



CITY OF PORT WENTWORTH

PLANNING COMMISSION

MARCH 11, 2024

Council Meeting Room

Regular Meeting

6:30 PM

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 - Feb 12, 2024 3:30 PM

6. ZONING MAP AMENDMENTS (REZONING)

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

➤Public Hearing
➤Action

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

➤Public Hearing
➤Action

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

➤Public Hearing
➤Action

7. ZONING TEXT AMENDMENTS (ORDINANCES)

8. SITE PLAN/SUBDIVISION APPROVAL

9. NEW BUSINESS

10. ADJOURNMENT



CITY OF PORT WENTWORTH

PLANNING COMMISSION

FEBRUARY 12, 2024

Council Meeting Room

Regular Meeting

3:30 PM

7224 GA HIGHWAY 21
PORT WENTWORTH, GA 31407

1. CALL MEETING TO ORDER

Chairman Jason Stewart called the meeting to order.

2. PRAYER AND PLEDGE OF ALLEGIANCE

Sean Register led the Prayer and Pledge of Allegiance.

3. ROLL CALL - SECRETARY

Attendee Name	Title	Status	Arrived
Lance Moore	Planning Commissioner	Present	
Omar Senati-Martinez	Planning Commissioner	Absent	
Abby Brown	Planning Commissioner	Present	
Jason Stewart	Chairman	Present	
Christopher Gray	Planning Commissioner	Absent	
Charlene Middleton	Planning Commissioner	Absent	
Sean Register	Planning Commissioner	Present	
Adriana Tatum-Howard	Planning Commissioner	Present	
Katie Dunnigan	City Planner	Present	
Melanie Ellis	Building Official	Present	

4. APPROVAL OF AGENDA

1. Approval of Agenda

RESULT: APPROVED [UNANIMOUS]
MOVER: Sean Register, Planning Commissioner
SECONDER: Lance Moore, Planning Commissioner
AYES: Moore, Brown, Register, Tatum-Howard
ABSENT: Senati-Martinez, Gray, Middleton

5. ADOPTION OF MINUTES

A. Planning Commission - Regular Meeting - Jan 8, 2024 3:30 PM

RESULT: ACCEPTED [UNANIMOUS]
MOVER: Abby Brown, Planning Commissioner
SECONDER: Sean Register, Planning Commissioner
AYES: Moore, Brown, Register, Tatum-Howard
ABSENT: Senati-Martinez, Gray, Middleton

6. ZONING MAP AMENDMENTS (REZONING)

Minutes Acceptance: Minutes of Feb 12, 2024 3:30 PM (ADOPTION OF MINUTES)

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

Philip McCorkle was present to speak for the rezoning. Mr. McCorkle summarized the intended use of the parcel upon successful rezoning and identified that adjoining properties are currently zoned I-1 and owned by Inter Metro, while property across the street was unlikely to ever be developed. Mr. McCorkle expressed that he would confer with City Attorney, Scott Robichaux, to address recommendations in the Staff report.

City Attorney, Scott Robichaux, elaborated that a condition was recommended to combine the parcel with adjacent property to correct insufficient acreage for the I-1 zoning district.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Sean Register, Planning Commissioner
SECONDER:	Adriana Tatum-Howard, Planning Commissioner
AYES:	Moore, Brown, Register, Tatum-Howard
ABSENT:	Senati-Martinez, Gray, Middleton

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

Chairman Jason Stewart asked for clarification that the requested new zoning for this item was R-5, not R-3 as stated on the agenda. Katie Dunnigan, City Planner confirmed that R-5 was the intended zoning.

John Farmer, project engineer, was present and described the 288-unit apartment complex to be developed after successful rezoning. Mr. Farmer stated that improvement to the development design (such as amenities at the southern end of the property) had been included as a result of feedback at the neighborhood meeting for the project. City Manager, Steve Davis, asked for verification that a previously discussed gate would be installed between residential and commercial uses. Mr. Farmer confirmed that the gate would be installed at the northern property line of the residential development.

Public Comments:

- Avril Roy-Smith - 116 Roseberry Blvd - Expressed concern over already busy traffic conditions on both Newport Blvd and Magellan Blvd. Ms. Roy-Smith questioned what the city would do to mitigate the impact on existing residents and current commuters, expressing that their needs should be taken in to consideration.
- Mewyn Turner - 1 Hawser Way - Presented that he felt builders should be held to following project plans. Mr. Turner also verified that the development would be multi-family and not single-family.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Lance Moore, Planning Commissioner
SECONDER:	Abby Brown, Planning Commissioner
AYES:	Moore, Brown, Register, Tatum-Howard
ABSENT:	Senati-Martinez, Gray, Middleton

- C. Zoning Map Amendment Application submitted by City of Port Wentworth, requesting to rezone 20.85 acres from R-3 to PUD, to allow for residential development. PIN # 7-0014-06-001, located in the 2nd Council District, between Coleraine Drive and Barnsley Road

City Manager, Steve Davis, presented that this city-owned parcel was in an ideal location for the proposed Habitat for Humanity project, and that the development would extend Falkirk Street, and act as a "catalyst to jumpstart redevelopment" of the downtown area.

Public Comments:

- Manda Faye Dunigan - 409 Cantyre Street - Introduced a group a present neighboring residents. Ms. Dunigan read a declaration which she claimed to be signed by more than 120 people. She added that she would look forward to a partnership with Habitat for Humanity if done properly. City Manager Steve Davis asked if the City could be provided with a copy of the declaration, to which Ms. Dunigan answered: "eventually".
- Glenn Hibberts - 10 Coleraine - Stated that, as a long-time resident, he had seen many area subdivisions built. Mr. Hibberts indicated displeasure in the lack of notification for the public hearing, stating he only learned of the meeting through an article in the paper. He named his primary concerns to include impact on property values, increased traffic, and increased railway noise.
- Kip Braswell - 108 Cantyre - Mr. Braswell stated that he enjoys the quietness of his neighborhood. He expressed concern for increased traffic and noise pollution from development, as well as the danger of increased human/train conflict.
- Avril Roy-Smith - 116 Roseberry Blvd - Ms. Roy-Smith spoke about her concerns that utility infrastructure should be improved prior to any significant development, and that, because Habitat for Humanity builds were usually spread out, their clients might be unable to fully integrate in to the community.
- Jenny Jackson - 401 Cantyre - Presented concerns regarding the destruction of natural habitat. Ms. Jackson highlighted that trees provide a cooling effect, air filtration, and erosion control, in addition to homes and nourishment for their habitat. Ms. Jackson asserted that she considered Habitat for Humanity to be a community asset.
- Joey Porsga - 113 Coleraine - Expressed concern that approval of this item could potentially constitute "spot-zoning". Additionally, he felt the prevalence of wetlands would lead to drainage issues, and that the existing sewer lines were inferior to withstanding proposed necessary expansion.
- Lori Morris - 831 Barnsley Road - Both agreed with the prior statements of residents and stated that Habitat for Humanity was a great program. Ms. Morris said that the citizen requests presented were not a big ask. She also questioned whether or not Port Wentworth had submitted a complete application.
- Linda Smith - 828 Barnsley Road - Stated that Habitat for Humanity was a welcome project, but wanted to verify that the housing program was one ownership. Ms. Smith also asked how much of the wooded area would be preserved.

City Manager, Steve Davis, responded to many of the concerns put forth by residents, including that there was potential but no known plan for railway expansion, that a large portion of tree cover would remain, and that an oversized retention pond was planned for the development to also assist in overall neighborhood drainage.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Lance Moore, Planning Commissioner
SECONDER:	Sean Register, Planning Commissioner
AYES:	Moore, Brown, Register, Tatum-Howard
ABSENT:	Senati-Martinez, Gray, Middleton

7. ZONING TEXT AMENDMENTS (ORDINANCES)

8. SITE PLAN/SUBDIVISION APPROVAL

9. NEW BUSINESS

10. ADJOURNMENT

A. Adjournment

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Abby Brown, Planning Commissioner
SECONDER:	Adriana Tatum-Howard, Planning Commissioner
AYES:	Moore, Brown, Register, Tatum-Howard
ABSENT:	Senati-Martinez, Gray, Middleton

Chairman

The foregoing minutes are true and correct and approved by me on this _____ day of _____, 2024.

Secretary

Minutes Acceptance: Minutes of Feb 12, 2024 3:30 PM (ADOPTION OF MINUTES)



Planning Commission
305 South Coastal Highway
Port Wentworth, GA 31407

SCHEDULED

Meeting: 03/11/24 06:30 PM
Department: Development Services
Category: Planning/Zoning Item
Prepared By: Melanie Ellis
Department Head: Katie Dunnigan

AGENDA ITEM (ID # 2953)

DOC ID: 2953

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

Issue/Item:

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

Background:

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

Facts and Findings:

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

Funding:

N/A

Recommendation:

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

ATTACHMENTS:

- ZMA MARION VILLAGE 2024 - Application (PDF)
- ZMA MARION VILLAGE 2024 - Adj Prop Owners (DOCX)
- ZMA MARION VILLAGE 2024 - Deed (PDF)

- ZMA MARION VILLAGE 2024 - Legal Description (PDF)
- ZMA MARION VILLAGE 2024 - Recorded Plat (PDF)
- ZMA MARION VILLAGE 2024 - Site Plan (PDF)

APPLICATION TO AMEND THE ZONING MAP OF PORT WENTWORTH, GEORGIA

Applicant: Steven Campisi Phone # (407) 794-0434
 Mailing Address: 101 S New York Ave, Unit 211 Winter Park, FL 32789
 Property Owner: HP-221120 Port Wentworth, LLC Phone # (407) 794-0434
Use back if more than one owner
 Owner Address: 101 S New York Ave, Unit 211 Winter Park, FL 32789
 PIN #(s): 71017 01014 # of Acres 38.8

Zoning Classification: Present R-1 Requested R-5
 Use of Property: Present Undeveloped Requested Multi-Family

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

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

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


Attach the following documents:

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

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

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

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


 Signature of Applicant


 Notary Public

Updated 8/25/2023



DISCLOSURE OF FINANCIAL INTERESTS

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

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

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

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

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

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

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

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

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

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

Sworn to and subscribed before me this
_____ day of _____, 20____.

Signature of Official

Notary Public

Updated 8/25/2023

Attachment: ZMA MARION VILLAGE 2024 - Application (2953 : Rezoning 7-1017-01-014)

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

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

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

NONE

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

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

 Signature of Applicant

 Notary Public



AUTHORIZATION OF PROPERTY OWNER

Application for Rezoning or Variance


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

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

Name of Applicant: Steven Campisi

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

Telephone Number: (407) 794-0434


Signature of Owner

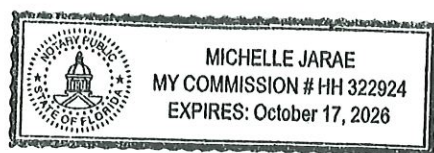
Personally appeared before me

Steven Campisi

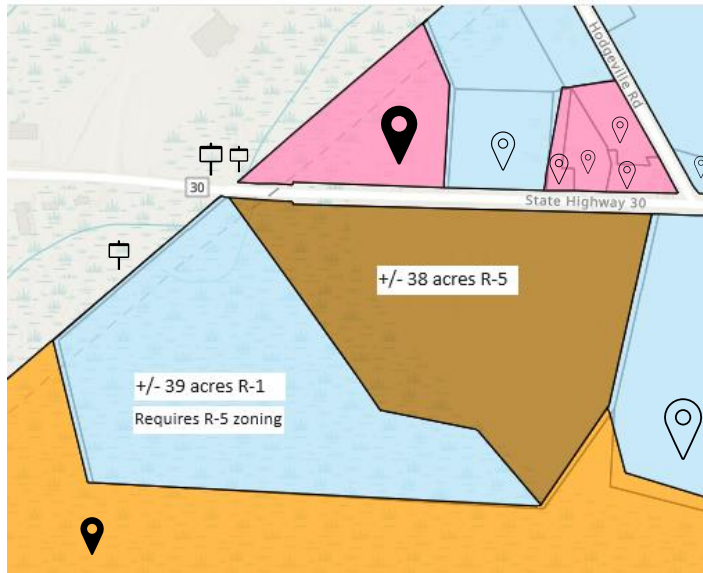
who swears that the information contained in this authorization is true and correct to the best of his or her knowledge and belief.


Notary Public

2/8/2024
Date



Properties within 300 ft.



Key:



Property within 300 ft. of R-1

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



Property within 300 ft. of entire parcel

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

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

Effingham Co.

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



WILLIAM W. SHEAROUSE, JR.
STEPHEN F. GREENBERG
MARK T. SHAW
MALCOLM MACKENZIE, III
EDWIN R. BYCK
CHRISTINE TAMBAKIS MCDONNELL (GA, NY)
WILLIAM G. GLASS
A. ROBERT CASELLA
JULIANNE GROW GLISSON
GEORGE P. MILMINE II
HELEN BACON HESTER (GA, SC)
STUART R. HALPERN (GA, SC)
CHRISTOPHER R. LANE
ELLIS A. ALLEN
BELEN M. WILSON

6.A.c

NELSON HASLAM (1926-1974)
HARVEY WEITZ (1942-2014)
ARON G. WEINER (1936-2016)

February 28, 2023

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

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

To Whom It May Concern:

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

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

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

Sincerely,

Stuart R. Halpern
For the Firm

SRH/tdh
Enclosures

Attachment: ZMA MARION VILLAGE 2024 - Deed (2953 : Rezoning 7-1017-01-014)

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

Participant ID(s): 8863185331,
 0466245412

BK 3034 PG 504 - 507

Hillpointe 77-00547-21
After Recording Please Return To:

Weiner, Shearouse, Weitz,
 Greenberg & Shawe, LLP
 Attn: Stuart R. Halpern, Esq.
 14 E. State St.
 Savannah, GA 31401

STATE OF GEORGIA)
)
 COUNTY OF CHATHAM)

LIMITED WARRANTY DEED

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

WITNESSETH:

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

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

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

[SIGNATURE ON FOLLOWING PAGE]

Attachment: ZMA MARION VILLAGE 2024 - Deed (2953 : Rezoning 7-1017-01-014)

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

Hillpointe 22-00547-31

After Recording Please Return To:

Weiner, Shearouse, Weitz,
 Greenberg & Shawe, LLP
 Attn: Stuart R. Halpern, Esq.
 14 E. State St.
 Savannah, GA 31401

STATE OF GEORGIA)
)
 COUNTY OF CHATHAM)

LIMITED WARRANTY DEED

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

W I T N E S S E T H:

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

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

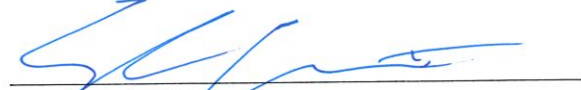
GRANTOR WILL WARRANT and forever defend the right and title to Property unto Grantee, and the successors, legal representatives and assigns of Grantee, against the claims of all persons claiming by, through or under Grantor, but not otherwise, subject only to the Permitted Exceptions.

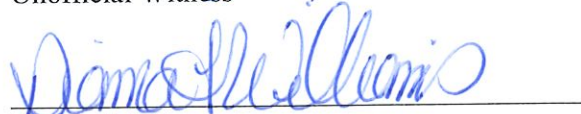
[SIGNATURE ON FOLLOWING PAGE]

Attachment: ZMA MARION VILLAGE 2024 - Deed (2953 : Rezoning 7-1017-01-014)

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

Signed, sealed and delivered in
the presence of:


Unofficial Witness


Notary Public
My Commission Expires: _____

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

GRANTOR:

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

By:  (SEAL)
PANKAJ PATEL, Manager and Member

Attachment: ZMA MARION VILLAGE 2024 - Deed (2953 : Rezoning 7-1017-01-014)

EXHIBIT "A"**LEGAL DESCRIPTION**

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

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

PIN: 7101701014

Attachment: ZMA MARION VILLAGE 2024 - Deed (2953 : Rezoning 7-1017-01-014)

EXHIBIT "B"**PERMITTED EXCEPTIONS**

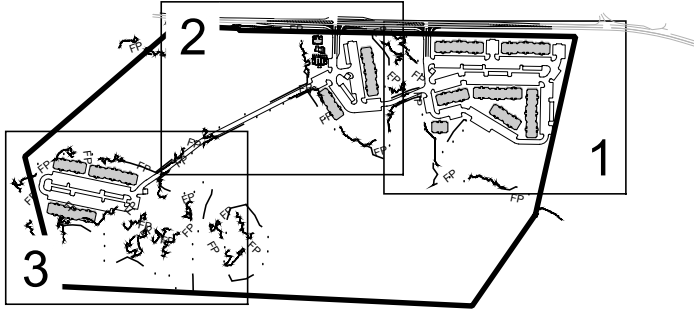
1. All taxes for the year 2023 and subsequent years, not yet due and payable.
2. Rights of upper and lower riparian owners in and to the waters of creeks and branches crossing or adjoining the property, and the natural flow thereof, free from diminution or pollution
3. Rights of the United States of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

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

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

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

SHEET KEY MAP



PROJECT SPECIFIC PLAN NOTES:

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

SITE PLAN NOTES:

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

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

BUILDING HEIGHT PROPOSED: 42'-9"

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

APARTMENT PARKING SUMMARY:

PARKING REQUIRED: 630 SPACES (1.75" SPACES/UNIT)
PARKING PROPOSED: 660 SPACES (1.83 SPACES/UNIT)
STANDARD SPACES (9'X20'): 562 SPACES
ACCESSIBLE SPACES: 26 SPACES
GARAGES (17'X27'): 72 SPACES (3 ADA GARAGE SPACES)

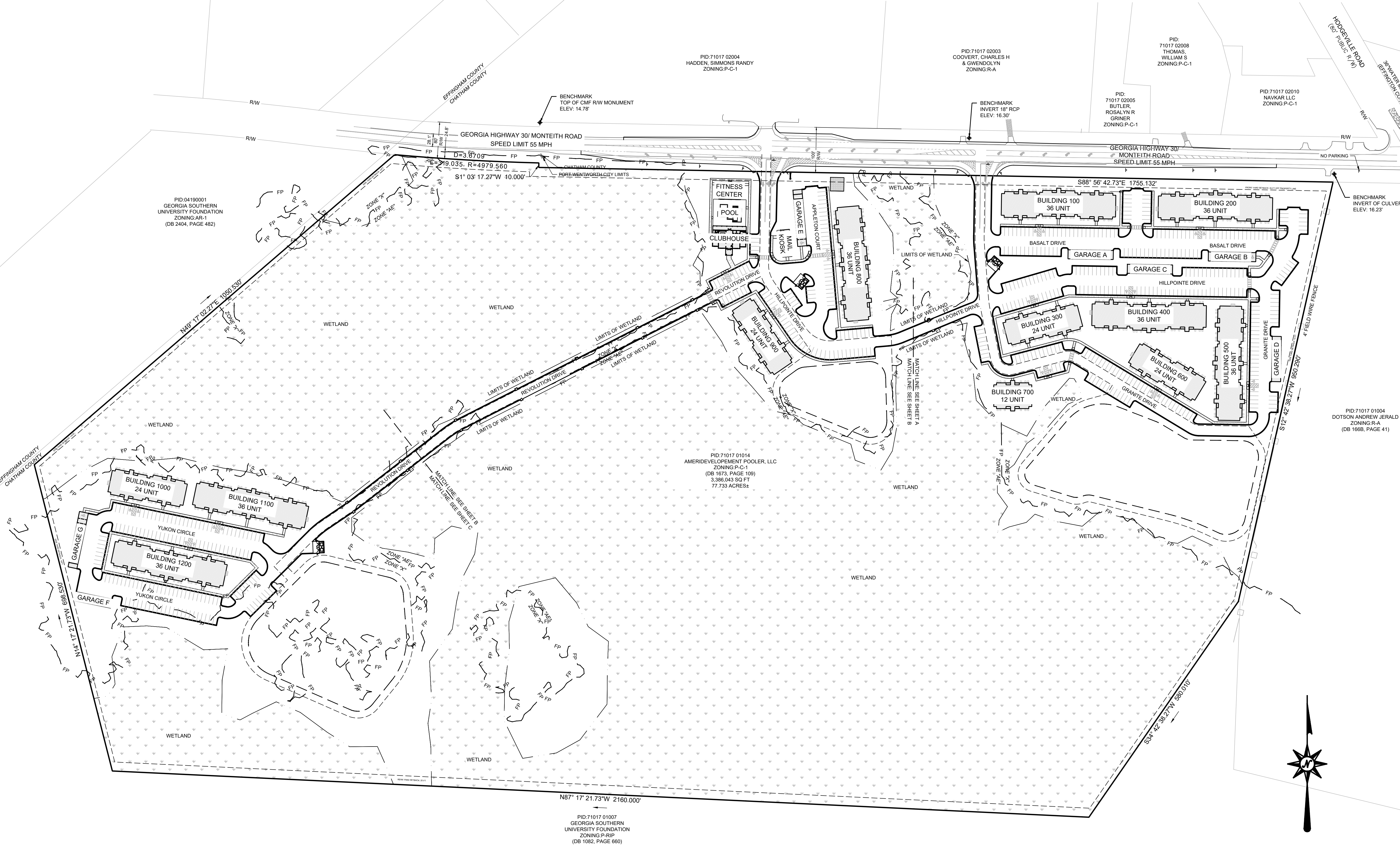
OPEN SPACE SUMMARY:

MULTI-FAMILY:
OPEN SPACE REQUIRED: 20% X 77.73 AC.: 15.55 ACRES (20.0%)
OPEN SPACE PROPOSED: 86.64 ACRES (85.7%)
UNDISTURBED FORESTED AREAS: 50.84 ACRES (65.4%)
GRASSED AREAS: 15.80 ACRES (20.3%)

SETBACKS:

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

WETLAND: THERE ARE NO STATE REQUIRED BUFFERS OR SETBACKS



Office:

8830 Macon Highway
Building 300
Athens, GA 30606

DEVELOPER:



HILLPOINTE

Corporate Office:

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

Operations Office:

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

Information: www.hillpointe.com

24- HOUR CONTACT:

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

PROJECT:

MARION
VILLAGE
APARTMENTS

PARCEL #: 71017 01014
HIGHWAY 30
PORT WENTWORTH, GA

SHEET TITLE:

SITE PLAN
OVERALL

DRAWING SCALES:

HORIZONTAL: 1" = 100'
0 100 200



DRAWING DATE: 12/05/2023

FOR REVIEW ONLY

SHEET REVISIONS

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

SHEET C-200



Planning Commission
305 South Coastal Highway
Port Wentworth, GA 31407

SCHEDULED

Meeting: 03/11/24 06:30 PM
Department: Development Services
Category: Planning/Zoning Item
Prepared By: Melanie Ellis
Department Head: Katie Dunnigan

AGENDA ITEM (ID # 2955)

DOC ID: 2955

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

Issue/Item:

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

Background:

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

Facts and Findings:

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

Funding:

N/A

Recommendation:

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

Staff recommends that approval include the following conditions:

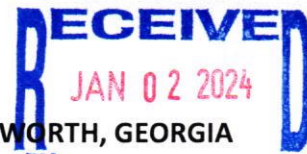
1. Access related to industrial activity shall be limited to the proposed right of way to

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

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

ATTACHMENTS:

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



6.B.a

APPLICATION TO AMEND THE ZONING MAP OF PORT WENTWORTH, GEORGIA

Applicant: Phillip R. McCorkle

BY: _____
Phone # 912-232-7416

Mailing Address: 319 Tattnell Street, Savannah, Georgia 31401

Property Owner: Ronald A. Royal

Phone # _____

Use back if more than one owner

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

PIN #'s: 7-0975-01-024

of Acres 41.558

Zoning Classification: Present R-1 Requested I-1Use of Property: Present Vacant Requested Warehouse

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

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

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

Attach the following documents:

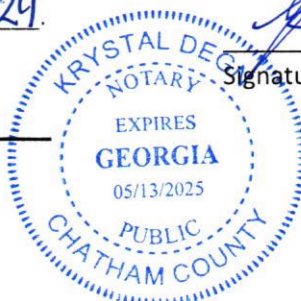
1. Written legal description of the property (e.g. copy of deed) – full metes and bounds description rather than plat reference.
2. Name, PIN #, property address and mailing address of property owners withing 300 feet of this property.
3. Plat showing property lines with lengths and bearings, adjoining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

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

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

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

Crystal Decker
Notary Public



Signature of Applicant

Updated 8/25/2023

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

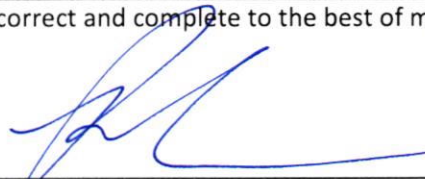
(Required by Title 36, Chapter 67A, Official Code of Georgia Annotated)

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

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

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

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



Signature of Applicant



Notary Public



DISCLOSURE OF FINANCIAL INTERESTS

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

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

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

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

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

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

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

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

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

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

Sworn to and subscribed before me this _____ day of _____, 20____.

Signature of Official

Notary Public

Updated 8/25/2023

Attachment: ZMA 6510 HWY 21 7-0975-01-024 2024-APPLICATION (2955 : Rezoning 7-0975-01-024)

AUTHORIZATION OF PROPERTY OWNER

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

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

Name of Applicant: Ronald A. Royal

Address: 6510 Hwy 21, Port Wentworth, Georgia 31407

Telephone Number: 912-665-0441

Ronald A. Royal
Signature of Owner

Personally appeared before me

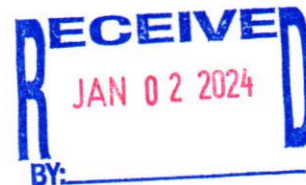
Ronald A. Royal

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

Aquella Acosta
Notary Public

10-11-2023
Date





Surrounding Property Owners Within 300 Feet

JMUSKAAN LLC

PIN: 70975 02005

Property Address: 387 Augusta Road, Port Wentworth, Georgia 31407

Mailing Address: 829 Granite Lane, Savannah, Georgia 31419

Alfred L. Boyett

PIN: 70975 02004

Property Address: 7532 Highway 21, Port Wentworth, Georgia 31407

Mailing Address: 7532 Highway 21, Port Wentworth, Georgia 31407

Reyno Zamorano-Pineda

PIN: 70975 02003

Property Address: 7538 Highway 21, Port Wentworth, Georgia 31407

Mailing Address: 122 Chevis Road, Savannah, Georgia 31419

Evelyn Jones

PIN: 70975 02002

Property Address: 7542 Highway 21, Port Wentworth, Georgia 31407

Mailing Address: 7542 Highway 21, Port Wentworth, Georgia 31407

RICE HOPE – CJ, L.L.C.

PIN: 70906 04037

Property Address: 100 Magnolia Boulevard, Port Wentworth, Georgia 31407

Mailing Address: P.O. Box 450233, Atlanta, Georgia 31145

FAITH GOSPEL TEMPLE DELIVERENCE CENTER, INC.

PIN: 70975 02001

Property Address: 7548 Highway 21, Port Wentworth, Georgia 31407

Mailing Address: P.O. Box 18277, Savannah, Georgia 31418

RICE HOPE – CJ, L.L.C.

PIN: 70906 04067

Property Address: 80 Magnolia Boulevard, Port Wentworth, Georgia 31407

Mailing Address: P.O. Box 450233, Atlanta, Georgia 31145

Odessa Adams

PIN: 70975 02002A

Property Address: 7550 Highway 21, Port Wentworth, Georgia 31407

Mailing Address: 105 E 9th Street, Rincon, Georgia 31326

SPH 21, LLC

PIN: 70976 01001B

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

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

Attachment: ZMA 6510 HWY 21 7-0975-01-024 2024-APO (2955 : Rezoning 7-0975-01-024)

SPH 21, LLC

PIN: 70975 0102B

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

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

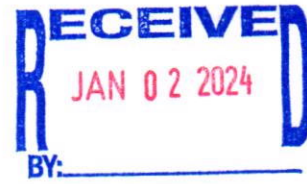
LMS-PORT WENTWORTH, LLC

PIN: 70975 01025

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

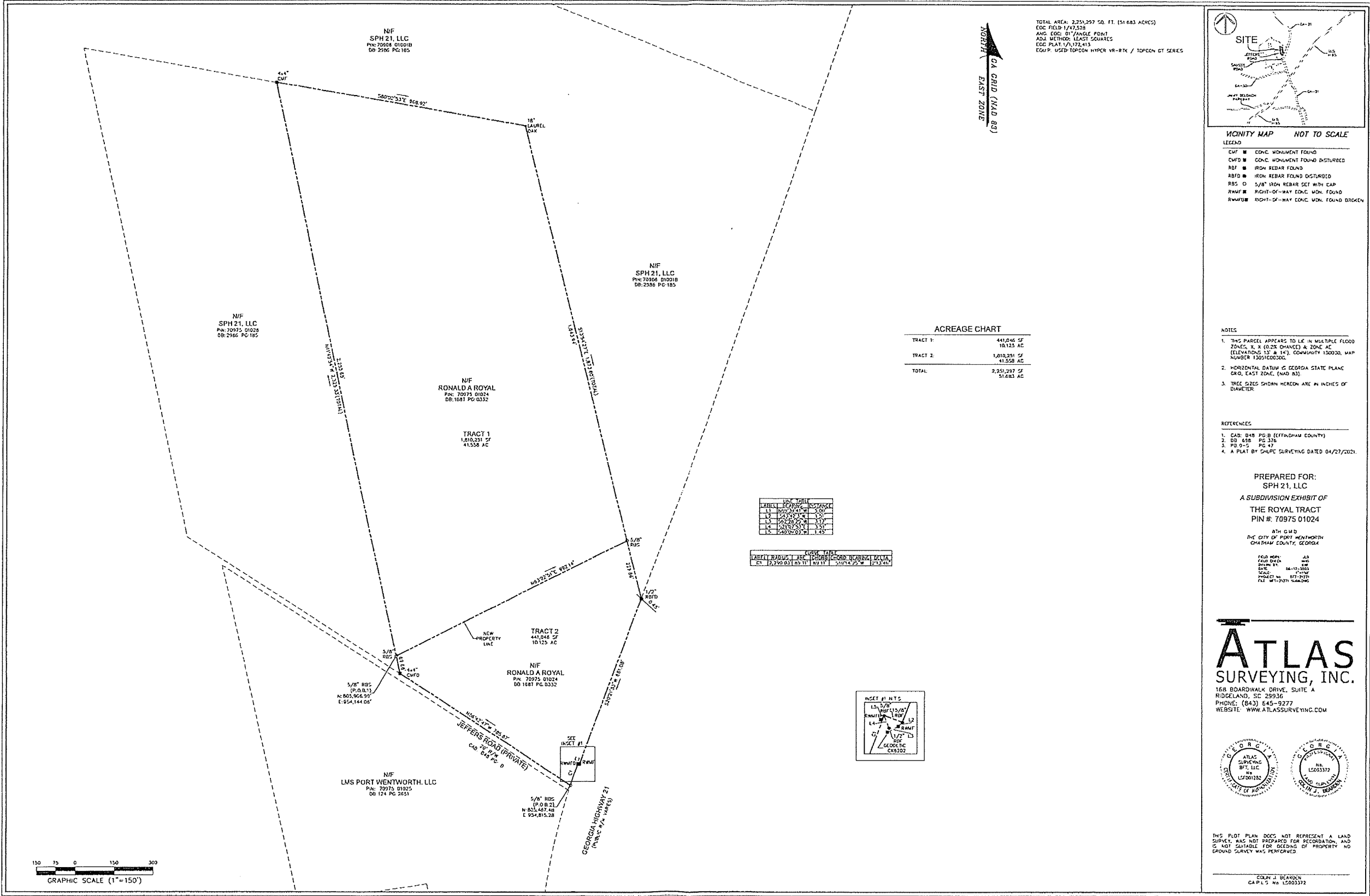
Mailing Address: 3975 Asbury Road, Birmingham, Alabama 35248

Attachment: ZMA 6510 HWY 21 7-0975-01-024 2024-APO (2955 : Rezoning 7-0975-01-024)

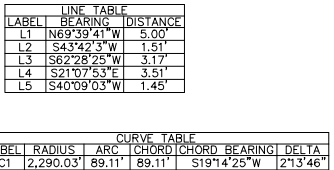
TRACT 1

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

Attachment: ZMA 6510 HWY 21 7-0975-01-024 2024-LEGAL DESCRIPTION (2955 : Rezoning 7-0975-01-024)



Attachment: ZMA 6510 HWY 21 7-0975-01-024 2024-PLAT (2955 : Rezoning 7-0975-01-024)



DEVELOPMENT OF REGIONAL IMPACT REPORT

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



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

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1.0 Applicant Information

1.1 Jurisdiction and Local Government Information

City of Port Wentworth, Georgia

Jason Stewart

jstewart@portwentworthga.gov

912-999-2084

1.2 Applicant

SPH 21, LLC

chris@crossgateconsulting.com

404-358-1178

2.0 Project Description

2.1 Summary

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

3.0 Parcel Data

3.1 Size of Property

The existing property is approximately 48.67 gross acres.

3.2 General Location

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

4.0 Land Use Information

4.1 Site Map

The proposed site plan for the property is attached.

4.2 Built Features

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

4.3 Future Development Map Designation (Character Area)

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

4.4 Zoning District

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

5.0 Consistency and Compatibility Analysis

5.1 Consistency with the Comprehensive Plan

The [Port Wentworth Comprehensive Plan](#) was adopted in March of 2022. The Character Area map designates the project area as Suburban. According to the adopted Comprehensive Plan “[Suburban] areas include where typical types of suburban residential subdivision development have occurred or will occur in the future. Development within these areas is encouraged to include neo-traditional, conservation subdivision, or cluster development patterns”. The proposed warehouse and associated industrial zoning designation is therefore inconsistent with the adopted Comprehensive Plan and Character Area map.

6.0 Consistency with the Regional Plan of Coastal Georgia

6.1 Summary

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

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

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

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

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

6.2 Regional Land Use Map

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

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

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

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

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

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

6.3 Area Requiring Special Attention (ARSA)

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

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

The Areas Requiring Special Attention Defining Narrative includes lists of

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

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

6.4 Green Infrastructure

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

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

6.5 Wetlands

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

6.6 Coastal Stormwater Supplement

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

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

7.0 Comprehensive Economic Development Strategy (CEDS)

7.1 Summary

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

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

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

7.2 Population and Employment Trends

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

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

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

The Coastal Georgia region supported 312,400 jobs in 2000 and is expected to support 435,050 jobs in 2030. The Chatham County unemployment rate in December of 2023 was 2.6 percent¹.

7.3 Economic Impact

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

8.0 CRC Resources

8.1 Georgia Coastal Regional Character Design Guidelines

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

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

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

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

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

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

8.2 Regional Commission Recommendations

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

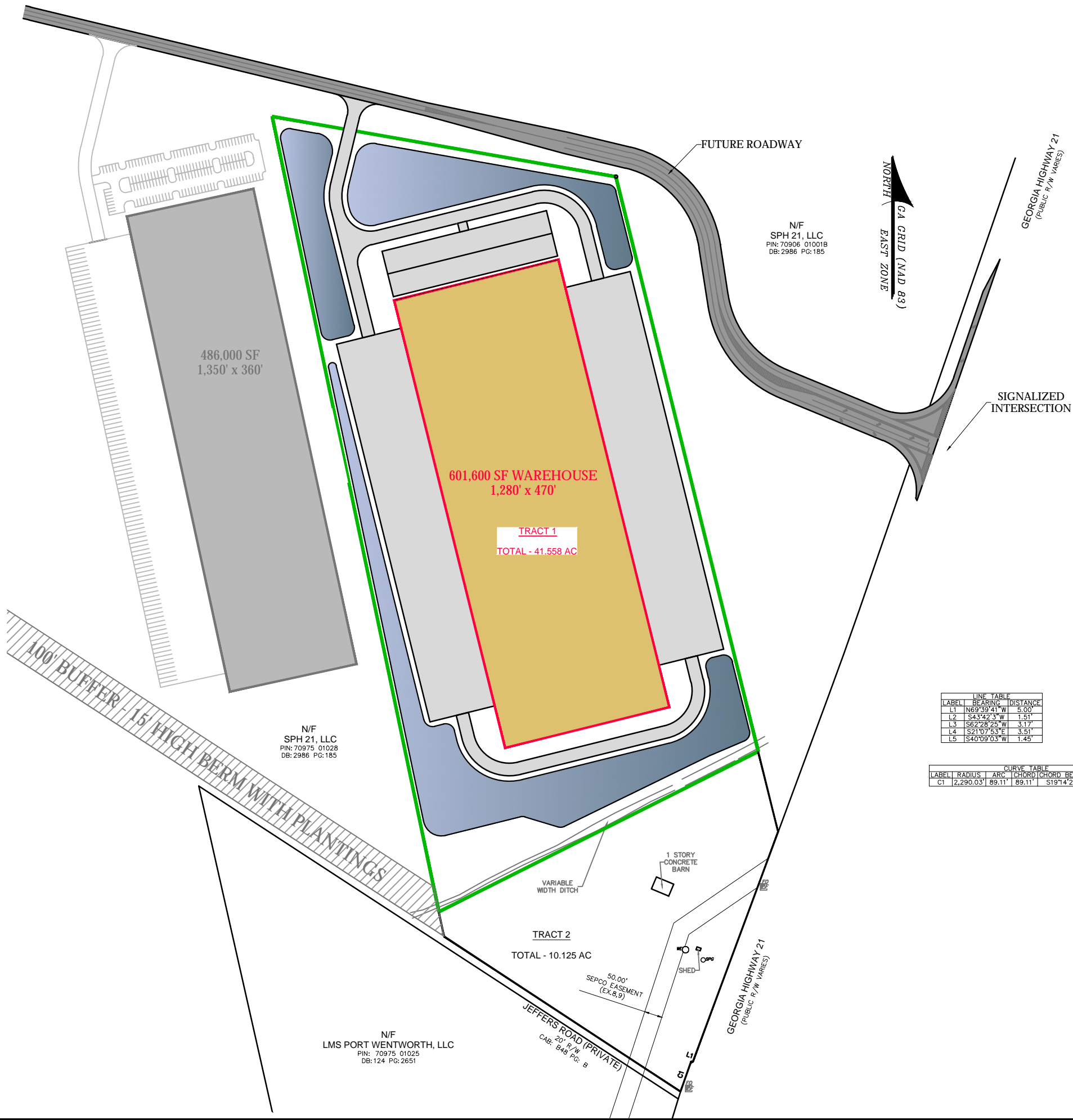
The proposed development is also inconsistent with the adopted Regional Comprehensive Plan, as most of the parcel is in a *rural area*, and an *area of significant natural resources*. Additionally, as shown the proposed development will impact an existing wetland and flood zone along the Black Creek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

8.3 Public Comment

Public Comment is attached.

For technical assistance contact Simon Hardt, Senior Regional Planner at shardt@crc.ga.gov

CONCPET PLAN – APPLICANT PROVIDED



LINE TABLE		
LABEL	BEARING	DISTANCE
L1	N69°59'41"W	5.00'
L2	S43°42'3"W	1.51'
L3	S62°28'25"W	3.17'
L4	S21°07'53"E	3.51'
L5	S40°09'03"W	1.45'

CURVE TABLE				
LABEL	RADIUS	ARC	CHORD	CHORD BEARING DELTA
C1	2,290.03'	89.11'	89.11'	S19°14'25"W 21°13'46"

☐ NOT FOR CONSTRUCTION

☐ RELEASED FOR CONSTRUCTION

DATE: _____ BY: _____

Kern & Co., LLC
Consulting Engineers • Land Surveyors • Land Planning
Architects • Landscape Architects • Environmental Science
7 Mall Court (31406) P.O. Box 15179 (31146) Savannah, Georgia (912) 354-3541
310 Walnut Street, Suite A, Statesboro, Georgia 30458 Phone: (912) 225-1111

STAMP:

STAMP:

ORIGINAL RELEASED FOR CONSTRUCTION DATE:

NO	DATE	REVISION

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

DRAWING TITLE:

SITE
PLAN

SCALE: 1" = 300'

PROJECT NO: 200230.000

DATE: 12/21/23

DRAWN BY: CRZ

CHECKED BY: CRZ

SHEET NO: 1

Packet Pg. 44

CHARACTER AREA MAP

Character Areas

City of Port Wentworth Comp Plan



PIN 7-0975-01-024

Port Wentworth

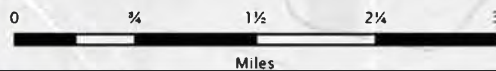
Oristia Island

Oristia Island

Savannah Hilton Head Inlet Airport



Pooler





Garden City



Published: 6/21/2021

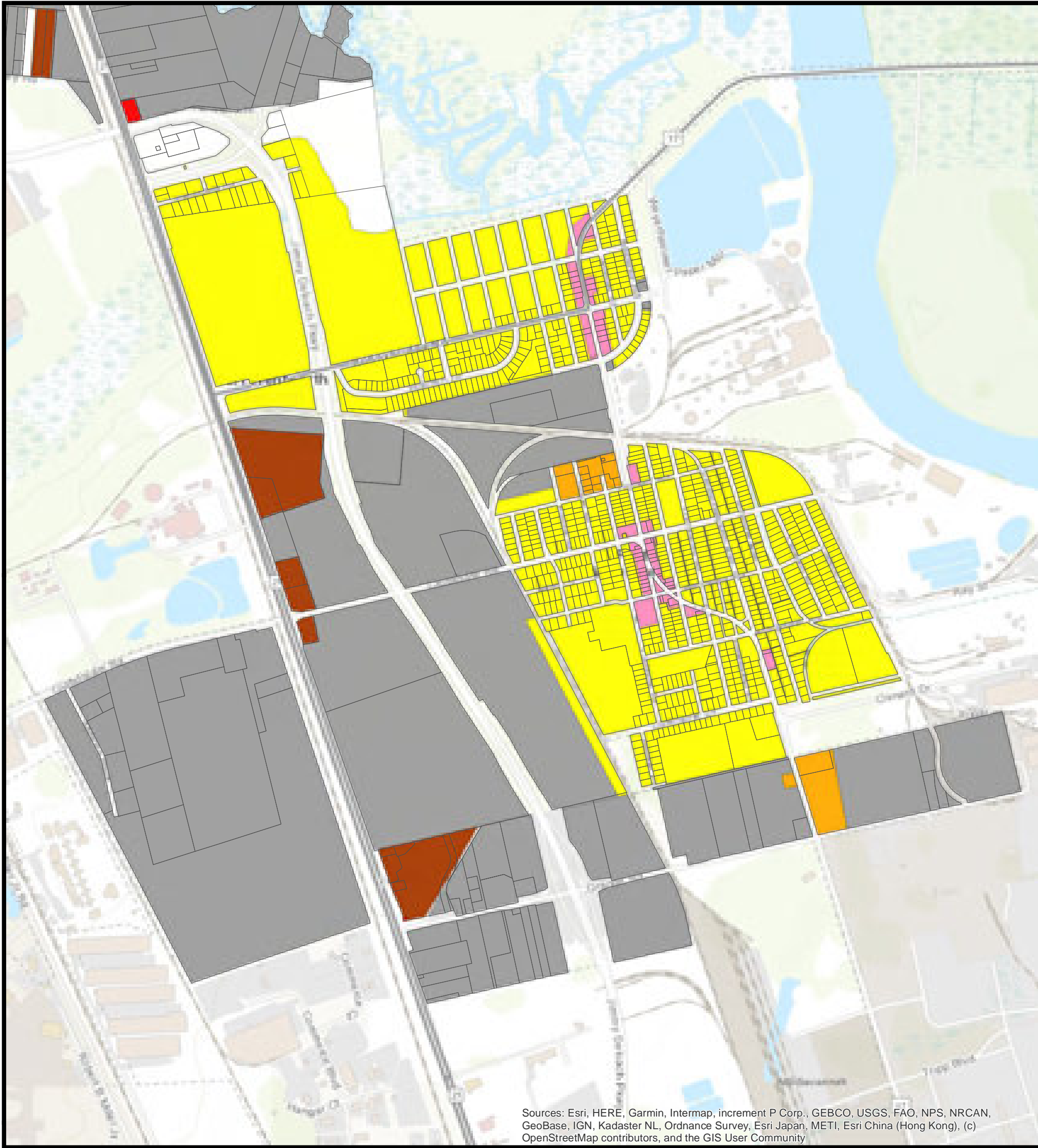
Character Areas

-  Highway Commercial Interchange Area
-  Industrial Park

-  Open Space
-  Rural Neighborhood
-  Suburban
-  Traditional Village



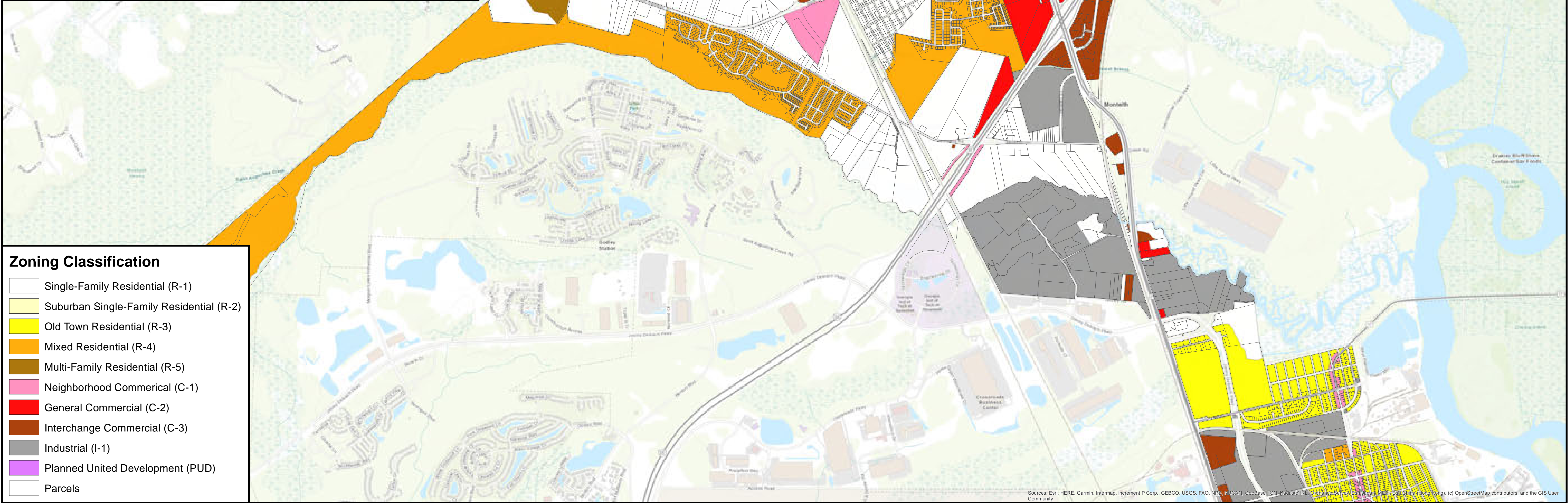
ZONING DISTRICTS MAP



CITY OF PORT WENTWORTH PROPOSED ZONING MAP

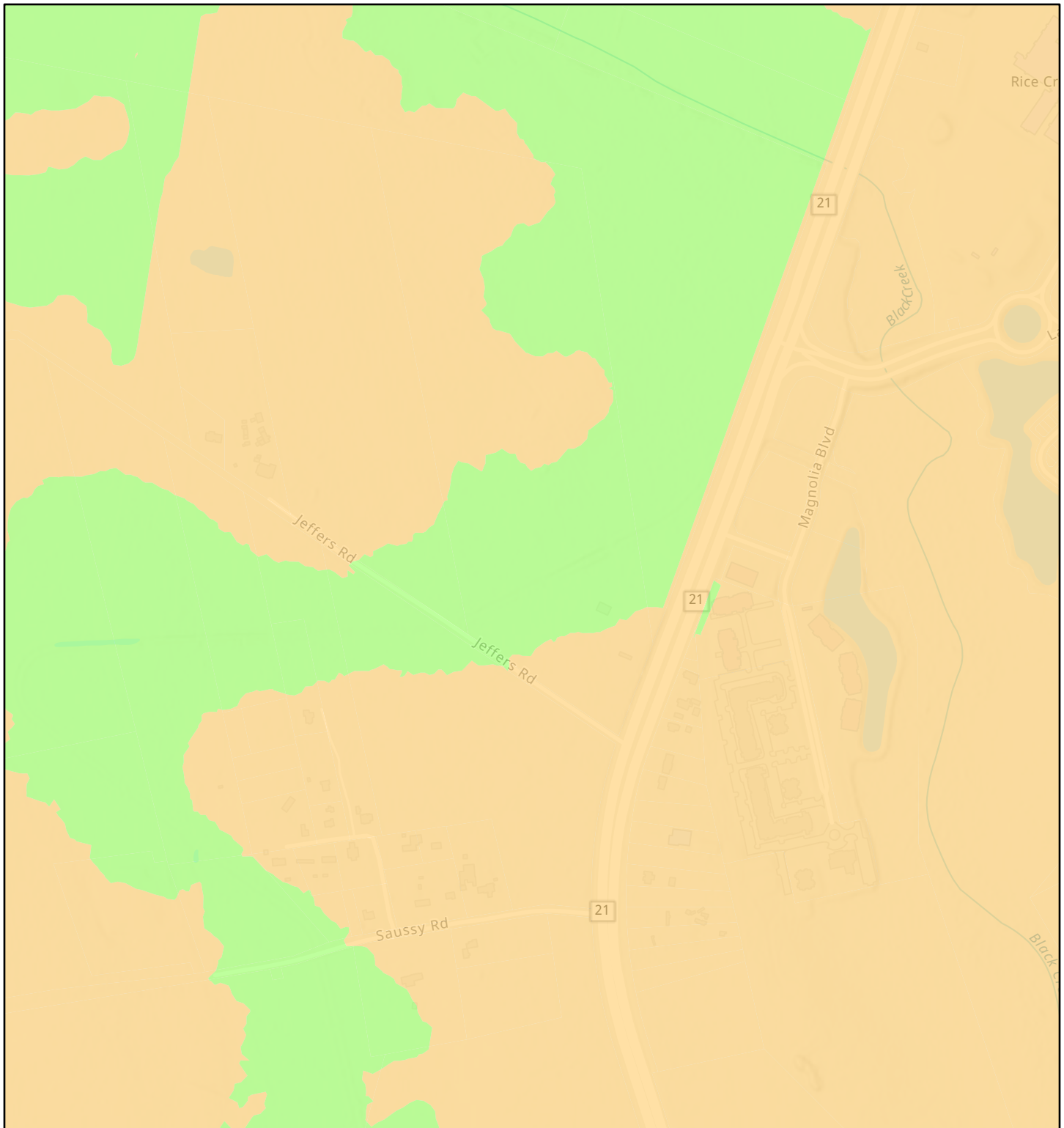


PIN 7-0975-01-024



REGIONAL IMPACT MAPS

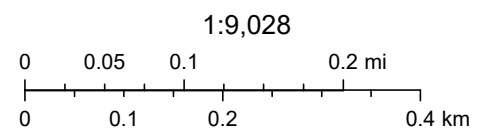
CRC DRI #4121 Future Development Map



1/30/2024, 12:33:29 PM

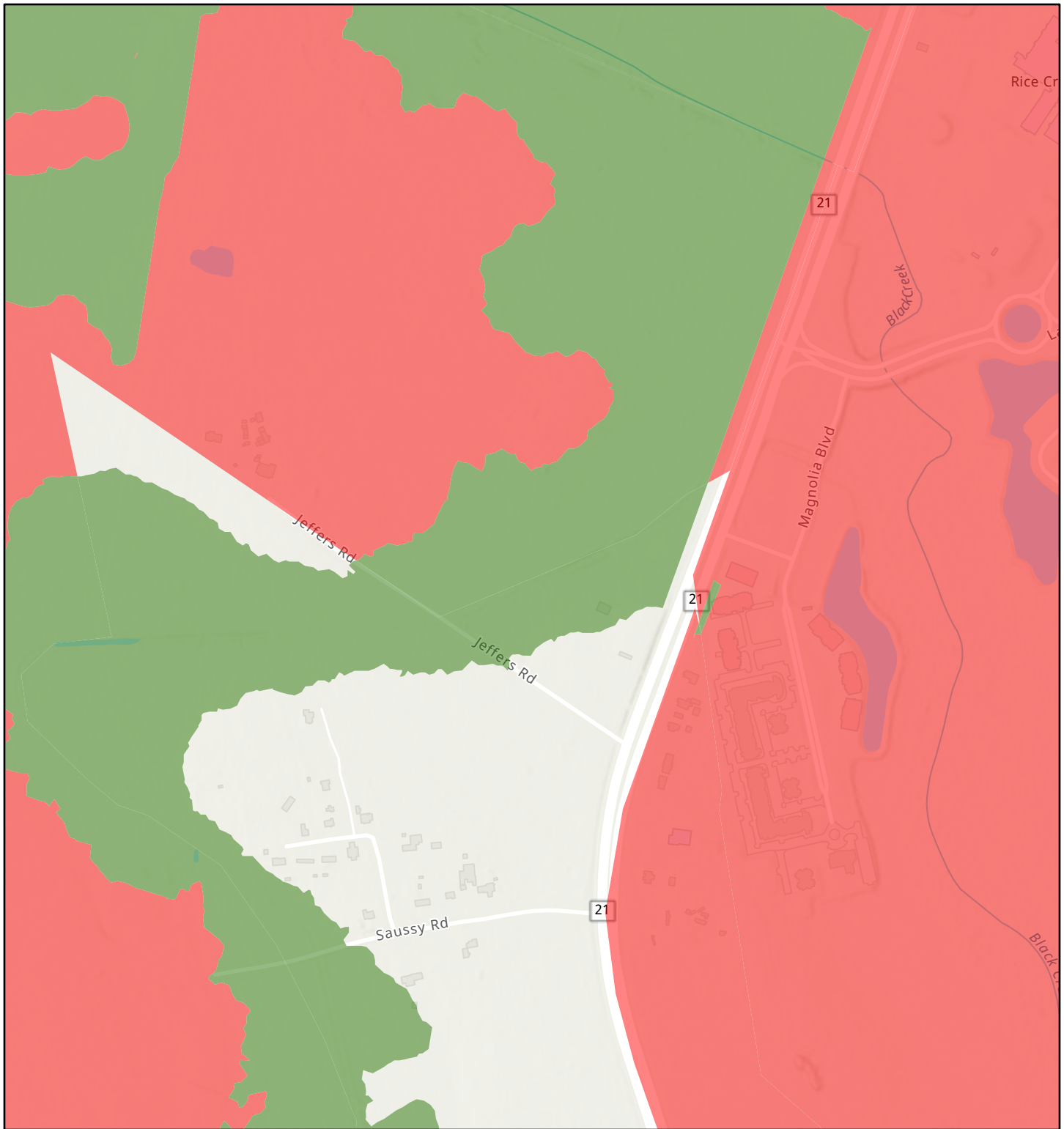
Future Development

- Developing
- Rural



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CRC DRI #4121 ARSA Map

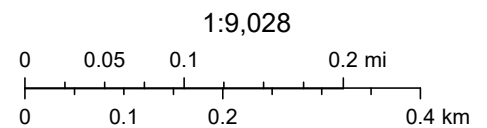


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ARSA - Areas Requiring Special Attention

Areas of Rapid Development

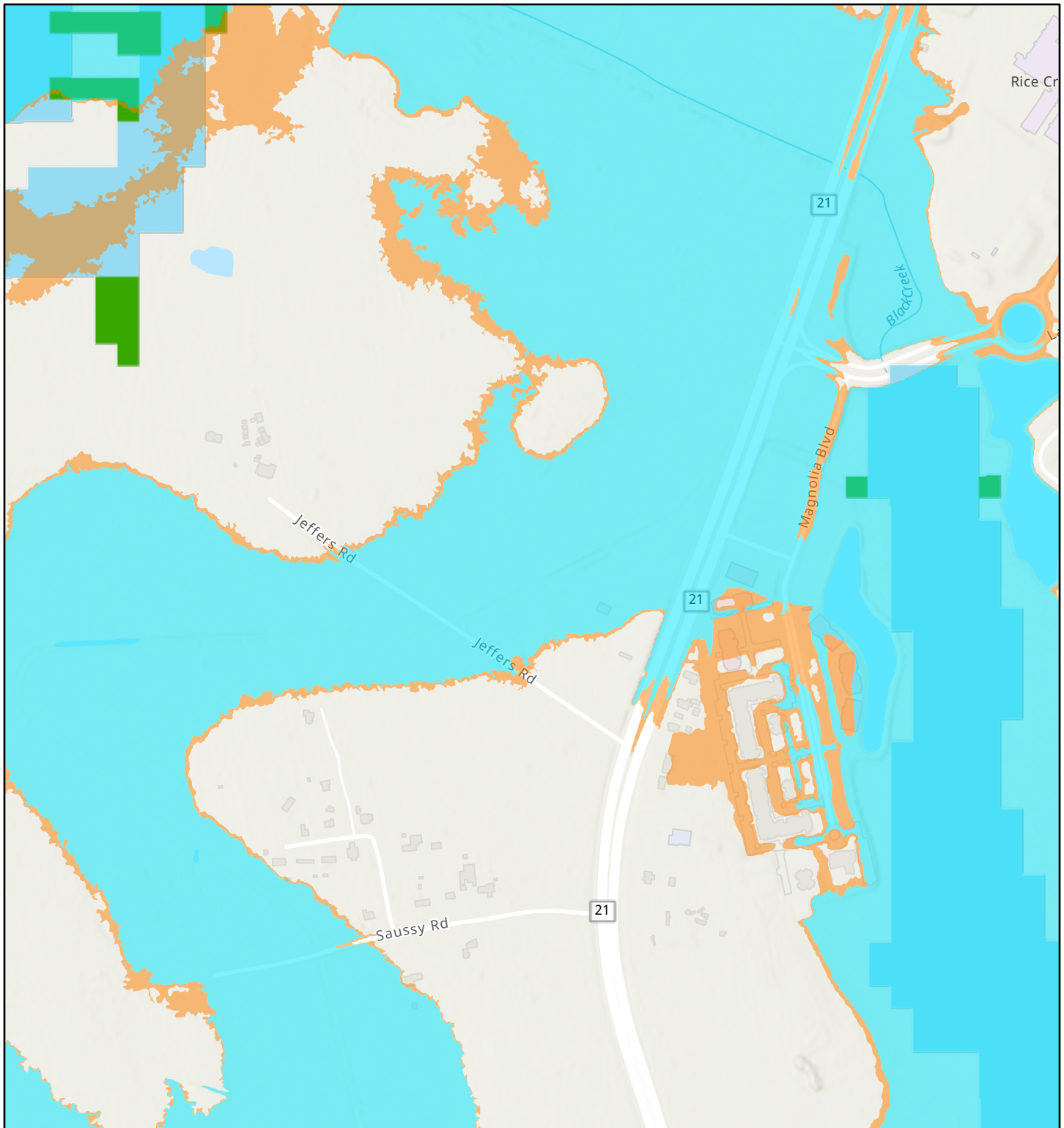
Areas of Significant Natural Resources



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Attachment: DRI #4121 Final Report (2955 : Rezoning 7-0975-01-024)

CRC DRI #4121 Green Infrastructure Map



Attachment: DRI #4121 Final Report (2955 : Rezoning 7-0975-01-024)

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Green Infrastructure Class

Core

Corridor

Multi-Use Buffer Areas

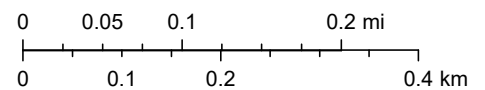
Sites

FEMA Flood Zones

1% Annual Chance Flood Hazard

0.2% Annual Chance Flood Hazard

1:9,028



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

PROPERTY RECORD CARDS

Chatham County, GA

Summary

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

[View Map](#)

Owner

[ROYAL RONALD A](#)

6510 HWY 21
PORT WENTWORTH GA 31407

Assessment

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

Valuation Notice

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

Land

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

Total Acres:
48.6700

Sales

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

Attachment: DRI #4121 Final Report (2955 : Rezoning 7-0975-01-024)

Map



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

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[Last Data Upload: 1/30/2024, 10:08:50 AM](#)

[Contact Us](#)

PUBLIC COMMENTS

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

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

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

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

Traffic Engineering Department

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

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

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

Attachment: DRI #4121 Final Report (2955 : Rezoning 7-0975-01-024)

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recept@planters.net	Lori	Boulineau
achood@dot.ga.gov	Alan	Hood
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sboatright@co.camden.ga.us		
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rstaffins@bgicoc.com	Ralph	Staffins
hhill@gefa.ga.gov		
hannah@onehundredmiles.org	Hannah	Mendillo
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riverkeeper@savannahriverkeeper.org	Tonya	Bonitatibus
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susdev@gate.net	Dave	Kyler
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qmoore@bryan-county.org	Quint	Moore
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tmcqueen@dot.ga.gov	T	McQueen
clerk@pembrokega.net	Sharroll	Fanslau
kelly.hill@gadnr.org	Kelly	Hill
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zach.crumpler@gmail.com	Zach	Crumpler
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rsimmons@longcountyga.gov		
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bgoette@thunderboltga.org	Beth	Goette
ronald.felder@savannahga.gov		
ddenion@thunderboltga.org	Deathe	Denion
rmcmurry@dot.ga.gov	Russell	McMurry
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kcox@richmondhill-ga.gov	Kristi	Cox
bherndon@effinghamindustry.com	Brandt	Herndon
dariencitymanager@dariantel.net	Richard	Braun

khoyt@mcintoshchamber.com	Katarina	Hoyt
christopher.j.fletcher3.civ@mail.mil	Chris	Fletcher
jmclean@savannahairport.com	Jerry	McClean
socsconnection@gmail.com	Connie	Shreve
superintendent@sccpss.com	Ann	Levett, ED.d
sfalls@bryan-county.org		
ltyson@bryan-county.org		
ppatton@bullochcounty.net		
clerk@bullochcounty.net		
vwhite@bullochcounty.net		
rnewton@bullochcounty.net		
csteinmann@bullochcounty.net		
landon@statesborochamber.com		
cyfeazel@camdencountyga.gov		
gbbishop@camdencountyga.gov		
dhharris@co.camden.ga.us		
boa@chathamcounty.org		
bbrantley@savannahchamber.com		
sjohnson@effinghamcouonty.org		
taxassessor@effinghamcounty.org		
ttollison@wtcsavannah.org		
wneal@glynncounty-ga.gov		
rvakulich@glynncounty-ga.gov		
ryanmoore@goldenislesdev.com		
mpadgett@goldenislesdev.com		
islandplanninglist@glynncounty-ga.gov		
mainlandplanninglist@glynncounty-ga.gov		
donald.lovette@libertycountyga.com		
taxassessors@libertycountyga.com		
jerred.pritchett@libertycountyga.com		
southernprosperityconsulting@gmail.com		
longco.chamber@yahoo.com		
planningandzoning@longcountyga.gov		
director@mcintoshga.com		
info@mcintoshchamber.com		
assessors@mcintoshcounty-ga.gov		
rachel@screvenworks.com		
zoning@planters.net		
comm.rsloper.dist4@gmail.com	Reginald	Loper
david.feliciano@sccpss.com	David	
jsmith@springfieldga.org	Jennifer	Smith
katarinaobermeyer@gmail.com	Katarina	Obermeyer
lparks@thelcpc.org	Lori	Parks
dbucher@bloomingtondale-ga.gov	Danielle	Budget
scandler@effinghamcounty.org	Steve	Candler
leesmith@chathamcounty.org	Lee	Smith
sallison@richmondhill-ga.gov	Scott	Allison

nongame.review@dnr.ga.gov		
rthompson@bullochcounty.net	Roy	Thompson
jenna.tidwell@cityofguyton.com	Jenna	Tidwell
rdunn@dnr.state.ga.us	Richard	Dunn
rseamans@gfc.state.ga.us	Robert	Seamans
jtouhcton@cityofportwentworth.com	James	Touhcton
planningzoning@glynncounty-ga.gov		
hannahamendillo@gmail.com		
vanessa.miller-kaigler@sccpss.com	Vanessa	Miller-Kaigler
chairman@chathamcounty.org	Chester	Ellis
gary.hankins@usda.gov	Gary	Hankins
carterinfinger@bryan-county.org	Carter	Infinger
merry@springfieldlegacyfoundation.org	Meredith	Belford
hmendillo@crc.ga.gov	Hannah	Mendillo
kris@ogeecheeriverkeeper.org		
jlaplander@savannahga.gov	Jim	Laplander
rbenton@pooler-ga.gov	Rebecca	Benton
wilsonm@thempc.org	Melanie	Wilson
rglisson@glynncounty-ga.gov	Ron	Glisson
srobider@gardencity-ga.gov	Scott	Robider
acarpenter@crc.ga.gov	Aaron	Carpenter
dking@cityofrincon.com	Dulcia	King
dorremae27@gmail.com	Dorre	Miles
keith.payne@mcintoshcounty-ga.gov	Keith	Payne
michael.johnson2@sccpss.com	Michael	Johnson
mayorjohnson@savannahga.gov	Van	Johnson
meaganjones@crc.ga.gov	Meagan	Jones
ben@ogeecheeriverkeeper.org	Ben	Kirsch
taliamlevine@dnr.ga.gov	Talia	Levine
tom@mcintoshga.com	Tom	Draffin
rburd@pooler-ga.gov	Robert	Byrd
sgillen@cityoftybee.org	Shawn	Gillen
rcarpenter@richmondhill-ga.gov	Russ	Carpenter



Planning Commission
305 South Coastal Highway
Port Wentworth, GA 31407

SCHEDULED

Meeting: 03/11/24 06:30 PM
Department: Development Services
Category: Planning/Zoning Item
Prepared By: Melanie Ellis
Department Head: Katie Dunnigan

AGENDA ITEM (ID # 2954)

DOC ID: 2954

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

Issue/Item:

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

Background:

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

Facts and Findings:

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

Funding:

N/A

Recommendation:

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

Staff recommends the specific condition:

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

ATTACHMENTS:

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

APPLICATION TO AMEND THE ZONING MAP OF PORT WENTWORTH, GEORGIA

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

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

Property Owner: Warren Sweatt Phone # _____
Use back if more than one owner

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

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

Zoning Classification: Present R-A Requested C-1

Use of Property: Present Residential Home Requested Commercial Retail

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

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

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

Attach the following documents:

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

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

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

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

Notary Public



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

Signature of Applicant

Updated 8/25/2023

Attachment: ZMA 1005 HWY 30 7-1017-01-013 R-A TO C-1 2024-APPLICATION (2954 : Rezoning 7-1017-01-013)

AUTHORIZATION OF PROPERTY OWNER

Application for Rezoning or Variance

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

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

Name of Applicant: Roberts Civil Engineering, LLC

Address: 6001 Chatham Center Dr. STE 150

Savannah, GA 31405

Telephone Number: 912-298-7006

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

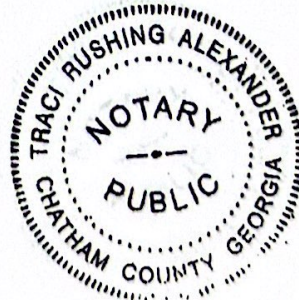
Personally appeared before me

Janet S. Webb, Gregory A. Sweatt

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

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

2/5/2024
Date



AUTHORIZATION OF PROPERTY OWNER**Application for Rezoning or Variance**

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

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

Name of Applicant: Everest Investments LLC

Address: 41 Teal Lake Dr. Savannah, GA 31419

Telephone Number: 912-604-9556

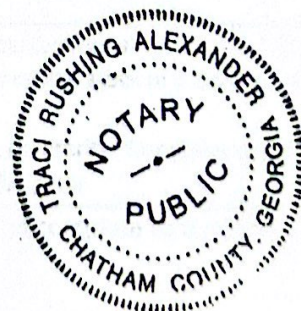
Janet S. Webb, Gregory A. Sweatt
 Signature of Owner
 Executors of Estate of Warren A. Sweatt

Personally appeared before me

Janet S. Webb, Gregory A. Sweatt

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

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



2/5/2024
 Date

DISCLOSURE OF FINANCIAL INTERESTS

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

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

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

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

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

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

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

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

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

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

Sworn to and subscribed before me this _____ day of _____, 20____.

Signature of Official

Notary Public

Updated 8/25/2023

Attachment: ZMA 1005 HWY 30 7-1017-01-013 R-A TO C-1 2024-APPLICATION (2954 : Rezoning 7-1017-01-013)

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

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

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

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

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

M. Kerant
 Signature of Applicant

Notary Public



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

Updated 8/25/2023

Attachment: ZMA 1005 HWY 30 7-1017-01-013 R-A TO C-1 2024-APPLICATION (2954 : Rezoning 7-1017-01-013)



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List of Properties within 300'

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

Attachment: ZMA 1005 HWY 30 7-1017-01-013 R-A TO C-1 2024-APO (2954 : Rezoning 7-1017-01-013)

Clock#: 584694
FILED FOR RECORD

10/05/2004 10:00am

PAID: 12.00

Susan D. Prouse, Clerk
Superior Court of Chatham County
Chatham County, Georgia

Real Estate Transfer Tax

PAID \$20.00

R. Lindal
For Clerk of Superior Court

RETURN TO:
Charles Donnie Gatch, P.C.
Attorney at Law
P.O. Box 14415
Savannah, GA 31416-1415

STATE OF GEORGIA }
COUNTY OF CHATHAM }

WARRANTY DEED

BOOK
276
PAGE
645

THIS INDENTURE, made this 1st day of September, 2004, between **WARREN A. SWEATT**, as Party of the First Part; and **MARION THOMAS BOYD**, as Party of the Second Part.

WITNESSETH:

First Party for and in consideration of the sum of Ten and no/one-hundredths (\$10.00) Dollars, and other good and valuable consideration, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell and convey unto Second Party, his heirs, successors and assigns, the following described property, to-wit:

All that certain lot, tract or parcel of land situate, lying and being in the 8th G.M. District of Port Wentworth, Chatham County, Georgia, and being a 3.52 acre tract of land divided from the property of Warren A. Sweatt as shown and designated on a plat of survey dated September 7, 2004 by Wilder, Stone & Zipperer Land Surveyors, Inc. and recorded in the Office of the Clerk of the Superior Court of Chatham County, Georgia on September 30, 2004, in Subdivision Map Book 29 P, Page 23, which plat is incorporated into and made a part of this description by reference thereof and is referred to for a more particular

Attachment: ZMA 1005 HWY 30 7-1017-01-013 R-A TO C-1 2024-Warranty Deed-Warren A Sweatt (2954 : Rezoning 7-1017-01-013)

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

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

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

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

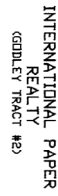
Warren A. Sweatt L.S.
WARREN A. SWEATT

[Signature]
Witness

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



BOOK
276 Y 646
PAGE



RECEIVED FOR RECORD
2001 SEP 20 PM 1:14
STEW THOMAS
CLERK OF SUPERIOR COURT
CLERK OF COURT, ALABAMA

PURSUANT TO D.C.G.A. SECTION 15-6-67,
I CERTIFY THAT THIS PLAT DOES NOT REQUIRE
APPROVAL OF CHATHAM COUNTY
PLANNING COMMISSION.

2000
LEON A. ZIPPERER, JR., R.L.S.
42373

I CERTIFY THAT A PORTION OF THIS PROPERTY LIES WITHIN THE 100 YEAR FLOOD ZONE AE, EL. 15 AS SHOWN ON FIRM FLOOD MAP

LEON A. ZIPPERER, JR. R.L.S. #273

100 0 100 200 300
GRAPHIC SCALE: 1 INCH = 100 FEET

ERROR OF CLOSURE:
FIELD DATA 1/ 82.218
ANGULAR ERROR .08" PER ^ POINT
ADJUSTED BY COMPASS RULE
PLAY CLOSURE 1/ 340.289'
EQUIPMENT USED:
03" ELECTRONIC TOTAL STATION



PLAT OF

3.52 ACRES, DIVIDED
FROM PROPERTY OF
WARREN A. SWEATT
SURVEYED FOR
MARION THOMAS BOYD

LOCATION: G.M.D. 8, PORT WENTWORTH
CHATHAM COUNTY, GEORGIA

DATE: SEPTEMBER 7, 2004 FILE NO. 00245_A

WILDER, STONE & ZIPPERER LAND SURVEYORS, INC.
(912) 826-5412, PO BOX 1490 RINCON, GA 31326

REFERENCES:
PLAT BOOK BB, PAGE 239
PLAT BOOK T, PAGE 36

NOTE:
REMAINING PORTION OF WARREN A. SWEAT
PROPERTY NOT FIELD SURVEYED THIS DATE,
TAKEN FROM FORMER SURVEYS.

29.9.23

Packet Pg. 74



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February 01, 2024

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

Sign In:

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

Attachment: ZMA 1005 HWY 30 7-1017-01-013 R-A TO C-1 2024-Neighborhood Mtg Attendance (2954 : Rezoning 7-1017-01-013)

c:\users\maria\roberts civil engineering - distance civil projects\av\2024\24500-1005 hwy 30 rezoning\civil design\03\acad\civil plan\base.dwg, plotted 2/1/2024 8:14 AM by mariah peart



LEGAL DESCRIPTION: PORTION OF ANDREW DOTSON PLACE PRB 29P 23

NAME: SWEATT WARREN A
PIN#: 71017 01013
PROPERTY ADDRESS: 1005 HIGHWAY 30, PORT WENTWORTH, GA 31407-9611

MAILING ADDRESS OF PROPERTY OWNERS 300 FEET OF THIS PROPERTY:

PIN#: 71017 01009Y
WEGMANN VIRGINIA R
1031 HWY 30 | PORT WENTWORTH, GA 31407-9611

PIN#: 71017 01010
BOYD MARION THOMAS
510 STRACHAN AVE | SAVANNAH, GA 31406

PIN#: 71017 01012
BOYD MARION THOMAS
510 STRACHAN AVE | SAVANNAH, GA 31406

PIN#: 71017 01018
GEORGIA SOUTHERN UNIVERSITY FOUNDATION GUYTON REAL ESTATE LLC
P.O. BOX 8053 | STATESBORO, GA 30460

PIN#: 71017 01011
NORTH SALEM BAPTIST CHURCH INC
955 STATE HWY 30 | SAVANNAH, GA 31407

PIN#: 70976 01015
COME-A-LONG GROUP LLC
120 TALL PINES TRL | GREENWOOD, SC 29646

SITE DESCRIPTION:

INTENDED USE: THE PROPOSED RETAIL DEVELOPMENT LIES WITHIN PARCEL 71017 01013. THE PROPOSED PROJECT WILL CONSIST OF (1) STORY RETAIL BUILDING, A PARKING LOT LAYOUT AND ASSOCIATED INFRASTRUCTURE TO BE CONSTRUCTED ON 4.21 +/- AC.

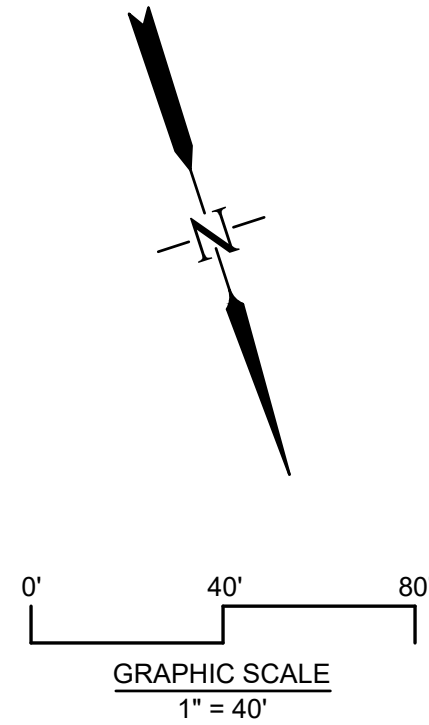
OWNER/DEVELOPER
EVEREST INVESTMENTS, LLC | 41 TEAL LAKE DR
SAVANNAH, GA 31419 | 912-604-9556

CURRENT ZONING AND USE: R-A | RESIDENTIAL HOME
INTENDED ZONING AND USE: C-1 | COMMERCIAL RETAIL

- LEGEND
- PROPOSED ASPHALT PAVEMENT
 - PROPOSED CONCRETE
 - PROPOSED BUILDING
 - PROPOSED POND
 - PROPOSED STORM
 - PROPOSED STORM INLET
 - PROPOSED STORM MANHOLE
 - PROPOSED FLARED-END SECTION
 - PROPOSED WATER LINE
 - PROPOSED WATER LINE
 - ROAD CENTERLINE
 - PROPERTY LINE
 - ADJACENT PROPERTY LINE
 - EXISTING WETLANDS
 - EXISTING CONCRETE
 - EXISTING ASPHALT PAVEMENT



Know what's below.
Call before you dig.



NOT RELEASED
FOR
CONSTRUCTION

REVISIONS



CONCEPT PLAN

Hwy 30 Retail Development
Port Wentworth, GA

PREPARED FOR:
Everest Investment LLC

DATE: 01-31-2024

PROJECT NUMBER: 24500

DRAWN BY: MDP

CHECKED BY: JLV

SCALE: 1"=40'

CP

SHEET: