



A Zoning Map Amendment Application has been submitted by Philip R. McCorkle as Agent for Angela J. Anderson, Andrea J. Anderson, and Sparkman Properties, LLC, requesting to rezone 200.9 of 223.3 acres from R-1 to I-1, to allow for warehouse development. PIN# 7-0975-01-001 located in the 1st Council District, on Saussy Road.

Issue/Item:

A Zoning Map Amendment Application has been submitted by Philip R. McCorkle as Agent for Angela J. Anderson, Andrea J. Anderson, and Sparkman Properties, LLC, requesting to rezone 200.9 of 223.3 acres from R-1 to I-1, to allow for warehouse development. PIN# 7-0975-01-001 located in the 1st Council District, on Saussy Road.

Background:

- The applicant requests I-1 zoning for the future development of approximately 2,033,000 square feet of warehousing.
- Consistent with surveyor drawing submitted by the applicant, the 200.9-acre portion east of the railway will be referred to as Parcel A, the 22.4-acre portion being evaluated in this report will be referred to as Parcel B.
- The proposed development will become the western-most portion of a planned industrial park with future signaled access via Highway 21.
- This project has completed DRI review (DRI# 4159). The final report was issued by the Coastal Regional Commission on March 28, 2024.

Facts and Findings:

- Adjacent properties to the north and east are in the I-1 zoning district, properties to the southeast and south are zoned R-1, the western boundary of Parcel A abuts the Seaboard Coastline Railroad.
- Article 4, Section 4.20 of the City of Port Wentworth Code of Ordinances, Zoning Ordinance describes the intent and purpose of the industrial zoning district as: *intended for large and intensive warehousing, distribution, and manufacturing, as well as heavier commercial uses and support services that provide the backbone for economic development and job creation. Sites in this district should have ready access to necessary utilities and direct access to major truck transportation routes with significant separation and buffering from residential areas. Characteristics of uses and land in I-1 may include outdoor storage areas, truck traffic, manufacturing, large buildings, and multiple worker shifts.*
 - Future development proposes to adjoin existing warehousing
 - The property is of adequate size to provide necessary buffering to adjacent residential properties.
- The 2021-2041 Comprehensive Plan identifies the character area for this parcel as Rural Neighborhood which is partially defined as "rural, undeveloped land with little development pressure for suburban growth". This designation should be considered against existing adjacent land use, proposed retainment of wetlands, and limited access points.
- Included in the Comprehensive Plan's implementation strategies for development within the Rural Neighborhood character area includes identifying "areas appropriate for development

and direct(ing) future growth to those areas, while preserving rural areas and communities”.

Funding:

N/A

Recommendation:

The proposed rezoning for Parcel A of PIN# 7-0975-01-001 is consistent with City of Port Wentworth Ordinances and aligns with current adjacent zoning and development.

ATTACHMENTS:

- ZMA Sparkman-Anderson Tract Saussy Rd 2024-Application (PDF)
- ZMA Sparkman-Anderson Tract Saussy Rd 2024-APO (CSV)
- DRI_4159 Final Report (PDF)



A Zoning Map Amendment Application has been submitted by Philip R. McCorkle as Agent for Angela J. Anderson, Andrea J. Anderson, and Sparkman Properties, LLC, requesting to rezone 22.4 of 223.3 acres from R-1 to I-1. PIN# 7-0975-01-001 located in the 1st Council District, off Saussy Road.

Issue/Item:

A Zoning Map Amendment Application has been submitted by Philip R. McCorkle as Agent for Angela J. Anderson, Andrea J. Anderson, and Sparkman Properties, LLC, requesting to rezone 22.4 of 223.3 acres from R-1 to I-1. PIN# 7-0975-01-001 located in the 1st Council District, off Saussy Road.

Background:

- The applicant requests I-1 zoning for the future development of approximately 2,033,000 square feet of warehousing.
- The proposed development is identified by sketch as contained to Parcel A, the 200.9 acre portion of PIN# 7-0975-01-001, no development is shown on the 22.4 acre portion west of the Seaboard Coastal Railroad.
- Consistent with surveyor drawing submitted by the applicant, the 200.9-acre portion east of the railway will be referred to as Parcel A, the 22.4-acre portion being evaluated in this report will be referred to as Parcel B.

Facts and Findings:

- Parcel B is bordered to the north by R-1 zoning, the remaining property sits in between the Seaboard Coastal Railroad to the east and Savannah & Atlanta Railroad to the west, the two rail right of ways then run parallel to the south, effectively landlocking Parcel B.
- Article 4, Section 4.20 of the City of Port Wentworth Code of Ordinances, Zoning Ordinance describes the intent and purpose of the industrial zoning district as: *"...intended for large and intensive warehousing, distribution, and manufacturing, as well as heavier commercial uses and support services that provide the backbone for economic development and job creation. Sites in this district should have ready access to necessary utilities and direct access to major truck transportation routes with significant separation and buffering from residential areas. Characteristics of uses and land in I-1 may include outdoor storage areas, truck traffic, manufacturing, large buildings, and multiple worker shifts."*
 - Parcel B is geographically separated from proposed development and road access by railway and R-1 property.
 - Due to the size (maximum width of Parcel B is approximately 585') and shape, Parcel B would face challenges accomplishing industrial development in compliance with Port Wentworth ordinances.
- The 2021-2041 Comprehensive Plan identifies the character area for Parcel B as Open Space which is defined as *"...an area of open lands established for recreation, transportation, or conservation purposes..."*. The Future Zoning Considerations section for Open Space states that zoning districts other than R-A are *"not consistent with the long-term preservation of open space in a natural state"*.

Funding:

N/A

Recommendation:

Parcel B of PIN# 7-0975-01-001 is not ideally aligned with the I-1 zoning district as described by zoning ordinances. Additionally, rezoning of this 22.4-acre portion of land is not supported by the City of Port Wentworth's Comprehensive Plan.

ATTACHMENTS:

- ZMA Sparkman-Anderson Tract Saussy Rd 2024-Application (PDF)
- ZMA Sparkman-Anderson Tract Saussy Rd 2024-APO (CSV)



A Zoning Map Amendment Application has been submitted by Philip R. McCorkle as Agent for Angela J. Anderson, Andrea J. Anderson, and Sparkman Properties, LLC, requesting to rezone +/- 1.62 acres from R-1 to I-1. PINs # 7-0976D-03-002, 7-0976D-04-003, 7-0976D-04-006, 7-0976D-10-001 located in the 1st Council District, on 3rd Street, 4th Street, and Highway 30.

Issue/Item:

A Zoning Map Amendment Application has been submitted by Philip R. McCorkle as Agent for Angela J. Anderson, Andrea J. Anderson, and Sparkman Properties, LLC, requesting to rezone +/- 1.62 acres from R-1 to I-1. PINs # 7-0976D-03-002, 7-0976D-04-003, 7-0976D-04-006, 7-0976D-10-001 located in the 1st Council District, on 3rd Street, 4th Street, and Highway 30.

Background:

- This rezoning request is a portion of an application for I-1 zoning for the future development of approximately 2,033,000 square feet of warehousing.
- Specific use/concept has not been submitted for these parcels.

Facts and Findings:

- PINs# ending in 2,3, and 6 are surrounded by R-1 zoning. PIN# ending in 1 is adjacent to R-1 zoning to the west, R-5 to the north and east, and Highway 30 to the south.
- Article 4, Section 4.20 of the City of Port Wentworth Code of Ordinances, Zoning Ordinance describes the intent and purpose of the industrial zoning district as: *"...intended for large and intensive warehousing, distribution, and manufacturing, as well as heavier commercial uses and support services that provide the backbone for economic development and job creation. Sites in this district should have ready access to necessary utilities and direct access to major truck transportation routes with significant separation and buffering from residential areas. Characteristics of uses and land in I-1 may include outdoor storage areas, truck traffic, manufacturing, large buildings, and multiple worker shifts."*
 - These parcels are embedded within residential neighborhoods.
 - Three of the parcels in question have frontage on local/residential streets. The remaining parcel would add direct truck access to Highway 30.
 - All four parcels are of insufficient size to accommodate industrial development in accordance with zoning ordinances.
 - None of the parcels are adjacent to current industrial use.
- The 2021-2041 Comprehensive Plan identifies the character area for the proposed rezoning as Rural Neighborhood which is described as *"...rural, undeveloped land with little development pressure for suburban growth. Development patterns include low pedestrian orientation and access, very large lots, open space, and a high degree of building separation..."*

Funding:

N/A

Recommendation:

Proposed rezoning of these parcels does not meet zoning criteria, is inconsistent with the Comprehensive Plan, and none of the above listed parcels are suitable for practical industrial use.

ATTACHMENTS:

- ZMA Sparkman-Anderson Tract Saussy Rd 2024-Application (PDF)
- ZMA Sparkman-Anderson Tract Saussy Rd 2024-APO (CSV)

APPLICATION TO AMEND THE ZONING MAP OF PORT WENTWORTH, GEORGIA

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

Mailing Address: 319 Tattnall Street, Savannah, Georgia 31401

Property Owner: Angela J. Anderson, Andrea J. Anderson, and Sparkman Properties, LLC Phone #

Use back if more than one owner

Owner Address: See attached Exhibit A

PIN #(s): See attached Exhibit B # of Acres 224.39

Zoning Classification: Present R-1 Requested I-1

Use of Property: Present Vacant Requested Warehouses

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 adjacent to a large warehouse development currently under development and is a natural extension of the development.

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 26th day of January, 2021.

Krystal D. Paper Notary Public

Signature of Applicant



Exhibit A

Address of Property Owners

Angela J. Anderson and Andrea J. Anderson
120 Danbury Court
Pooler, Georgia 31322

Sparkman Properties, LLC
Attention: Maria T. Sparkman
242 Lyman Hall Road
Savannah, Georgia 31410

PARCEL A

7-0975-01-001

BEGINNING AT A 3x3" CONCRETE MONUMENT FOUND ON THE NORTHERLY PORTION OF THE VARIABLE WIDTH RIGHT OF WAY FOR GEORGIA HIGHWAY 30, BEARING THE GEORGIA STATE PLANE COORDINATE SYSTEM (SPC 83), EAST.ZONE, COORDINATES OF (Y)799,561.77' USFT, (X)949,568.66' USFT; THENCE S 68°00'56" W A DISTANCE OF 47.02' TO A 3x3" CONCRETE MONUMENT FOUND; THENCE N 27°27'17" W A DISTANCE OF 766.59' TO A 4x4" CONCRETE MONUMENT FOUND BROKEN; THENCE N 25°48'10" W A DISTANCE OF 533.74' TO A 3x3" CONCRETE MONUMENT FOUND; THENCE N 20°36'39" W A DISTANCE OF 530.09' TO A 3x3" CONCRETE MONUMENT FOUND; THENCE N 14°58'58" W A DISTANCE OF 530.52' TO A 3x3" CONCRETE MONUMENT FOUND; THENCE N 09°59'43" W A DISTANCE OF 533.64' TO A 3x3" CONCRETE MONUMENT FOUND; THENCE N 08°17'19" W A DISTANCE OF 3343.60' TO A 3x3" CONCRETE MONUMENT FOUND; THENCE N 70°48'20" E A DISTANCE OF 1158.50' TO A 3x3" CONCRETE MONUMENT FOUND; THENCE S 26°55'15" E A DISTANCE OF 769.14' TO A 5/8" IRON REBAR FOUND; THENCE S 24°00'56" E A DISTANCE OF 976.95' TO A 4x4" CONCRETE MONUMENT FOUND DISTURBED; THENCE S 20°42'00" E A DISTANCE OF 327.79' TO A 3x3" CONCRETE MONUMENT FOUND; THENCE S 13°05'18" E A DISTANCE OF 660.80' TO A 5/8" IRON REBAR FOUND WITH A 1" IRON PIPE FOUND DISTURBED WITNESS; THENCE S 11°54'23" E A DISTANCE OF 711.99' TO A RAILROAD IRON FOUND; THENCE S 11°52'03" E A DISTANCE OF 651.25' TO A 3x3" CONCRETE MONUMENT FOUND; THENCE S 21°00'25" W A DISTANCE OF 826.48' TO A 3x3" CONCRETE MONUMENT FOUND DISTURBED; THENCE S 15°31'35" W A DISTANCE OF 865.47' TO A 5/8" IRON REBAR SET WITH CAP; THENCE S 20°10'08" W A DISTANCE OF 509.53' TO A 4x4" CONCRETE MONUMENT FOUND; THENCE S 20°12'30" W A DISTANCE OF 448.37' TO A 3x3" CONCRETE MONUMENT FOUND; WHICH IS ALSO THE TRUE POINT OF BEGINNING, HAVING AN AREA OF 8,751,617 SQUARE FEET, 200.909 ACRES.

PARCEL B

BEGINNING AT A 3x3" CONCRETE MONUMENT FOUND (P.O.B.2) AT THE INTERSECTION OF THE WESTERLY MARGIN OF THE 300' RIGHT OF WAY FOR SEABOARD COASTLINE RAILROAD AND EASTERLY MARGIN OF THE 150' RIGHT OF WAY FOR THE CENTRAL OF GEORGIA RAILROAD (FORMERLY SAVANNAH & ATLANTA RAILROAD), BEARING THE GEORGIA STATE PLANE COORDINATE SYSTEM (SPC 83), EAST ZONE, COORDINATES OF (Y)801,724.16' USFT, (X)948,294.80' USFT; THENCE N 24°41'45" W A DISTANCE OF 2140.68' TO A 3x3" CONCRETE MONUMENT FOUND; THENCE N 18°49'03" E A DISTANCE OF 1326.19' TO A 3x3" CONCRETE MONUMENT FOUND; THENCE S 08°17'45" E A DISTANCE OF 3234.03' TO A 3x3" CONCRETE MONUMENT FOUND; WHICH IS ALSO THE TRUE POINT OF BEGINNING, HAVING AN AREA OF 977,337 SQUARE FEET, 22.437 ACRES.

Exhibit B

Property Identification Numbers

7-0975-01-001
7-0976D-03-002
7-0976D-04-003
7-0976D-04-006
7-0976D-10-001

All those certain lots, tracts or parcels of land situate lying and being in Chatham County, Georgia, and being known as Lot Nos. 527 and 528, West Ward, Keller Subdivision, as shown upon a map or plan of the Keller Subdivision made by Percy Sugden and recorded in the office of the Clerk of Superior Court of Chatham County, Georgia, in Historical Map Book 2, Folio 134 and 135, to which reference is hereby made for a more particular description of the property conveyed herein; said Lot Nos. 527 and 28 lying contiguous and being bounded as follows: On the South by Lot No. 529, West Ward, Keller Subdivision; On the East by 4th Street; On the West by Lot No. 526 West Ward of said Keller Subdivision; and on the North by an unnamed road shown on said subdivision map; said property being the same property acquired by Chatham County by a deed recorded in Deed Book 103-N, Page 863, in the records of the Clerk of the Superior Court of Chatham County, Georgia.

All those certain lots, tracts or parcels of land situate lying and being in Chatham County, Georgia, and being known as Lot Nos. 388 and 389, West Ward, Keller Subdivision, as shown upon a map or plan of the Keller Subdivision made by Percy Sugden and recorded in the office of the Clerk of Superior Court of Chatham County, Georgia, in Historical Map Book 2, Folio 134 and 135, to which reference is hereby made for a more particular description of the property conveyed herein; said Lot Nos. 388 and 389 lying contiguous and being bounded as follows: On the South by Lot No. 390, West Ward, Keller Subdivision; On the East by 3rd Street; On the West by Lot Nos. 377 and 378, West Ward of said Keller Subdivision; and on the North by Lot No. 387 West Ward, Keller Subdivision; said property being the same property acquired by Chatham County by a deed recorded in Deed Book 104-T, Page 211, in the records of the Clerk of the Superior Court of Chatham County, Georgia.

All those certain lots, tracts or parcels of land situate lying and being in Chatham County, Georgia, and being known as Lot Nos. 516 and 517, West Ward, Keller Subdivision, as shown upon a map or plan of the Keller Subdivision made by Percy Sugden and recorded in the office of the Clerk of Superior Court of Chatham County, Georgia, in Historical Map Book 2, Folio 134 and 135, to which reference is hereby made for a more particular description of the property conveyed herein; said Lot Nos. 516 and 517 lying contiguous and being bounded as follows: On the South by Lot No. 515, West Ward, Keller Subdivision; On the East by Lot Nos. 537 and 538, West Ward, Keller Subdivision; On the West by 3rd Street; and on the North by Lot No. 518, West Ward, Keller Subdivision; said property being the same property acquired by Chatham County by a deed recorded in Deed Book 103-N, Page 861, in the records of the Clerk of the Superior Court of Chatham County, Georgia.

7-0976D-10-001

CLERK SUPERIOR COURT, CHATHAM CO. GA.
All those certain lots, portions of lots, tracts or parcels of land situate lying and being in Chatham County, Georgia, and being known as Lot Nos. 277 through 281, inclusive and Lot Nos. 311 through 315, inclusive, and portions of Lot Nos. 276, 316 and 317 Middle Ward, Keller Subdivision, as shown upon a map or plan of the Keller Subdivision made by Percy Sugden and recorded in the office of the Clerk of Superior Court of Chatham County, Georgia, in Historical Map Book 2, Folio 134 and 135, to which reference is hereby made for identifying said lots and portions of lots; said Lots and portions of lots lying contiguous and having a frontage along the northern right of way line of Georgia Highway No. 30 and being bounded as follows: On the South by Georgia Highway No. 30; On the East by 7th Street; On the West by 6th Street; and on the North by Columbia Avenue; said property being all of the property acquired by Chatham County within said block lying north of Georgia Highway No. 30.

Surrounding Property Owners Within 300 Feet

SPH 21, LLC

PIN: 70976 02044, 70976 02042, 70976 02043, 70976 02039, 70976 02037

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

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

John Henry Hargrove ET AL

PIN: 70975 01002

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

Mailing Address: 924 Mill Court, Savannah, Georgia 31419

Brenda Ann Richards

PIN: 70975 01002A

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

Mailing Address: 170 Annabelle Lane, Peachtree City, Georgia 30290

Everlina Jones Reynolds & Cliff Reynolds

PIN: 70975 01002B

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

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

Ruth W. Thomas

PIN: 70976 02014

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

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

Matthew Jerome Jackson Sr.

PIN: 70976 02014A

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

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

WILLIE STEELE PLACE, LLC

PIN: 70976 02007

Property Address: 0 Punkin Bridge Road, Port Wentworth, Georgia 31407

Mailing Address: 4 Marsh Harbor Drive N, Savannah, Georgia 31410

Georgia Municipal Association

PIN: 70976C01001

Property Address: 0 Highway 30, Port Wentworth, Georgia 31407

Mailing Address: 201 Pryor Street SW, Atlanta, Georgia 30303

Frank and Irene Hines

PIN: 70976D03003

Property Address: 3rd Street, Port Wentworth, Georgia 31407

Mailing Address: 18 Fluke Street, Savannah, Georgia 31405

Jimme L. Westley
PIN: 70976D02003
Property Address: 2nd Street, Port Wentworth, Georgia 31407
Mailing Address: 39 S. Parkwood Drive, Savannah, Georgia 31404

Angela A. Anderson
Andrea A. Anderson
PIN: 70976 01001
Property Address: Saussy Road, Port Wentworth, Georgia 31407
Mailing Address: 120 Danbury Court, Pooler, Georgia 31322

Ruth W. Thomas
PIN: 70976 02014
Property Address: Saussy Road, Port Wentworth, Georgia 31407
Mailing Address: 788 Hancock Street, Brooklyn, New York 11233

Charmel Gaulden & Chacana Gaulden
PIN: 70976D05001, 70976D06001
Property Address: 0 4th Street, Port Wentworth, Georgia 31407
Mailing Address: 2402 AP Tureaud Avenue, New Orleans, Louisiana 70119

Delores F. Brown
PIN: 70976D04002
Property Address: 0 3rd Street, Port Wentworth, Georgia 31407
Mailing Address: 1806 Fitzgerald Street, Savannah, Georgia 31405

Jimmie L. Westley
PIN: 70976D02003
Property Address: 0 2nd Street, Port Wentworth, Georgia 31407
Mailing Address: 39 S. Parkwood Drive, Savannah, Georgia 31404

S Williams Jones ET AL
PIN: 70976D02001
Property Address: 0 1st Street, Port Wentworth, Georgia 31407
Mailing Address: 2004 Bona Bella Avenue, Savannah, Georgia 31406

H.C. WILLIAMS ROAD-INVESTMENTS, LLC
PIN: 70976D01002
Property Address: 0 1st Street, Port Wentworth, Georgia 31407
Mailing Address: P.O. Box 845, Eastman, GA, 31023

Joseph S. Carswell
PIN: 70976D01001
Property Address: 0 Columbia Avenue, Port Wentworth, Georgia 31407
Mailing Address: 519 Ashland Drive, Augusta, Georgia 30909

Helen Melvin McCuen
PIN: 70976D16003
Property Address: 0 1st Street, Port Wentworth, Georgia 31407
Mailing Address: 519 Ashland Drive, Augusta, Georgia 30909

Fitzmore and Priscilla Duncan
PIN: 70976D15002
Property Address: 0 1st Street, Port Wentworth, Georgia 31407
Mailing Address: 6423 Hearerbrooks Avenue, Charlotte, North Carolina 28213

Freddy L. Kendrick and Donna A. Kendrick
PIN: 70976 01051, 70976 01014
Property Address: 0 & 614 Highway 30, Port Wentworth, Georgia 31407
Mailing Address: 614 Highway 30, Port Wentworth, Georgia 31407

Heirs of Zike Quarterman ET AL
c/o Andrew Quarterman, Sr.
PIN: 70976 01013
Property Address: 0 Montieth Road, Port Wentworth, Georgia 31407
Mailing Address: 327 Montieth Road, Port Wentworth, Georgia 31407

Brian P. Orr
PIN: 70976 01012
Property Address: 700 Montieth Road, Port Wentworth, Georgia 31407
Mailing Address: 327 Montieth Road, Port Wentworth, Georgia 31407

David V. Capallo ET AL
PIN: 70976 01016
Property Address: 0 Jeffers Road, Port Wentworth, Georgia 31407
Mailing Address: 475 Butler Avenue, Savannah, Georgia 31406

Parkside Port Wentworth LLC
PIN: 70976C01004
Property Address: 436 Highway 30, Port Wentworth, Georgia 31407
Mailing Address: 3565 Piedmont Road NE, Building One, Suite 200, Atlanta, Georgia 30305

Parkside Port Wentworth LLC
PIN: 70976D09002
Property Address: 436 Highway 30, Port Wentworth, Georgia 31407
Mailing Address: 3565 Piedmont Road NE, Building One, Suite 200, Atlanta, Georgia 30305

Kevin Yunsang Kim
PIN: 70976D10002
Property Address: 7th Street, Port Wentworth, Georgia 31407
Mailing Address: 9104 Kingsmead Lane, Waxhaw, North Carolina 28173

Donald C. Works, III, ET AL

PIN: 70976C01003

Property Address: 0 Highway 30, Port Wentworth, Georgia 31407

Mailing Address: 3648 Farm Bell Place, Lake Mary, Florida 32746

Donald C. Works, III, ET AL

PIN: 70976C04005

Property Address: 3rd Street, Port Wentworth, Georgia 31407

Mailing Address: 3648 Farm Bell Place, Lake Mary, Florida 32746

Exhibit "A"

Property Boundaries (Parcels): 3RD ST

Property Address:	3RD ST
PRC Link:	Print Property Record Card →
Parcel ID (PIN):	70976D03002
Navigation:	View Directions →
Owner Name:	ANDERSON ANGELA A. ANDERSON
Estimated Zoning:	R-A -
Estimated Floodzone:	X
Calculated Acreage:	0.16
Local Historic District:	N/A
Aldermanic District:	PTW 1
County Commission District:	8
Elementary School:	Fort Wentworth Elementary School
Middle School:	Rice Creek School

[Link School:](#) [Gause Links School](#)

[Zoom to](#)



Exhibit "A"

Property Boundaries (Parcels): 3RD ST

Property Address:	3RD ST
PRC Link:	Print Property Record Card →
Parcel ID (PIN):	70976004003
Navigation:	View Directions →
Owner Name:	ANDERSON ANGELA A. ANDERSON
Estimated Zoning:	R-A
Estimated Floodzone:	X
Calculated Acreage:	0.16
Local Historic District:	N/A
Aldermanic District:	PTW 1
County Commission District:	8
Elementary School:	Port Wentworth Elementary School
Middle School:	Rice Creek School
Link School:	Cooper High School

[Zoom to](#)



Exhibit "A"

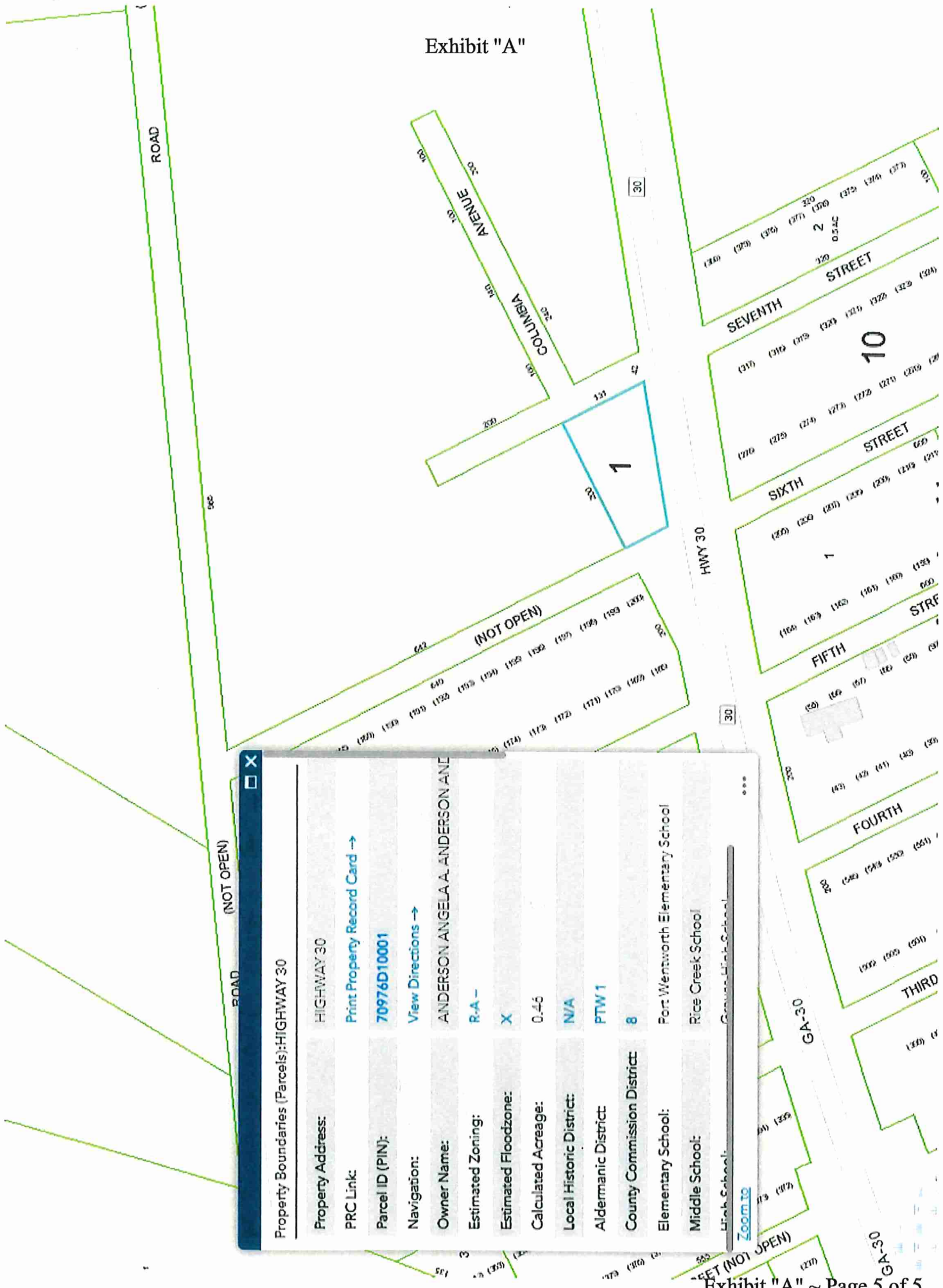
Property Boundaries (Parcels): 4TH ST

Property Address:	4TH ST
PRC Link:	Print Property Record Card →
Parcel ID (PIN):	70976D04006
Navigation:	View Directions →
Owner Name:	ANDERSON ANGELA A. ANDERSON
Estimated Zoning:	R-A-
Estimated Floodzone:	X
Calculated Acreage:	0.22
Local Historic District:	N/A
Aldermanic District:	PTW 1
County Commission District:	8
Elementary School:	Port Wentworth Elementary School
Middle School:	Rice Creek School

[Link School](#) [Zoom to](#)



Exhibit "A"



Property Boundaries (Parcels): HIGHWAY 30

Property Address: HIGHWAY 30

PRC Link: [Print Property Record Card →](#)

Parcel ID (PIN): 70976D10001

Navigation: [View Directions →](#)

Owner Name: ANDERSON ANGELA A. ANDERSON ANE

Estimated Zoning: R-A -

Estimated Floodzone: X

Calculated Acreage: 0.46

Local Historic District: N/A

Aldermanic District: PTW 1

County Commission District: 8

Elementary School: Port Wentworth Elementary School

Middle School: Rice Creek School

Link School: [Cross-Link School](#)

[Zoom to](#)

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:

- 7-0975-01-001
- 7-0976D-03-002
- 7-0976D-04-003
- 7-0976D-04-006
- 7-0976D-10-001

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
26th day of January, 2024

Signature of Applicant
Phillip R. McCorkle

Krystal Degn
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:

- 7-0975-01-001
- 7-0976D-03-002
- 7-0976D-04-003
- 7-0976D-04-006
- 7-0976D-10-001

The undersigned official of the City of Port Wentworth has a property interest (Note 1) in said property as follows:
None

The undersigned official of the City of Port Wentworth has financial interest (Note 2) in a business entity (Note 3) which has property interest in said property, which financial interests as follows:
None

The undersigned official of the City of Port Wentworth has a member of the family (Note 4) having a property interest in said property or a financial interest in a business entity which has a property interest in said property, which family member and property interest or financial interest are as follows:
None

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

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

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

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

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

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

Signature of Official

Notary Public

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: Sparkman Properties, LLC

Address: c/o Maria T. Sparkman, 242 Lyman Hall Road, Savannah, Georgia 31410

Telephone Number: 843-639-9370

Maria T. Sparkman
Signature of Owner
Sparkman Properties, LLC

Personally appeared before me

Darion N. Wiggins

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

Darion N. Wiggins
Notary Public

10.30.23
Date



AUTHORIZATION OF PROPERTY OWNER

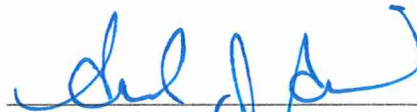
I swear that I am the owner of the property which is the subject matter of the attached application, as is shown in the records of Port Wentworth, Georgia.

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: Angela J. Anderson

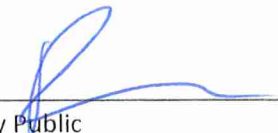
Address: 120 Danbury Court, Pooler, Georgia 31322

Telephone Number: _____


Signature of Owner

Personally appeared before me

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


Notary Public

10-31-2023
Date



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: Andrea J. Anderson

Address: 120 Danbury Court, Pooler, Georgia 31322

Telephone Number: _____

Andrea J. Anderson
Signature of Owner

Personally appeared before me

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

[Signature]
Notary Public

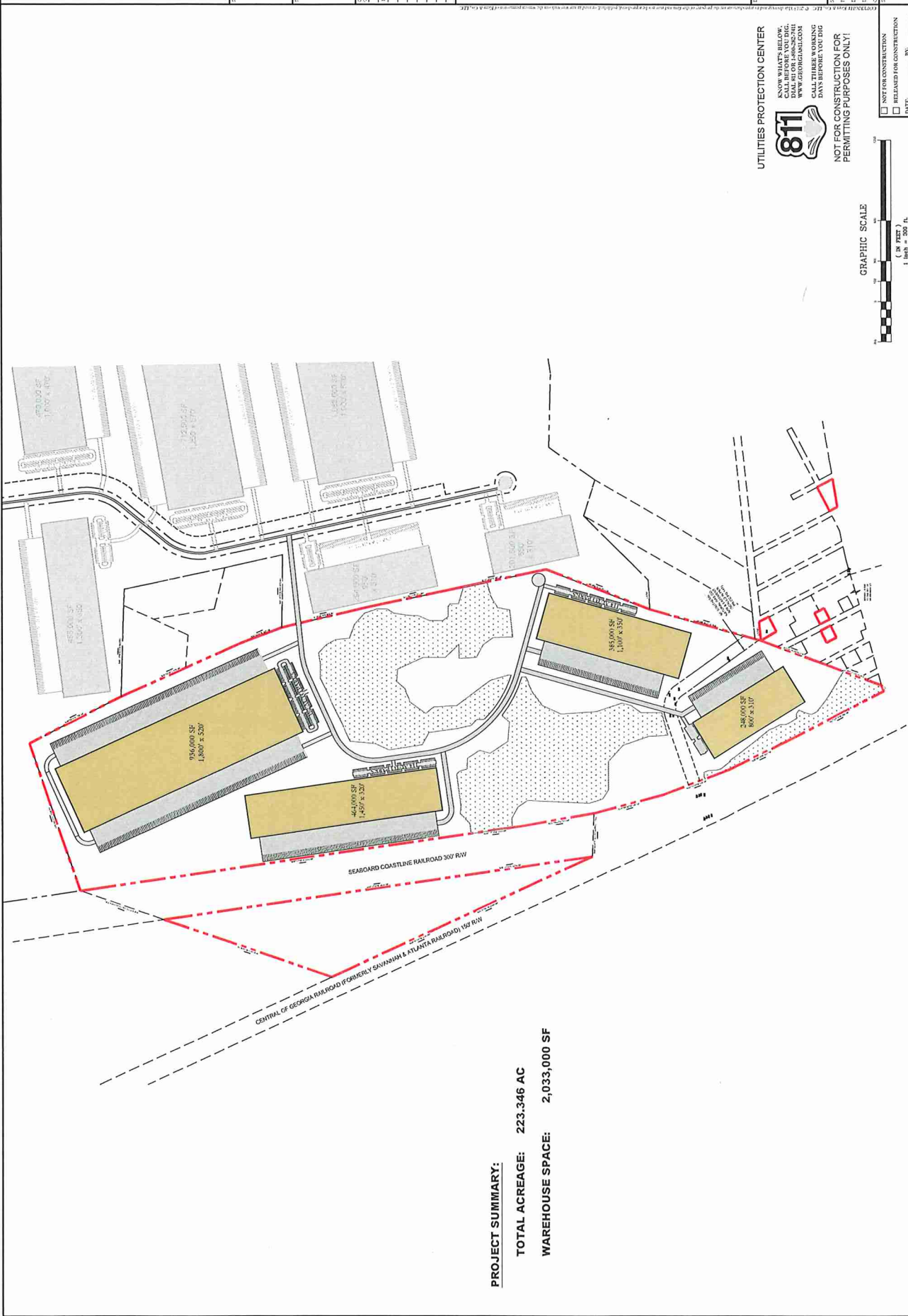
10-31-23
Date



NO.	DATE	REVISION

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

EXHIBIT TITLE: _____
 SITE PLAN
 SCALE: 1" = 300'
 PROJECT NO.: 2014-01
 DRAWN BY: JTB
 CHECKED BY: JTB
 SHEET NO.: 2/2
C-1



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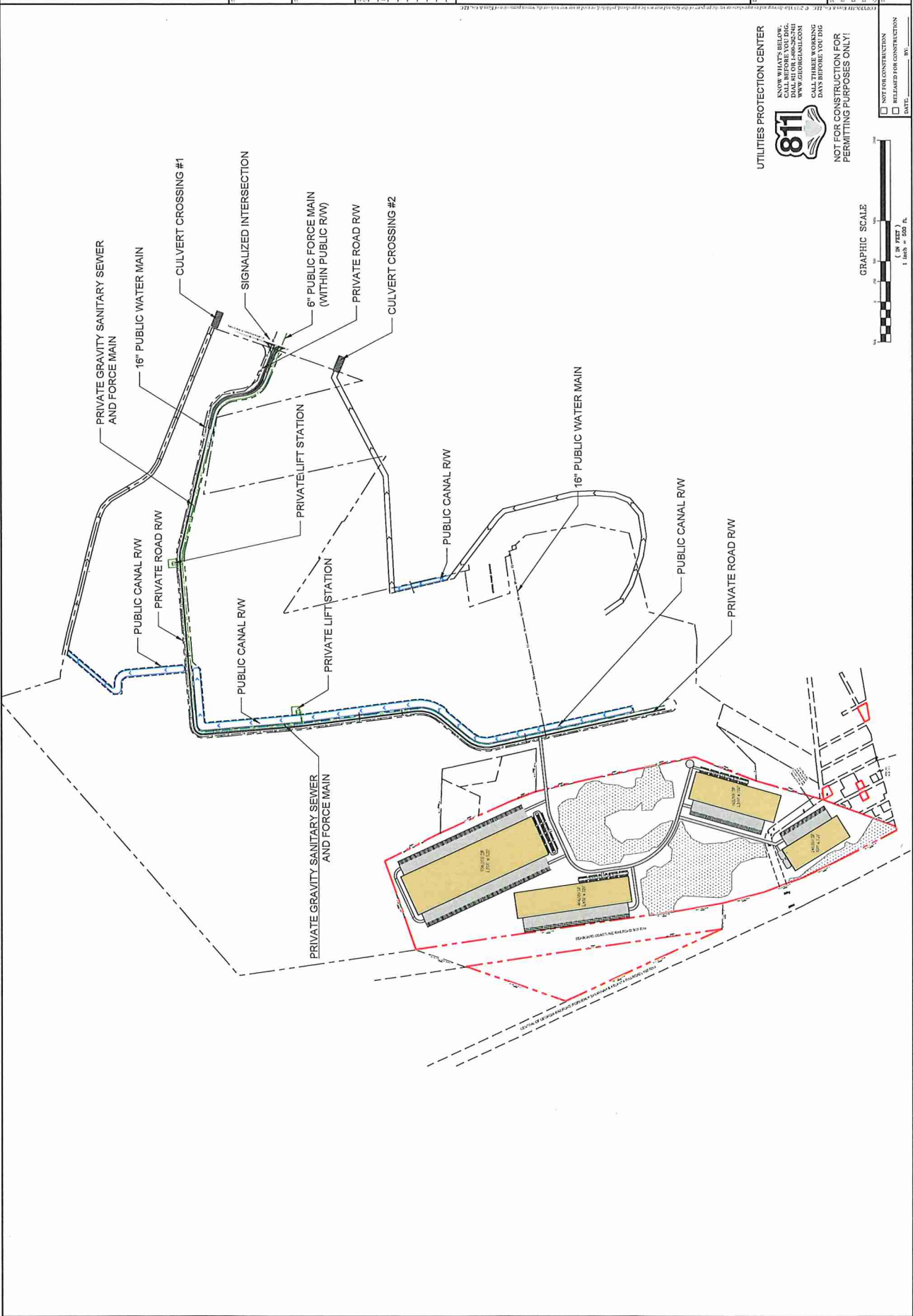


PROJECT SUMMARY:
 TOTAL ACREAGE: 223.346 AC
 WAREHOUSE SPACE: 2,033,000 SF

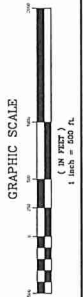
PROJECT TITLE	PLANS OF SPARKMAN-ANDERSON TRACT AT GA HWY 21 - PORT WENTWORTH, GA
DATE	
REVISION	
NO.	
DATE	
BY	
CHECKED BY	
DATE	
BY	
CHECKED BY	
DATE	

PLANS OF SPARKMAN-ANDERSON TRACT AT GA HWY 21 - PORT WENTWORTH, GA

OVERALL SITE PLAN
 SCALE: 1" = 500'
 PROJECT NO.: 2014-001
 DRAWING NO.: 2014-001-001
 CHECKED BY: []
 DATE: []



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DEVELOPMENT OF REGIONAL IMPACT REPORT

Prepared for Port Wentworth
DRI # 4159
Sparkman Anderson Tract – SPH 21
March 28, 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 #4159 is a proposed development with 2,033,000 SF of warehouse with associated infrastructure improvements. Parcel involved in this request for rezoning is [70975 01001](#). The action being taken by the local government at this time is a rezoning.

3.0 Parcel Data

3.1 Size of Property

The existing property is approximately 223.4 gross acres.

3.2 General Location

The property is located within the City of Port Wentworth, Georgia, north of GA 30 in a largely undeveloped area.

4.0 Land Use Information

4.1 Site Map

The proposed site plan for the property is attached.

4.2 Built Features

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

4.3 Future Development Map Designation (Character Area)

According to the City of Porth Wentworth Comprehensive Plan, the Character Area Map indicates that the project site is determined to be within the Rural Neighborhood 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 Rural Neighborhood. According to the adopted Comprehensive Plan Rural Neighborhoods are “rural, undeveloped land with little development pressure for suburban growth. Development patterns include low pedestrian orientation and access, very large lots, open space, and high degree of building separation.” The plan states that “The City should explore the potential for Purchase/Transfer of Development Rights or other methods that provide a method for people to maintain the existing rural state of their properties, while still allowing for future development.” The proposed warehouses and associated industrial zoning designation is therefore generally 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, the site within DRI #4159 is within a *developing* area.

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 #4159 is in an area of *rapid development*, which is an Area 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.

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 #4159 does not show wetlands or floodplains, however it is possible that there are wetlands present within the development area. A survey is recommended to verify their presence.

6.5 Wetlands

Wetlands and floodplain may be located within the development site. All necessary wetland permits will be obtained, and mitigation credits purchased. A flood plain analysis will be conducted to assure no net rise of flood plain.

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 \$ 243,000,000. The estimated annual local tax revenues likely to be generated by the proposed development is \$ 3,053,660. 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 \(stlouisfed.org\)](https://fred.stlouisfed.org/series/UNEMPCH)

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 *Farmland and Rural*.

8.2 Regional Commission Recommendations

After reviewing the materials provided, the proposed development is generally inconsistent with [Port Wentworth's adopted Comprehensive Plan](#). The parcel in question currently has a Rural Neighborhood Character Area designation, however the Regional Plan for Coastal Georgia does show this area developing in the future. More generally, the City of Port Wentworth should consider the long-term implications of warehouse developments of this scale.

8.3 Public Comment

Public Comment is attached.

For technical assistance contact Simon Hardt, Planning Manager at shardt@crc.ga.gov

CONCPET PLAN – APPLICANT PROVIDED

DRAWN BY: J. R. ...
 CHECKED BY: ...
 DATE: ...

PROJECT SUMMARY:

TOTAL ACREAGE: 223.346 AC
WAREHOUSE SPACE: 2,033,000 SF



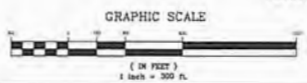
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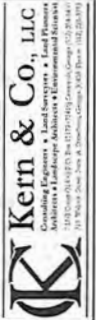
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PLANS OF
SPARKMAN-ANDERSON TRACT
AT
GA HWY 21 - PORT WENTWORTH, GA

SITE PLAN

C-1

CHARACTER AREA MAP

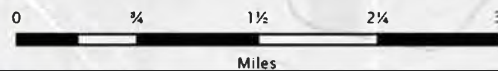
Character Areas

City of Port Wentworth Comp Plan



PIN 7-0975-01-001

Port Wentworth



Published: 6/21/2021

Character Areas

- Highway Commercial Interchange Area
- Industrial Park

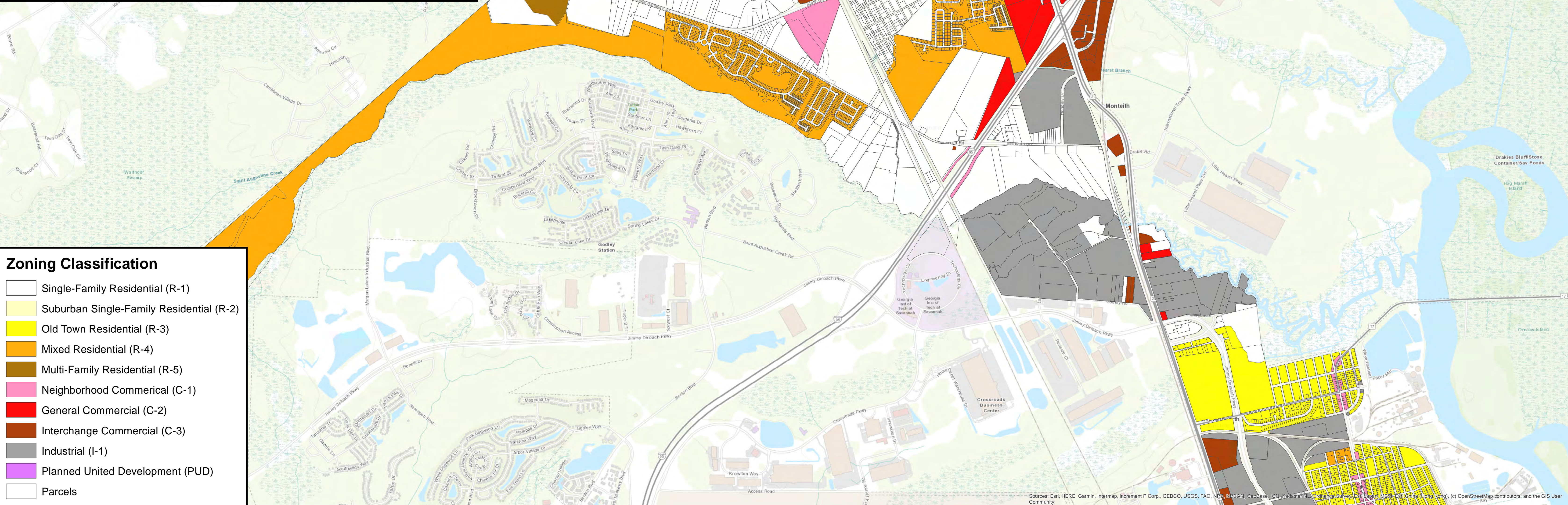
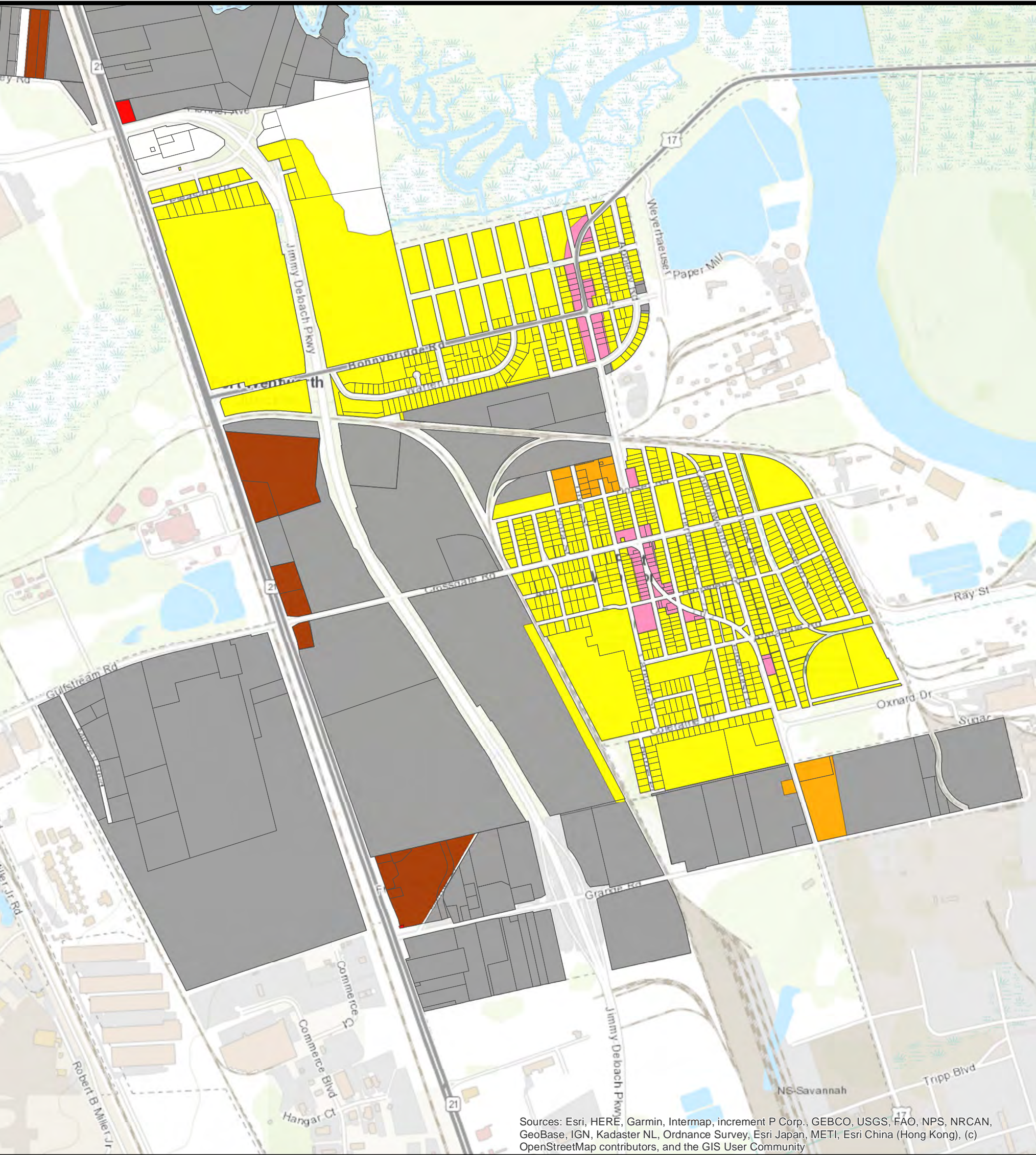
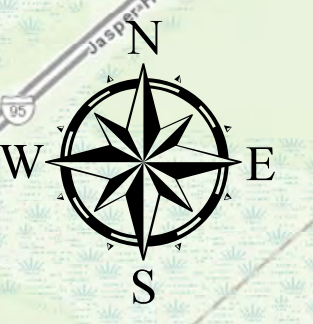
- Open Space
- Rural Neighborhood
- Suburban
- Traditional Village



ZONING DISTRICTS MAP

CITY OF PORT WENTWORTH PROPOSED ZONING MAP

PIN 7-0975-01-001



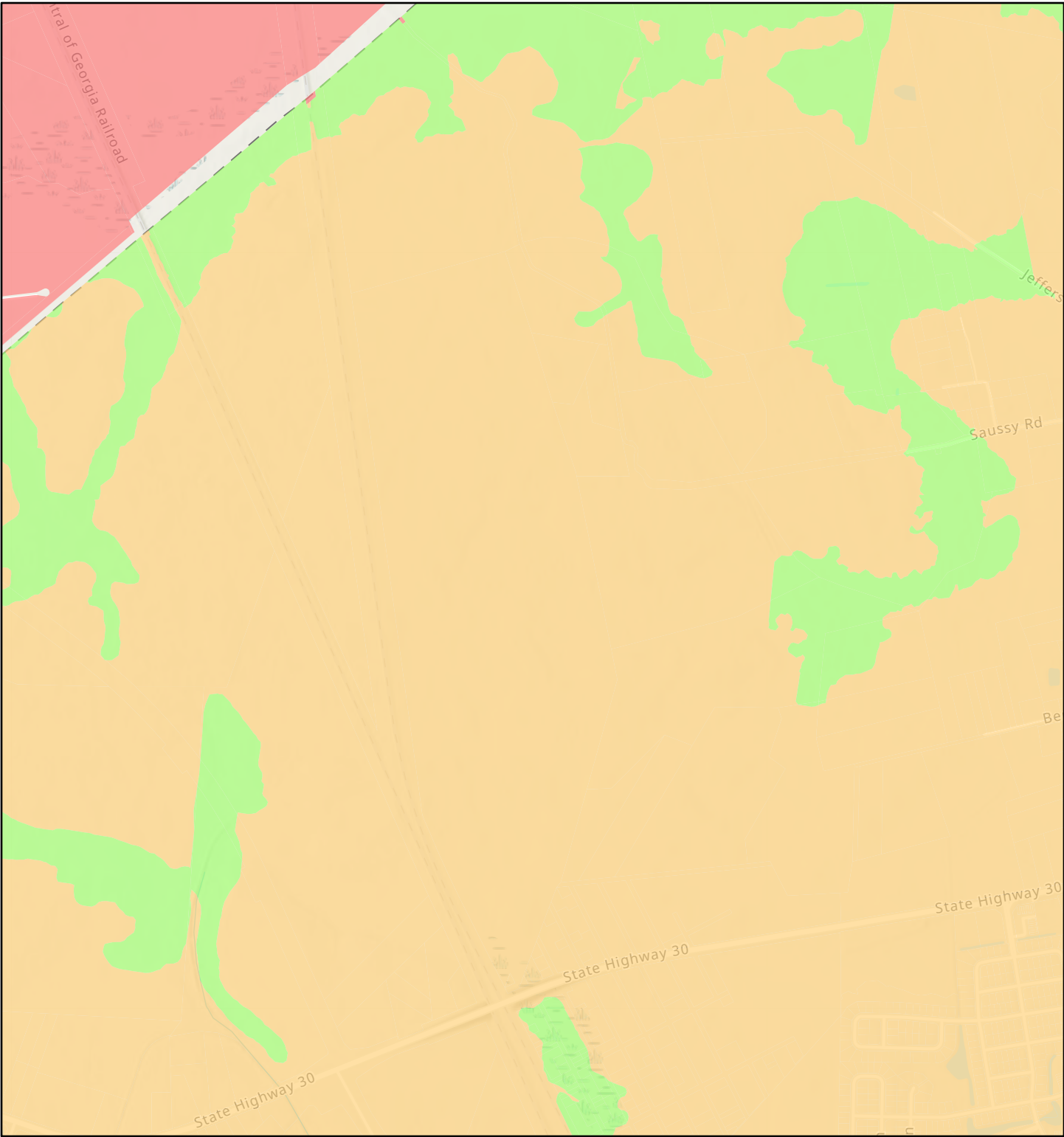
Zoning Classification

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

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

REGIONAL IMPACT MAPS

CRC DRI 4159 Future Development Map

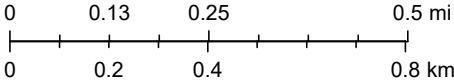


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Future Development

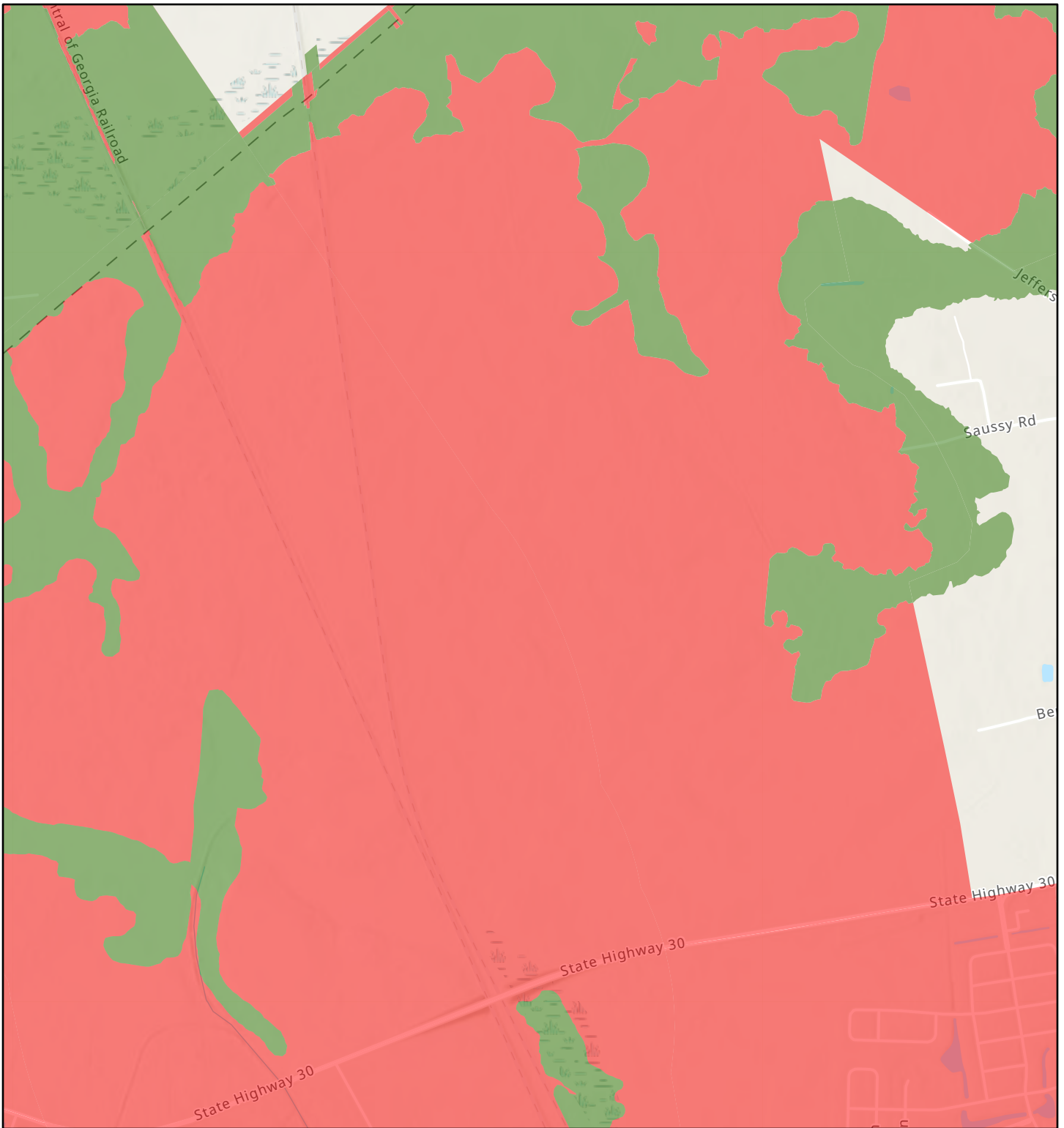
- Developed
- Developing
- Rural

1:18,056



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

CRC DRI 4159 ARSA Map



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ARSA - Areas Requiring Special Attention

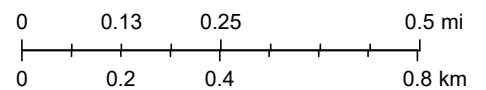


Areas of Rapid Development



Areas of Significant Natural Resources

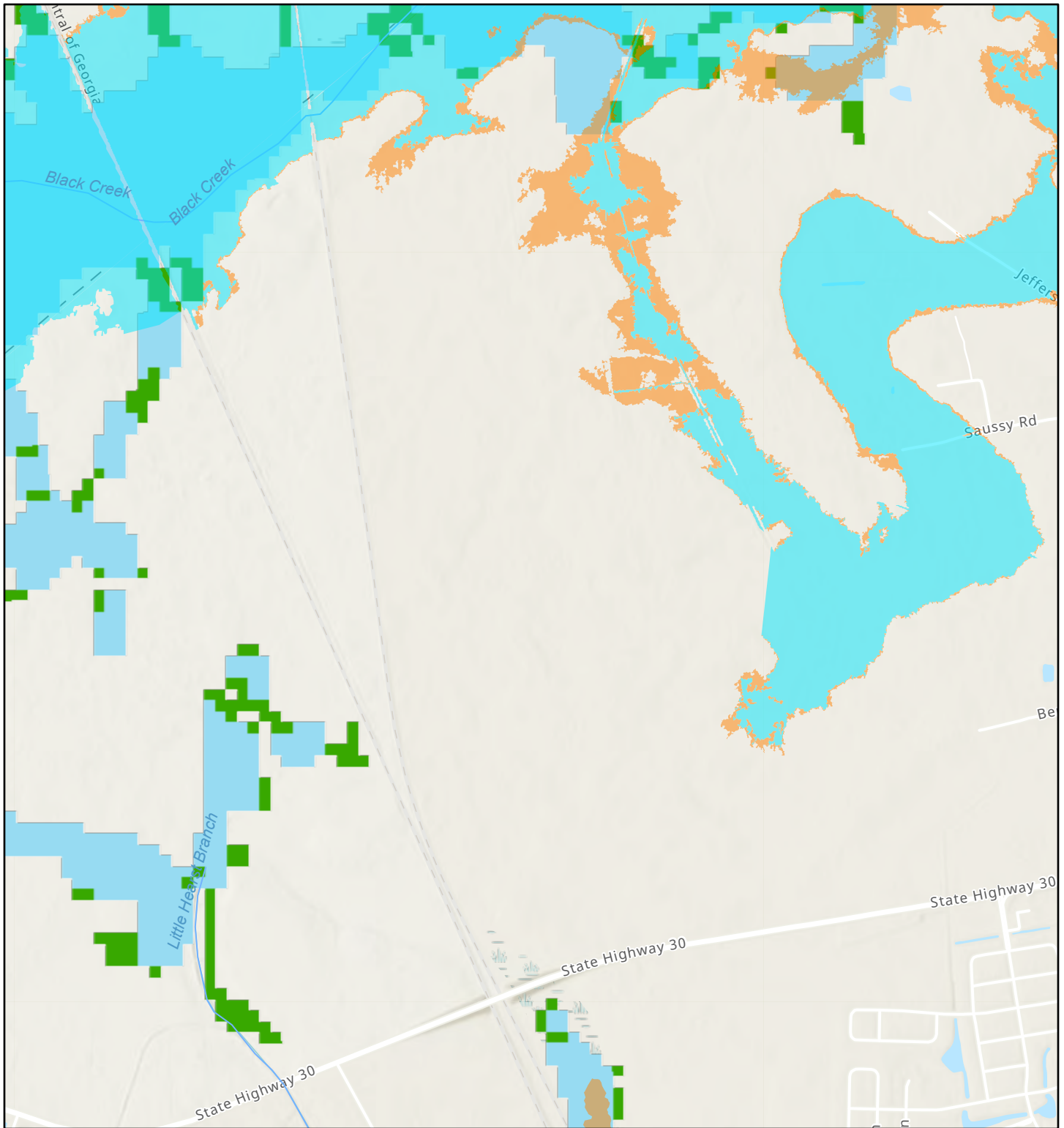
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Esri, NASA, NGA, USGS, FEMA, Esri Community Maps Contributors, Savannah Area GIS, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

CRC, DCA

CRC DRI 4159 Green Infrastructure Map



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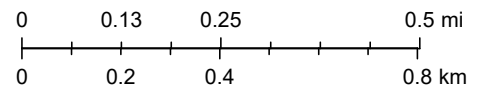
1:18,056

Green Infrastructure Class

- Core
- Corridor
- Multi-Use Buffer Areas
- Sites

FEMA Flood Zones

- 1% Annual Chance Flood Hazard
- 0.2% Annual Chance Flood Hazard
- Rivers



CRC, Georgia Forestry, Esri, NASA, NGA, USGS, FEMA, Esri Community Maps Contributors, Savannah Area GIS, 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 01001
Location SAUSSY RD
Address PORT WENTWORTH GA 31407
Legal TCT NEAR MEINHARD
Description
Property Class A5 - Agricultural Large Tracts
Neighborhood 23082.20 - W082.20 W.SIDE (PT WENTWORTH)
 20+ AC
Tax District (070) PORT WENTWORTH
Zoning R-A
Acres 223.4
Homestead N
Exemptions

[View Map](#)



Owner

[ANDERSON ANGELA A.](#)
 ANDERSON ANDREA A.
 120 DANBURY COURT
 POOLER GA 31322

Assessment

	2023 Certified	2022 Certified	2021 Certified	2020 Certified	2019 Certified
LUC	RES	RES	RES	RES	RES
Class	A5	A5	A5	A5	A5
+ Land Value	\$856,000	\$856,000	\$866,600	\$866,600	\$866,600
+ Building Value	\$0	\$0	\$0	\$0	\$0
= Total Value	\$856,000	\$856,000	\$866,600	\$866,600	\$866,600
Assessed Value	\$342,400	\$342,400	\$346,640	\$346,640	\$346,640

Valuation Notice

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

Land

Description	Land Type	Land Code	Square Feet	Acres	Front Foot
AG/COMB	A	904	1,434,866	32.9400	0
AG/TIMBER	A	901	5,077,789	116.5700	0
LAKE/POND	A	16L	66,211	1.5200	0
	A	16L	66,211	1.5200	0
OBSERVED WETLANDS	A	16O	3,152,437	72.3700	0

Total Acres:
 224.9200

Sales

Sale Date	Sale Price	Instrument	Deed Book	Deed Page	Sales Validity	Grantor	Grantee	Document #
4/15/2020	\$0	GD	1915	0414	Unqualified	ANDERSON JAN B.	ANDERSON ANGELA A.	
4/1/2020	\$0	ESTD	1915	0409	W/CONSID/ADJUST	JAN B. ANDERSON, EXECUTRIX FOR THE ESTAT	ANDERSON JAN B.	

Photos



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.

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PUBLIC COMMENTS

Public Comment:

City of Savannah:

Below is the copied response and the POC from the City of Savannah regarding this DRI request.

The City of Savannah, Water Resources, would like to make the following statements regarding the regional impact of the development described in DRI#4159

- As the primary source of potable water for Port Wentworth, Savannah would be supplying the additional demand to this site.
- The listed demand 0.0105 MGD (7.29gpm) 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 provide sufficient flows and pressures to all customers at all times. 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.

Questions or concerns regarding the above comment from Water Resources Department can be directed to:

Shawn Rosenquist, Ph.D., P.E.
Senior Civil Engineer
Water Resources Planning and Engineering
20 Interchange Drive, Savannah, GA 31415
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Department of Natural Resources (DNR):

We have records of a federally listed species, *Ambystoma cingulatum* (Frosted Flatwoods Salamander), and a Georgia species of concern, *Pseudacris brimleyi* (Brimley's Chorus Frog), or on in immediate vicinity of the project site.

Frosted Flatwoods Salamander is most often found in association with mesic flatwoods in longleaf pine/wiregrass communities in the coastal plain. If there are wetlands located in the project area, we recommend avoiding disturbance of these wetlands. Additionally, we suggest that surveys for the flatwoods salamander be conducted over more than a single season. Surveys over the course of one, two, or even three or more years may be insufficient to detect the flatwoods salamander, especially during and following extended drought conditions. Research suggests that some breeding areas may only contain larvae once in every 8 years. For more information about the flatwoods salamander, please contact Thomas Floyd at Thomas.Floyd@dnr.ga.gov.

Daniel Sollenberger (Daniel.Sollenberger@dnr.ga.gov) can be contacted for further information on *Pseudacris brimleyi* (Brimley's Chorus Frog).

Best,

Talia Levine
Wildlife Biologist, Wildlife Conservation

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