8. ADJOURNMENT**



# CITY OF PORT WENTWORTH

## ZONING BOARD OF APPEALS

MAY 8, 2023

Council Meeting Room

Regular Meeting

3:30 PM

7224 GA HIGHWAY 21  
PORT WENTWORTH, GA 31407

### 1. CALL MEETING TO ORDER

The City Attorney, Scott Robichaux, called the meeting to order.

### 2. PRAYER AND PLEDGE OF ALLEGIANCE

The City Attorney, Scott Robichaux, led the Prayer and Pledge of Allegiance.

### 3. ROLL CALL

Attendee Name	Title	Status	Arrived
John Holland	Board Member	Present	
Christopher Gray	Board Member	Absent	
Nishant Randerwala	Board Member	Present	
Charlene Middleton	Board Member	Present	
Sean Register	Board Member	Absent	
Jason Stewart	Assistant City Manager	Present	
Melanie Ellis	Building Official	Present	

### 2. Approval of Agenda

#### 1. Approval of Agenda

**RESULT:** ADOPTED [UNANIMOUS]  
**MOVER:** Nishant Randerwala, Board Member  
**SECONDER:** John Holland, Board Member  
**AYES:** Holland, Randerwala, Middleton  
**ABSENT:** Gray, Register

### 4. ADOPTION OF MINUTES

#### 1. Zoning Board of Appeals - Regular Meeting - Mar 21, 2023 3:30 PM

**RESULT:** ACCEPTED [UNANIMOUS]  
**MOVER:** Charlene Middleton, Board Member  
**SECONDER:** Nishant Randerwala, Board Member  
**AYES:** Holland, Randerwala, Middleton  
**ABSENT:** Gray, Register

### 5. UNFINISHED BUSINESS

### 6. NEW BUSINESS

Minutes Acceptance: Minutes of May 8, 2023 3:30 PM (Adoption of Minutes)

1. Zoning Board of Appeals application submitted by Xing Wingfield for PIN #70007 15006 (204 Appleby Road) to establish a use which must be approved by the Zoning Board of Appeals in a R-1 (One-Family Residential) Zoning District

Mr. Stewart gave a brief overview of the application. The Applicant was present and gave a brief overview of the project. There were no public comments. After a brief discussion, Mr. Randerwala made a motion to approve with the condition of a land survey. Mr. Holland seconded the motion. The vote was unanimous.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Nishant Randerwala, Board Member
<b>SECONDER:</b>	John Holland, Board Member
<b>AYES:</b>	Holland, Randerwala, Middleton
<b>ABSENT:</b>	Gray, Register

## 7. ADJOURNMENT

1. Adjournment

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Nishant Randerwala, Charlene Middleton
<b>SECONDER:</b>	John Holland, Board Member
<b>AYES:</b>	Holland, Randerwala, Middleton
<b>ABSENT:</b>	Gray, Register

\_\_\_\_\_  
Chairman

The foregoing minutes are true and correct and approved by me on this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Secretary



# CITY OF PORT WENTWORTH

## ZONING BOARD OF APPEALS

NOVEMBER 13, 2023

Council Meeting Room

Regular Meeting

3:00 PM

7224 GA HIGHWAY 21  
PORT WENTWORTH, GA 31407

### 1. CALL MEETING TO ORDER

Chairman Middleton called the meeting to order.

### 2. PRAYER AND PLEDGE OF ALLEGIANCE

Board member Register led the Prayer and Pledge of Allegiance.

### 3. ROLL CALL

Attendee Name	Title	Status	Arrived
Christopher Gray	Board Member	Absent	
Nishant Randerwala	Board Member	Present	
Charlene Middleton	Board Member	Present	
Sean Register	Board Member	Present	
Jason Stewart	Assistant City Manager	Present	
Melanie Ellis	Building Official	Present	

### 4. ADOPTION OF MINUTES

### 5. UNFINISHED BUSINESS

### 6. NEW BUSINESS

- Variance Application submitted by Hannah Hester for PIN #'s 7-0977A-01-001, 002, 003, 004, 005 (306 & 314 Monteith Rd., Body of Christ Church & Ministries Property, John & Jessie Mae Beckett(Washington) Property, Jonathan Williams Property & James Williams Property on Monteith Rd.) to vary said property to a 4.45 lot area variance.

Item asked to be tabled by applicant.

- Variance Application submitted by TR Long Engineering, P.C., on behalf of Clifton Landfill Inc., for PIN # 7-0913-01-010 (Clifton Blvd., Port Wentworth, GA) to apply for setback and landscaping variances in a I-1 (Industrial) Zoning district.

The applicant Trent Long, TR Long Engineering, P.C., was present. Mr. Stewart gave a brief overview of the project and reason for the variance request and stated that City staff had no issues with the request. There were no public comments. Board Member Register made a motion to approve the application. Board Member Randerwala seconded the motion. The vote was unanimous.

Minutes Acceptance: Minutes of Nov 13, 2023 3:00 PM (Adoption of Minutes)

**RESULT:**           **APPROVED [UNANIMOUS]**  
**MOVER:**           Sean Register, Board Member  
**SECONDER:**       Nishant Randerwala, Board Member  
**AYES:**             Randerwala, Middleton, Register  
**ABSENT:**           Gray

## 7. ADJOURNMENT

### 1. Adjournment

**RESULT:**           **ADOPTED [UNANIMOUS]**  
**MOVER:**           Nishant Randerwala, Board Member  
**SECONDER:**       Sean Register, Board Member  
**AYES:**             Randerwala, Middleton, Register  
**ABSENT:**           Gray

\_\_\_\_\_  
Chairman

The foregoing minutes are true and correct and approved by me on this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Secretary

Minutes Acceptance: Minutes of Nov 13, 2023 3:00 PM (Adoption of Minutes)



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

**SCHEDULED**

Meeting: 12/18/23 03:00 PM  
Department: Development Services  
Category: Planning/Zoning Item  
Prepared By: Melanie Ellis  
Department Head: Melanie Ellis

**AGENDA ITEM (ID # 2910)**

DOC ID: 2910

## **Zoning Board of Appeals application submitted by Benjamin R Foster, Jr., for PIN # 70906 02007 (8177 Old Highway 21) for a variance to exceed the maximum allowed size of an accessory building in a R-1 (Single-Family Residential) Zoning District**

**Issue/Item:** Zoning Board of Appeals application submitted by Benjamin R Foster, Jr., for PIN # 70906 02007 (8177 Old Highway 21) for a variance to exceed the maximum allowed size of an accessory building in a R-1 (Single-Family Residential) Zoning District

**Background:** The subject property is being used as a single family home and is located at 8177 Old Highway 21. There is currently two storage buildings on the property totaling 660 sq ft (360 sq ft container / 300 sq ft storage building).

**Facts and Findings:** The owner, Mr. Foster, has submitted an application to request a variance of the maximum size allowed accessory building per the City of Port Wentworth Zoning Ordinance. Per Table 6.20 the maximum allowed accessory building total square foot is 1,128 for a 1 acre or larger lot. Mr. Foster is asking for a variance to build a accessory building with a total of 3,500 square feet (2,500 sq ft enclosed / 1000 sq ft covered awning attached) for storage of vehicles, motorcycles and trailers. If approved, the variance would allow the maximum total size of accessory buildings to be increased by 3,032 sq ft.

**Recommendation:** The Zoning Board of Appeals will hear this application on Monday, December 18, 2023 at 3:00 PM.

### **ATTACHMENTS:**

- ZBOA 7-0906-02-007 BENJAMIN FOSTER 2023-APPLICATION (PDF)

**APPLICATION**  
**CITY OF PORT WENTWORTH ZONING BOARD OF APPEALS**



Date Filed: \_\_\_\_\_  
 Project #: \_\_\_\_\_

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

**PLEASE PRINT OR TYPE:**

Name of Applicant: Benjamin R. Foster Jr.

Property Owner (if different from applicant): \_\_\_\_\_

\*\*\* Authorization of Property Owner Form required if Applicant and property owner is not the same. \*\*\*

Property Location: 8177 Old Hwy 21  
 Address/Street Name Lot Number

Subdivision/Ward: \_\_\_\_\_ Zoning District: \_\_\_\_\_

NAMES, MAILING ADDRESSES and PIN #'S of property owners within 300 feet of the property line. Include those directly across a public right-of-way. Use additional sheet if necessary.

NAME	ADDRESS	PIN #
Fieldstone Land Grp LLC	204 Wiley Bottom Rd	70906-02002
Joseph McNamee	8173 Highway 21	70906-03009
Etta & David Smart	8174 Old Hwy 21	70906-03009

**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 width variance
- ( ) \_\_\_ lot area variance      ( ) \_\_\_ setback variance
- ( ) Fence variance      ( ) \_\_\_ % building coverage variance
- ( ) A request for extension of a non-conforming use.
- ( ) Other: Zoning ordinance which states that I can not build a building the size of 2000 sq feet on my property, to store my vehicles and motorcycles and trailers.



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

This property is our retirement residence. Therefore we need  
this building will be used to store our property.

Benjamin Foster

Signature of Applicant

8177 Old Hwy 21, Pt. Wentworth Ga 31407

Mailing Address of Applicant

912-507-3573

Telephone Number

easyrider1966@comcast.net

Email Address

**Total Fees \$375.00** (\$75.00 Administrative Fee and \$300 Application Fee)

Date Paid \_\_\_\_\_

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

Attachment: ZBOA 7-0906-02-007 BENJAMIN FOSTER 2023-APPLICATION (2910 : ZBOA 8177 Old Hwy 21)



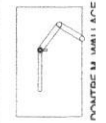
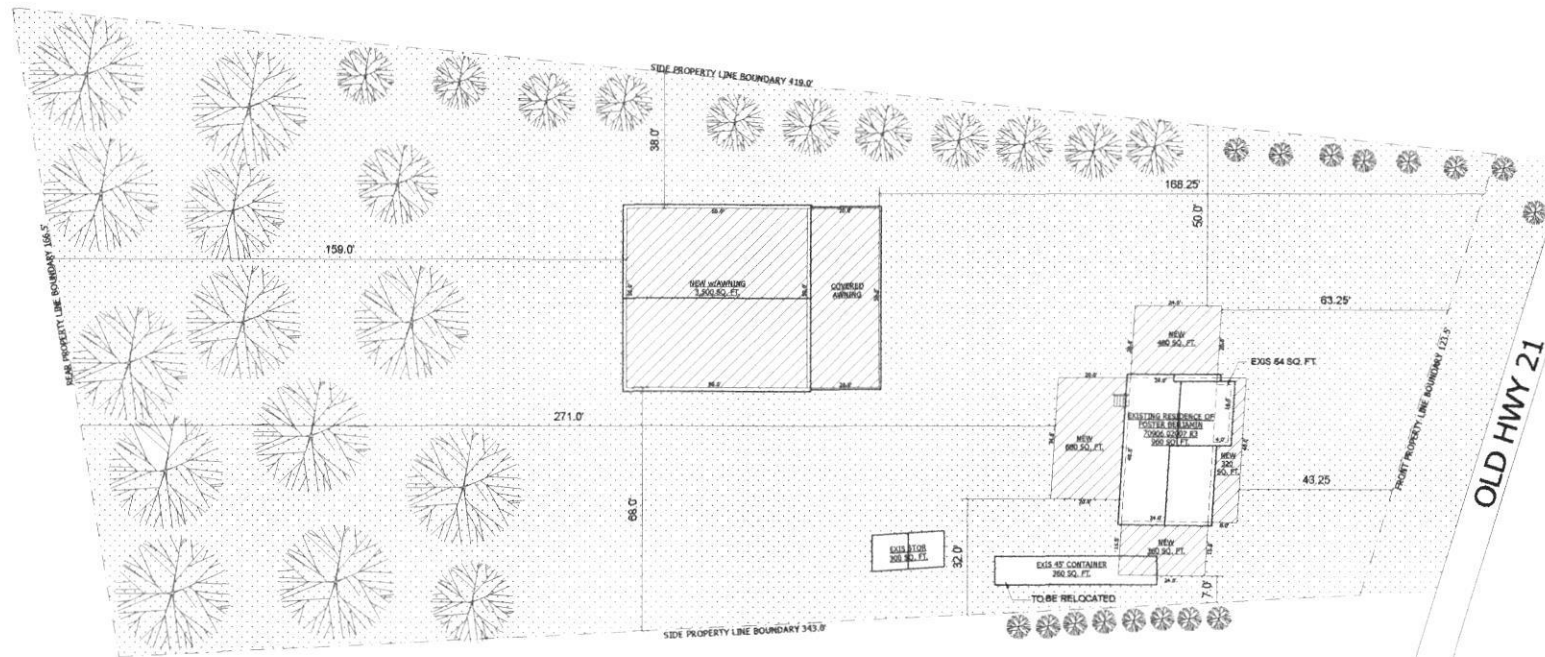
PIN	Owner	Mailing Address	City	State	Zip
70906 01011	FOSTER HERBERT	8164 OLD HIGHWAY 21	PORT WENTWORTH	GA	31407
70906 02001	WINBURN J RANDALL III	8210 HIGHWAY 21	PORT WENTWORTH	GA	31407
70906 02002	FIELDSTONE LAND GROUP LLC	204 WILEY BOTTOM RD	SAVANNAH	GA	31411
70906 02003B	MCNAMEE JOSEPH H	133 MCNAMEE LN	GUYTON	GA	31312
70906 02004	FOSTER HERBERT	8164 OLD HIGHWAY 21	PORT WENTWORTH	GA	31407
70906 02007	FOSTER BENJAMIN	8177 OLD HIGHWAY 21	SAVANNAH	GA	31407
70906 02009	MCNAMEE JOSEPH H	133 MCNAMEE LN	GUYTON	GA	31312
70906 03008	THOMPSON VALERIE MCCARR	4122 PINEY CREEK LN W	JACKSONVILLE	GA	32277
70906 03009	SMART ETTA & DAVID	8174 OLD HIGHWAY 21	SAVANNAH	GA	31407
70906 03025	STEELE JAMES	8168 OLD HIGHWAY 21	PORT WENTWORTH	GA	31407
70906 04064	JASPER VILLAGE II, LLC	2500 TRADE CENTER DRIVE	EVANS	GA	30809
70906 01024	RC LAND ASSOCIATES LLC	C/O DEL DEVELOPMENT CORP 1049 POWERS FERRY RD SE	MARIETTA	GA	30067

PROPOSED (NEW) ADDITION TO EXISTING  
8177 OLD HIGHWAY 21  
PORT WENTWORTH, GA. 31407  
PIN#7090602007 ZONE CLASS-R3  
DISTRICT (70) PORT WENTWORTH  
FOSTER BENJAMIN

AREA OF PROPERTY 55,321 SQ. FT.  
CURRENT LOT COVERAGE 1,684 SQ. FT.=3.044%  
PROPOSED (NEW) LOT COVERAGE 5,340 SQ. FT.=9.652%  
TOTAL LOT COVERAGE w/PROPOSED 5,340 SQ. FT.=12.696%

# **BUILDING CODE DATA**

INTERNATIONAL BUILDING CODE 2018  
INTERNATIONAL RESIDENTIAL CODE 2018  
INTERNATIONAL MECHANICAL CODE 2018  
NATIONAL ELECTRICAL CODE 2020  
INTERNATIONAL PLUMBING CODE 2018  
INTERNATIONAL FUEL GAS CODE 2018  
INTERNATIONAL ENERGY CONSERVATION CODE 2015  
INTERNATIONAL FIRE CODE 2018  
LIFE SAFETY CODE, NFPA 101 2018  
RESIDENTIAL PRESCRIPTIVE CODE 2018



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REVISIONS  
JOB NAME  
SHEET TITLE  
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